Community Development Priorities:

Local and Regional Impact Considerations

- Community contributes financial support to the project and is a priority;
- Project links the vision and goals stated in the local master plan and economic development strategy;
- Significant taxable value increase;
- Redevelopment Ready Community®; and/or
- Main Street Community
Community Development Priorities:

Place Considerations

- Elements of urban design and walkability;
- Contributes to a dense mixed use area and contains multistory elements;
- Rehabilitation and infill projects;
- Significant square footage revitalized and activated;
- Level and extent of brownfield activities undertaken;
- Includes sustainable elements; and/or
- Involves the revitalization of historic structure
Community Development Priorities:

Economic and Financial Considerations

• All other funding resources have been explored;
• Strong financial need;
• Reasonableness of costs;
• Developer and non-third party fees will look to be deferred through available cash flow;
• Significant financial contribution by developer; and/or
• High ratio of private dollars compared to the public contribution.
Community Development Programs

A. Redevelopment Ready Communities (RRC)
B. Public Spaces Community Places (PSCP)
C. Community Development Block Grant (CDBG)
D. Community Revitalization Program (CRP)
E. Brownfield Tax Increment Financing (TIF)

All incentive guidance can be found at www.michiganbusiness.org/cat
Redevelopment Ready Communities®

- Technical Assistance tool
Redevelopment Ready Communities®

Best Practices:
1. Community Plans and Public Outreach
2. Zoning Policy and Regulations
3. Development Review Process
4. Recruitment and Education
5. Redevelopment Ready Sites®
6. Community Prosperity
Why would a developer choose an RRC certified community?

- Specific areas targeted for reinvestment
- Zoning regulates for development that implements the vision of master plan
- Officials and staff understand their role in redevelopment for the community
- Zoning ordinance allows for mixed-use by right in specific districts
- Development materials are easily accessible online
- Proactively market redevelopment opportunities
- Create a business friendly, one stop community
Public Spaces Community Places

www.patronicity.com/puremichigan
Public Spaces Community Places

Projects include:

• Public Plaza & Green Space Development
• Access to Public Amenities
• Farmer’s Markets, Community Kitchens, Pop-Up Retail/Incubator Space
• Alley Rehabilitation
• Any other place based project
Types of Funded CDBG Projects:

- Building Rehabilitation (façade or historic preservation)
- Building Acquisition
- Public Infrastructure (job creation only)
Building Rehabilitation: Blight Elimination
Community Revitalization Program (CRP)

Property Eligibility
- Facility
- Historic Resource
- Blighted Property
- Functionally Obsolete

Key Elements
- Grants and/or loans up to 20% unless historically significant.
- Gap financing
CRP Projects:
Marquette Food Co-op, Marquette
CRP Projects:
Gold Cash Gold, Detroit
Brownfield Tax Increment Financing (TIF) Act 381 of 1996

Brownfield - a property or building that is:

- Facility
- Functionally obsolete
- Blighted
- Historic resource
- Contiguous and adjacent to one of the above
Brownfield Tax Increment Financing (TIF) Act 381 Work Plans

MSF Non-Environmental Activities may include:

- Demolition
- Lead and asbestos study abatement
- Infrastructure improvements*
- Site Preparation*
- Interest*

*Additional requirements
Brownfield TIF Project
TBA Credit Union, Traverse City
Questions?

Find ‘MEDC Community Development’ on LinkedIn for regular updates and opportunities!