Community Development

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