



MICHIGAN STRATEGIC FUND

MEMORANDUM

DATE: September 3, 2025

TO: Members of the Michigan Legislature

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

SUBJECT: Michigan Renaissance Zone Act – CY 2023 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 2023 Legislative Report.

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

Attachment

Michigan Renaissance Zone Act

2023 Legislative Report

The Michigan Renaissance Zone Act (the “Act”), Public Act 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.

This report captures the progress and development of Renaissance Zones that were active during the 2023 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, 2023. 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).

Growth in Average Adjusted Gross Income and Renaissance Zones Deductions 2022 - 2023

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 growth in Average 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 – 2022 and 2023. This information is available by municipality of residence, rather than by Renaissance Zone.

| Renaissance Zone | AGI | Deduction |
|------------------|---------|-----------|
| Battle Creek* | -5.93% | -31.11% |
| Detroit | -6.36% | 7.52% |
| Flint * | -18.34% | -1.70% |
| Grand Rapids * | -44.47% | -9.34% |
| Kalamazoo * | 1.74% | -58.66% |
| Lansing * | 3.57% | 1.76% |
| Manistique ## | n.a. | n.a. |
| Muskegon * | -9.44% | -34.72% |
| Saginaw * | 7.12% | 7.36% |

* Based on small number of returns so the percentage change may be volatile.

Per Rule 205.1003, "n.a." was used to protect the confidentiality of taxpayers

Notes:

1. Data from Treasury return files with city location based on reported Zip Code on return.

Prepared By: Office of Revenue and Tax Analysis, Michigan Department of Treasury

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 MSF, determine the length of the duration of the zone.

As of December 31, 2023, the MSF and the Michigan Commission of Agriculture and Rural Development (MCARD) have recommended designation of 30 of the 30 available zones to the SAB pursuant to Section 8c(1) of the Act. Of the 30 zones designated, 8 Agricultural Processing Renaissance Zones were active during 2023, 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 909 jobs and leveraging over \$1 billion 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 ⁶ | % 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 | \$75,956,580 | 10 | 0 | 110 | 0 | 86 | 24 | \$607 | 3,674.47 | 2,675.07 | 100.00 | 1/1/2009 |
| Shoreline Fruit | Acme Township | Grand Traverse | \$12,750,000 | \$12,319,069 | 45 | 0 | 165 | 0 | 84 | 81 | \$630 | -89.51 | -92.45 | 80.00 | 1/1/2013 |
| ZFS Ithaca, LLC ⁶ | City of Ithaca | Gratiot | \$123,000,000 | \$137,782,140 | 74 | 0 | 109 | 0 | 0 | 109 | \$1,418 | 298.64 | 267.28 | 98.00 | 1/1/2007 |
| Request Foods, Inc. ⁶ | Holland Township | Ottawa | \$35,200,000 | \$167,790,632 | 155 | 0 | 396 | 102 | 0 | 294 | \$849 | 3,220.32 | 4,248.37 | 27.00 | 1/1/2011 |
| Proliant Dairy Michigan, LLC | City of St. Johns | Clinton | \$85,000,000 | \$79,261,414 | 38 | 0 | 33 | 0 | 0 | 33 | \$1,285 | 9,564.89 | 3,105.26 | 100.00 | 1/1/2019 |
| Spartan Michigan, LLC ^{6,8} | City of St. Johns | Clinton | \$425,000,000 | \$407,848,497 | 259 | 0 | 259 | 0 | 0 | 259 | \$1,091 | 712.78 | 203.03 | 50.00 | 1/1/2019 |
| Dairy Farmers of America, Inc. ⁶ | Village of Cass City | Tuscola | \$40,000,000 | \$48,032,166 | 25 | 0 | 30 | 0 | 0 | 30 | \$1,339 | 17,405.59 | 17,236.63 | 50.00 | 1/1/2014 |
| Request Foods, Inc. ⁶ | Holland Township | Ottawa | \$73,500,000 | \$73,350,573 | 198 | 0 | 87 | 8 | 0 | 79 | \$917 | 0.00 | 0.00 | 25.00 | 1/1/2023 |
| TOTALS: | | | | \$1,002,341,071 | | | | | | | 909 | | | | |

¹ Did not report

² The number of jobs the company reported to have on December 31, 2023

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, 2023, a total 9 MSF-Designated Renaissance Zones were active. 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 998 jobs and leveraging over \$1.4 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 |
|---|----------------------------|-----------|---|----------------------------|------------------------|-------------------------|------------------------------------|--|--|---|---|--------------------------------|-----------------|------------------------------|
| 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 ⁹ | % Change in Taxable Value (TV) | % Change in SEV | First Year Benefits Received |
| Switch, Ltd. ⁶ | Gaines Charter Township | Kent | \$151,190,000 | \$291,052,684 | 103 | 0 | 43 | 17 | 0 | 26 | \$1,123 | 170.0 | 282.4 | 1/1/2017 |
| 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 | \$56,580,397 | 0 | 0 | 7 | 0 | 0 | 7 | \$2,898 | 923.6 | 1,891.5 | 1/1/2017 |
| Williams International, LLC ⁶ | City of Pontiac | Oakland | \$344,500,000 | \$431,152,756 | 400 | 0 | 1229 | 348 | 0 | 881 | \$1,332 | 0.3 | 72.6 | 1/1/2018 |
| A123 Systems, LLC ^{6,8} | City of Romulus | Wayne | \$19,000,000 | \$115,874,163 | 46 | 0 | Did Not Report | Did Not Report | 0 | Did Not Report | Did Not Report | Did Not Report | Did Not Report | 1/1/2011 |
| Ford Motor Company ^{6,8} | City of Romulus | Wayne | \$19,000,000 | \$0 | 46 | 0 | Did Not Report | Did Not Report | 0 | Did Not Report | Did Not Report | Did Not Report | Did Not Report | |
| Gerber Products Company ⁵ | City of Fremont | Newaygo | \$36,000,000 | \$69,734,508 | 0 | 50 | 699 | 10 | 605 | 84 | \$916 | Did Not Report | Did Not Report | 1/1/2021 |
| Bedrock Management Services, LLC | City of Detroit | Wayne | \$0 | \$0 | 0 | 0 | Did Not Report | Did Not Report | 0 | Did Not Report | Did Not Report | Did Not Report | Did Not Report | 1/1/2022 |
| Gotion Inc ^{6,8} | Green Charter Township | Mecosta | \$2,364,000,000 | \$23,670,874 | 2350 | 0 | 0 | 0 | 0 | 0 | 0 | Did Not Report | Did Not Report | 1/1/2026 |
| Ford Motor Company ^{6,8} | City of Detroit | Wayne | \$740,000,000 | \$503,000,000 | 2500 | 0 | Did Not Report | Did Not Report | 0 | Did Not Report | Did Not Report | Did Not Report | Did Not Report | 1/1/2023 |
| TOTALS: | | | | \$1,491,065,381 | | | | | | | 998 | | | |

¹ Required Investment information is derived from development agreement
² The number of jobs the company reported to have on December 31, 2023
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 SAB to designate up to 15 Renewable Energy Renaissance Zones, upon recommendation by the 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, 2023, eleven 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 four zones available for designation, two of which must satisfy the requirement for the production of cellulosic biofuels.

The Renaissance Zones have reported over \$727 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 ⁹ | % Change in Taxable Value (TV) | % Change in SEV | First Year Benefits Received |
| Ultium Cells, LLC ^{6,8} | City of Lansing | Eaton | \$1,500,000,000 | \$0 | 1700 | 1000 | Did Not Report | Did Not Report | 0 | Did Not Report | Did Not Report | Did Not Report | Did Not Report | 1/1/2023 |
| LG Energy Solutions Michigan, Inc ^{6,8} | City of Holland, Allegan County | Allegan | \$1,700,000,000 | \$0 | 1200 | 1300 | Did Not Report | Did Not Report | 0 | Did Not Report | Did Not Report | Did Not Report | Did Not Report | 1/1/2023 |
| LG Chem Michigan, Inc. ⁶ | City of Holland, Allegan County | Allegan | \$290,000,000 | \$727,603,742 | 300 | 0 | Did Not Report | Did Not Report | 0 | Did Not Report | Did Not Report | Did Not Report | Did Not Report | 1/1/2011 |
| TOTALS: | | | | \$727,603,742 | | | 0 | | | 0 | | | | |

¹ Required Investment information is derived from development agreement

² The number of jobs the company reported to have on December 31, 2023

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

⁹Reported Avg Weekly Wage of Jobs Created is for the current reporting period

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 SAB, upon recommendation of the MSF Board. 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, 2023, three zones have been designated, leaving seven additional Forest Products Processing Renaissance Zones available for designation.

These Forest Products Processing Renaissance Zones reported creating 1,693 jobs and leveraging \$623.1 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 ⁹ | % Change in Taxable Value (TV) | % Change in SEV | % Raw Materials from MI | First Year Benefits Received |
| Billerud US Production Holding LLC | City of Escanaba | Delta | \$1,060,000,000 | \$17,835,734 | 0 | 0 | 1501 | 0 | 0 | 1501 | \$1,600 | Did Not Report | Did Not Report | 0 | 1/1/2024 |
| Arauco North America | Grayling Township | Crawford | \$325,000,000 | \$551,550,363 | 250 | 0 | 264 | 22 | 0 | 242 | \$1,354 | 308.8 | Did Not Report | 95.4 | 1/1/2016 |
| Verso Quinnesec, LLC ⁶ | Township of Breitung | Dickinson | \$43,000,000 | \$53,786,607 | 0 | 400 | 431 | 9 | 472 | -50 | \$1,600 | -91.9 | -91.9 | 40 | 1/1/2011 |
| TOTALS: | | | | \$623,172,704 | | | | | | 1,693 | | | | | |

¹ Projected information is derived from original application or development agreement

² The number of jobs the company reported to have on December 31, 2023

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

⁹Reported Avg Weekly Wage of Jobs Created is for the current reporting period

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, 2023, 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 MSF 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.

- 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
- 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
- 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.
- 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>
- 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
- 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>
- 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. Dakota 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 ⁹ | % 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 | \$254,313,384 | 400 | 0 | Did Not Report | Did Not Report | 0 | Did Not Report | Did Not Report | Did Not Report | Did Not Report | 2017 |
| Dakkota Integrated Systems, LLC ^{6,7} | City of Detroit | Wayne | \$45,000,000 | \$44,617,982 | 727 | 0 | 518 | 0 | 0 | 518 | \$0 | Did Not Report | Did Not Report | 2021 |
| TOTALS: | | | | \$298,931,366 | | | 518 | | | 518 | | | | |

¹ Required Investment information is derived from development agreement

² The number of jobs the company reported to have on December 31, 2023

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)

Tool and Die Recovery Renaissance Zones

The Michigan Renaissance Zone Act allows the MSF Board to designate up to 35 Tool and 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 and Die Recovery Zone within their boundaries, for a period of no less than five years and not to exceed 15 years. The Tool and 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 and 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, 2023, there were a total of 5 collaboratives, each with their own Tool and Die Recovery Zone, consisting of approximately 14 companies, each receiving renaissance zone benefits. The recovery zones have reported creating 33 new jobs and leveraging over \$63 million in private investment during the active periods of the zones.

The following information on the status of companies within a Tool and 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 and Die Recovery Renaissance Zone recipients, those companies without the obligation to annually report on their status.

| Tool and 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 | | | | No Active Zones | | | | | | | | |

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, 2023

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 and 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 | Bradley-Thompson Tool Company | City of Southfield | Did Not Report - No Reporting Requirements | | | | | | | | 1/1/2009 |
| | Deppe Mold & Tooling, Inc. | City of Grandville | | | | | | | | | 1/1/2009 |
| | Linwood Tool Company, Inc. | Township of Kawkawlin | | | | | | | | | 1/1/2009 |
| | MPD Welding, Inc. ⁸ | Township of Orion | | | | | | | | | 1/1/2009 |
| | Shouse Tool Company | City of Fenton | | | | | | | | | 1/1/2009 |
| Global Tooling Alliance | | | No Active Zones | | | | | | | | |
| Michigan Adaptive Coalition | | | No Active Zones | | | | | | | | |
| Strategic Tooling Solutions | A & O Mold and Engineering, Inc. | Village of Vicksburg | Did Not Report - No Reporting Requirements | | | | | | | | 1/1/2010 |
| | Commercial Tool and Die, Inc. ⁶ | Township of Alpine | \$29,551,860 | 197 | 0 | 130 | 67 | \$1,316 | -68.66 | -57.33 | 1/1/2010 |
| | Concept Molds, Inc. | Township of Schoolcraft | Did Not Report - No Reporting Requirements | | | | | | | | 1/1/2010 |
| | International Mold Corporation ⁷ | Township of Clinton | \$19,704,509 | 66 | 0 | 48 | 18 | \$1,562 | -48.93 | -13.2 | 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 | | | | | | | | | 1/1/2010 |
| | Pyper Tool and Engineering, Inc. | City of Walker | \$4,517,994 | 34 | 0 | 37 | -3 | \$1,500 | -52.79 | Did Not Report | 1/1/2010 |
| | Walker Tool and Die, Inc. | City of Walker | \$10,065,044 | 64 | 12 | 101 | -49 | \$1,137 | -64.17 | -50.61 | 1/1/2010 |
| Third Coast Tooling Alliance | Precision Industries, Inc. ⁶ | City of Flint | Did Not Report - No Reporting Requirements | | | | | | | | 1/1/2010 |
| TOTALS: | | | \$63,839,407 | | | | 33 | | | | |

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, 2022

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 2023, 11 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 11 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 749 new jobs and leveraging over \$2 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 ⁹ | % 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 | \$39,180,675 | Did Not Report | | | | | | | Did Not Report | Did Not Report | 1/1/2011 |
| Miller's Pond | City of Benton Harbor | Whirlpool Corp. ^{6,8} | \$65,325,843 | \$94,190,168 | 0 | 0 | 493 | 209 | 0 | 284 | \$1,493 | 393.6 | 382.22 | 1/1/2011 |
| Edgewater Redevelopment Area | City of St. Joseph | Whirlpool Corp. ^{6,8} | \$175,000 | \$93,049,238 | Did Not Report | | | | | | | Did Not Report | Did Not Report | 1/1/2011 |
| TOTALS: | | | | \$226,420,081 | | | | | | 284 | | | | |

¹ Required Investment information is derived from development agreement

² The number of jobs the company reported to have on December 31, 2023

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

⁹ Company received a Notice of Default from the MSF

⁹Reported Avg Weekly Wage of Jobs Created is for the current reporting period

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 ⁹ | % Change in Taxable Value (TV) | % Change in SEV | First Year Benefits Received |
| 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 |
| TOTALS: | | | | \$9,055,134 | | | | | | | 0 | | | |

¹ Required Investment information is derived from development agreement

² The number of jobs the company reported to have on December 31, 2023

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

⁹Reported Avg Weekly Wage of Jobs Created is for the current reporting period

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 ⁹ | % 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 | \$21,359,996 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | 459.0 | 459.0 | 1/1/2009 |
| Downtown-Office-Retail | City of Flint | Baker Uptown, LLC ^{6,8} | \$5,200,000 | \$5,373,854 | 42 | 35 | 0 | 0 | 0 | 0 | \$0 | 86.7 | 419.7 | 1/1/2009 |
| Downtown-Office-Retail | City of Flint | Community First, LLC ⁶ | \$3,000,000 | \$3,357,460 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | 140.5 | 734.3 | 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 | Did Not Report | Did Not Report | 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 | \$62,436,341 | 0 | 267 | 274 | 69 | 267 | -62 | \$1,813 | -88.5 | -87.8 | 1/1/2009 |
| Great Lakes Medical Complex | City of Flint | IINN, Inc. ⁸ | \$18,000,000 | \$13,081,069 | 100 | 20 | 368 | 0 | 20 | 348 | \$962 | Did Not Report | Did Not Report | 1/1/2011 |
| TOTALS: | | | | \$108,403,767 | | | | | | | 286 | | | |

¹ Required Investment information is derived from development agreement

² The number of jobs the company reported to have on December 31, 2023

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

⁹ Reported Avg Weekly Wage of Jobs Created is for the current reporting period

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 ⁹ | % 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 | Did Not Report | | | | | | | Did Not Repo | Did Not Repo | 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 | \$272,000 | \$293,809 | 1 | 0 | 5 | 5 | 0 | 0 | \$3,130 | 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 | 0 | 0 | 0 | 0 | 0 | 589.68 | 1844.61 | 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, 2023

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

⁹ Reported Avg Weekly Wage of Jobs Created is for the current reporting period

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 ⁹ | % Change in Taxable Value (TV) | % Change in SEV | First Year Benefits Received |
| Ottawa Station | City of Lansing | Phoenix Development Partners, LLC & Accident Fund ⁶ | \$94,000,000 | \$233,084,011 | 0 | 0 | 807 | 11 | 490 | 306 | \$1,653 | 1,879.9 | 1,881.2 | 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: | | | | \$262,543,555 | | | | | | | 306 | | | |

¹ Required Investment information is derived from development agreement
² The number of jobs the company reported to have on December 31, 2023
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
⁹ Reported Avg Weekly Wage of Jobs Created is for the current reporting period

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 ⁹ | % Change in Taxable Value (TV) | % Change in SEV | First Year Benefits Received |
| Midlink Business Park | Township of Comstock | Kaiser Aluminum Fabricated Products, LLC ⁶ | \$50,000,000 | \$202,542,041 | 150 | 0 | 171 | 15 | 14 | 142 | \$1,237 | 121.9 | 218.7 | 1/1/2010 |
| BC Tower | City of Battle Creek | The Hinman Company | \$1,050,000 | \$2,258,217 | 0 | 0 | 0 | 0 | 305 | -305 | 0 | 30.1 | 69.6 | 1/1/2010 |
| TOTALS: | | | | \$204,800,258 | | | | | | | -163 | | | |

¹ Required Investment information is derived from development agreement

² The number of jobs the company reported to have on December 31, 2023

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

⁹ Reported Avg Weekly Wage of Jobs Created is for the current reporting period

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 ⁹ | % 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} | \$0 | \$12,393,307 | 0 | 0 | 13 | 4 | 8 | 1 | \$1,000 | 1063.75 | 925.68 | 1/1/2009 |
| TOTALS: | | | | \$12,393,307 | | | | | | | 1 | | | |

¹ Required Investment information is derived from development agreement

² The number of jobs the company reported to have on December 31, 2023

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

⁹Reported Avg Weekly Wage of Jobs Created is for the current reporting period

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 ⁹ | % 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 | Did Not Report - No Reporting Requirements | | | | | | | | | 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, 2023

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

⁹Reported Avg Weekly Wage of Jobs Created is for the current reporting period

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 ⁹ | % Change in Taxable Value (TV) | % Change in SEV | First Year Benefits Received |
| Former Muskegon Mall | City of Muskegon | Heritage Square Development, LLC ^{7,8} | \$0 | \$8,854,721 | 0 | 0 | 13 | 0 | 0 | 13 | \$0 | 2,319.1 | 3,595.1 | 1/1/2009 |
| TOTALS: | | | | \$8,854,721 | | | | | | | 13 | | | |

¹ Required Investment information is derived from development agreement
² The number of jobs the company reported to have on December 31, 2023
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
⁹ Reported Avg Weekly Wage of Jobs Created is for the current reporting period

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 ⁹ | % 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 | \$491,640,630 | 0 | 12,000 | Did Not Report | Did Not Report | 6758 | Did Not Report | Did Not Report | Did Not Report | Did Not Report | 1/1/2011 |
| Woodward Avenue (Old Hudson's Bldg.) | Wayne County | 1208 Woodward, LLC | \$75,000,000 | \$641,070,185 | 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: | | | | \$1,132,710,815 | | | | | | 0 | | | | |

¹ Required Investment information is derived from development agreement

² The number of jobs the company reported to have on December 31, 2023

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

⁹ Reported Avg Weekly Wage of Jobs Created is for the current reporting period

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 ⁹ | % Change in Taxable Value (TV) | % Change in SEV | First Year Benefits Received |
| K.I. Sawyer | Township of Forsyth | National Carbon Technologies | \$16,000,000 | \$37,691,804 | 27 | 14 | 36 | 0 | 14 | 22 | \$710 | -15.57 | -4.38 | 1/1/2013 |
| TOTALS: | | | | \$37,691,804 | | | | | | 22 | | | | |

¹ Required Investment information is derived from development agreement

² The number of jobs the company reported to have on December 31, 2023

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

⁹Reported Avg Weekly Wage of Jobs Created is for the current reporting period