

# Community Development

Supporting the growth of vibrant, diverse  
and resilient communities across Michigan





### PROGRAMS

- Brownfield Michigan Business Tax (MBT) Credits
- Brownfield Tax Increment Financing (TIF) – Act 381 of 1996
- Community Development Block Grant (CDBG)
- Michigan Community Revitalization Program (MCRP)
- Michigan Main Street (MMS)
- Public Spaces Community Places (PSCP)
- Redevelopment Ready Communities (RRC)
- SmartZones
- Community Development Guide
- Community Development Guidance

### PROGRAMS

MEDC offers grants and loans to redevelop Michigan’s downtowns and foster historic preservation. By encouraging a compact mixture of uses and walkable urban fabric, we decrease the impact of sprawling development and efficiently utilize infrastructure. This development promotes environmentally and fiscally sustainable environments that attract talent and business and keep our youth here. Download our [Community Development Guidance](#) to review our funding priorities and programs. [View a statewide map of MEDC projects](#) by region, county and legislative district, then click on the map to find those in your area.



[www.miplace.org/programs](http://www.miplace.org/programs)

## PROGRAMS

- Brownfield Michigan Business Tax (MBT) Credits
- Brownfield Tax Increment Financing (TIF) – Act 381 of 1996
- Community Development Block Grant (CDBG)
- Michigan Community Revitalization Program (MCRP)
- Michigan Main Street (MMS)
- Public Spaces Community Places (PSCP)
- Redevelopment Ready Communities (RRC)
- SmartZones
- Community Development Guide
- Community Development Guidance



redevelopment ready  
communities<sup>®</sup>

## BEST PRACTICES



1. Community plans and public outreach
2. Zoning regulations
3. Development review process
4. Recruitment and education
5. Redevelopment Ready Sites<sup>®</sup>
6. Community prosperity

# RRC BEST PRACTICES:

## Redevelopment Ready Sites<sup>®</sup>

---



Identify individual sites

Prioritize

Preliminary development research

Visioning

Funding sources

Package

Market

# BEFORE



## Cedar Springs Brewing Co. 95 North Main Street, Cedar Springs COMPLETED 2015

### Project overview

Cedar Springs Brewing Company LLC, together with 95 North Main LLC, rehabilitated a functionally obsolete vacant building that is now home to its new 7,900-square-foot beer hall and restaurant. An additional 1,200 square feet of outdoor patio/beer garden was also added to the space.

The project was awarded a \$285,614 performance-based grant expected to create 15 full-time jobs with a total capital investment of approximately \$1.5 million. The city of Cedar Springs offered support with a local brownfield tax increment and a 12-year PA 198 abatement.

Adjacent to the White Pine Trailhead, a four-season recreational trail with more than 300,000 users annually, the brewery is expected to become an anchor business for Cedar Springs, providing the only full-service restaurant in the downtown.

**MEDC investment:** \$285,614 in Michigan Community Revitalization Program grant

**Total private investment:** \$1.5 million

**Local investment:** \$200,000 in PA 198 tax abatement and brownfield TIF reimbursement

**Jobs created:** 15 jobs averaging \$14/hour



after

# CEDAR SPRINGS BREWING COMPANY



Lumber  
Town  
Charm



# RRC BEST PRACTICES:

## Redevelopment Ready Sites<sup>®</sup>

---

### TRADITIONAL WAY

Community waits for developer to propose a project.

Community input occurs after the city receives a proposal from a developer.



### RRC APPROACH

Community markets opportunities to developers.

Community seeks input to identify sites and establish vision.  
Uses/provides data.



# Muskegon

## SITE INFORMATION



### INCENTIVES

The City of Muskegon and State of Michigan will work with you to develop an incentive package geared toward your project. The package can include tax abatements through the Commercial Redevelopment Certification, Brownfield Redevelopment grant funding, Revolving Fund Program and Tax Increment Financing.

The city of Muskegon sees this location as one of its untapped, key lots for development. The site has many potential tax abatement opportunities to help fuel development, as well as accessibility to many key parts of the City (look at location page for examples). Potentially it's best feature is the direct access to Harborside Marina offered by its location. Because the City wants to see this lot developed, the planning department (and related departments) will do everything it can to help facilitate development.

TAVB 2/27/2001



### Legal Description

CITY OF MUSKEGON REVISED PLAT OF 1903 PT OF BLKS 574 & 575 DESC AS: COM AT SE COR BLK 574 TH N 88D 43M W 270.42 FT FOR POB TH WLY ALG NLY LINE OF WESTERN AVE 457.28 FT TH N 02D 04M W 492.92 FT TH S 47D 05M E TO A PT 100 FT N & 1D 40M W OF BEG TH S 01D 40M E 100 FT TO BEG EXC THEREFROM A PARCEL TO BE USED FOR THE LAKESHORE TRAIL DESC AS: THAT PT OF BLK 574 TAKEN FOR LAKESHORE TRAIL DESC AS: COM AT SE COR SD BLK 574 TH N 88D 13M 54S W 270.33 FT TO PT ON N ROW LINE WESTERN AVE TH N 01D 09M 31S W 100.00 FT TH N 46D 31M 44S W 118.61 FT TO POB TH N 61D 45M 12S W 60.93 FT TH N 46D 31M 44S W 227.22 FT TH N 46D 32M 44S W 220.80 FT TH N 01D 31M 44S W 22.62 FT TH S 46D 32M 44S E 236.79 FT TH S 46D 31M 44S E 286.01 FT TO POB

### Property Tax Assessment Information

Estimated True Cash Value: \$140,735  
Currently Tax Exempt

Property Owner: The City of Muskegon  
Contact: Planning & Economic Development Department  
City of Muskegon  
933 Terrace St, Muskegon, MI 49443-0536  
231-724-6702

Sale Price: \$300,000

Zoned as B-2: Convenience Comparison Business

Utilities available on site.

Baseline Environmental Assessment available upon request.

## Redevelopment Ready Sites

- ❖ Select site of greatest impact to community goals
  - Increased tax base, more housing, etc.
- ❖ Understand the local market conditions and site restraints
- ❖ Create a vision with broad community support
- ❖ Develop a list of possible tools to support the development (Local, State & Federal)
- ❖ Seek out development partners
- ❖ Establish a clear and simple process for review of proposals
- ❖ Be very direct and honest with potential developers –
  - don't make them guess at what the community or public officials want from the project.
  - Clearly articulate any concerns about initial proposals and work together to find solutions.