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)

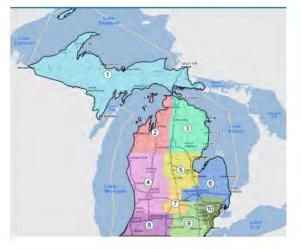
SmartZones

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

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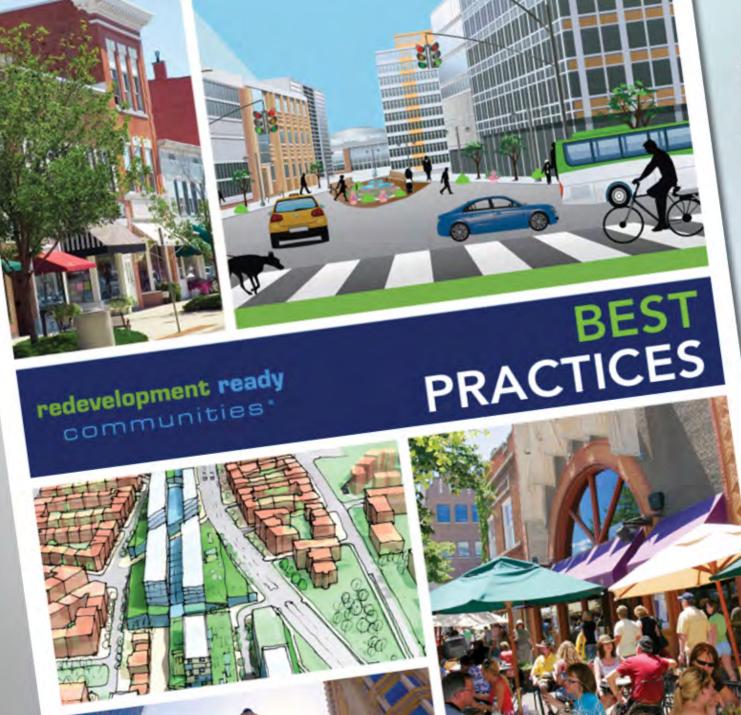
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1. Community plans and public outreach

2. Zoning regulations

3. Development review process

4. Recruitment and education

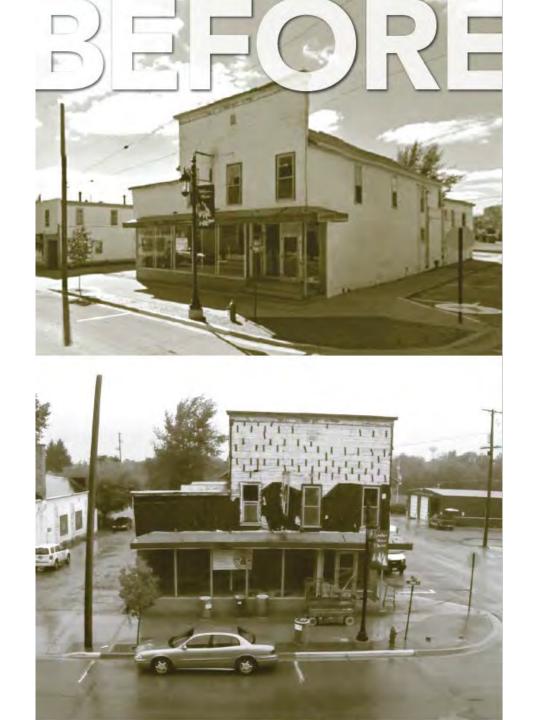
5. Redevelopment Ready Sites®

6. Community prosperity

RRC BEST PRACTICES: Redevelopment Ready Sites®



Identify individual sites Prioritize Preliminary development research Visioning Funding sources Package Market



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 fullservice 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

michiganbusiness.org/CAT 3125-150108





RRC BEST PRACTICES: Redevelopment Ready Sites®

TRADITIONAL WAY

Community waits for developer to propose a project.

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

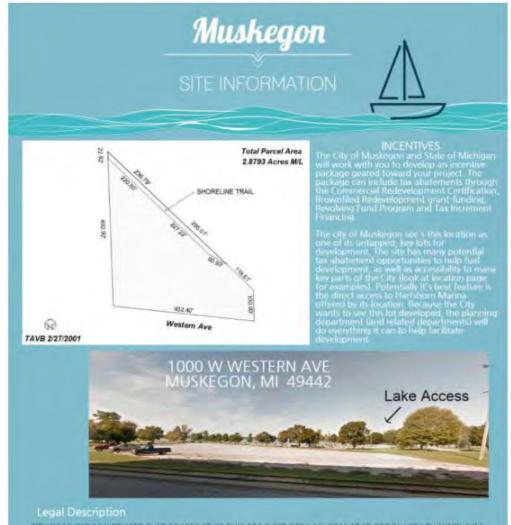


RRC APPROACH

Community markets opportunities to developers.

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





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 BLY LINE OF WESTERN AVE 457.28 FT HI N 02D 04M W 492.92 FT FT HI S 47D 05H E TO A FT 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 BL 574 TH N 88D 13M 545 W 270 33 FT OF TO N RGW LINE WESTERN AVE TH N 01D 09M 315 W 100.00 FT TH N 46D 31M 445 W 118.61 FT TO PTOB TH N 61D 45M 12S W 60.93 FT TH N 46D 31M 445 W 222.21 FT TH N 46D 32M 445 W 220.80 FT TH N 01D 31M 445 W 22.62 FT TH S 46D 32M 445 E 236 79 FT TH S 46D 31M 445 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 8-2: 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.