



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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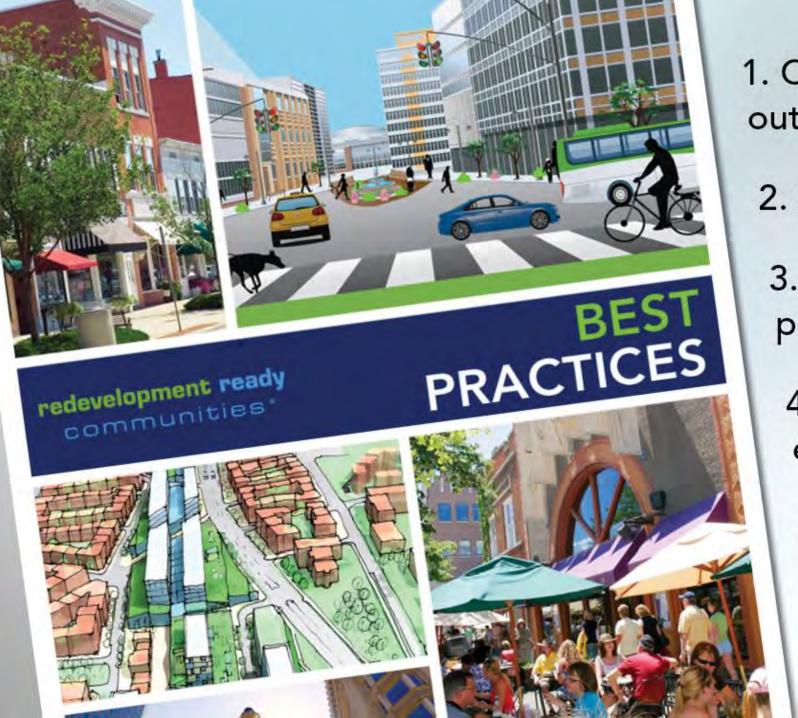
Public Spaces Community Places (PSCP)

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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

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





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

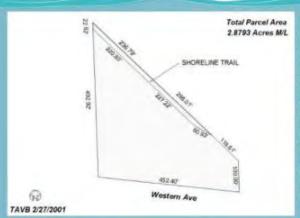
Community markets opportunities to developers.

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



Muskegon SITE INFORMATION





INCENTIVES

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

we city of Musikegon see's this location as we of its unlapped, key lots for newlopinent. The site has many potential a abutoment opportunities to help tuel newlopinent, as well as accessibility to many y parts of the City Book at location page i mamples). Potentially it's best leature is ordinot access to turnshorn Marina fered by its location. Recause the City and to see this lot developed, the planning partment (and related departments) will a everything it can to help facilitate velopment.



Legal Description

ITY OF MUSKEGON REVISED PLAT OF 1903 PT OF BLKS 574 & 575 DESC AS: COM AT SE COR BLK 574 TH N 88D 43M N 270 42 FT FOR POB TH WLY ALG NLY LINE OF WESTERN AVE 457 28 FT FH N 100 M W 492 92 FT FT H S 47D 05M. ITO 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 FLAKESHORE TRAIL DESC AS: THAT PT OF BLK 574 TAKEN FOR LAKESHORE TRAIL DESC AS: COM AT SE COR SD BLY THE ALKESHORE TRAIL DESC AS: COM AT SE COR SD BLY THE ALKESHORE TRAIL DESC AS: COM AT SE COR SD BLY THE ALKESHORE THE THE ALKES WAS ALKESTED AND THE ALKEST OF THE ALK

Properly Tax Assessment Information stimated True Cash Value: \$140,735 urently Tax Exempt

Property Owner: The City of Muskegon Contact: Planning & Economic Development Department City of Muskegon 933 Terrace St. Muskegon, MI 49443-0536 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
- **Section** 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.