

TOOLS FOR COMMUNITIES

By

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THE ROLE OF COMMUNITIES

Prosperity is earned when vision meets opportunity and the public and private sector come together to invest in projects that catalyze development and solve market-based problems.

Formula for Success:

- ▶ Local and outside investors
- ▶ Market-based solutions
- ▶ Collaboration
- ▶ Fill the financial gaps



COMMUNITY TOOLS

The blank canvas can be expensive to paint. Often, the costs of a project prevents market forces from making the investment. Community development tools are intended to streamline the process and make projects financially more viable.



THE LOCAL DRUMBEAT

Saving historic or iconic buildings is almost always more expensive than building new. Yet, these gems in our communities are worth preserving.

If all of the capital that was ever needed could be provided by local investors, we would never need incentives.



INCENTIVE TOOLS

Industrial Tools:

- ▶ PA 198 Industrial tax abatement
- ▶ Job training programs such as Going Pro or Michigan New Jobs Training Program
- ▶ Private Activity Bonds
- ▶ SBA or USDA loans and guarantees
- ▶ Business Development Program – MEDC
- ▶ Community Development Block Grants
- ▶ Revolving loan funds for building, equipment or capital
- ▶ Good Jobs for Michigan
- ▶ Brownfield Redevelopment

Commercial & Residential

- ▶ Abatement programs
 - PA 255 Redevelopment for commercial projects
 - PA 210 Rehabilitation for commercial & residential
 - Obsolete Property Rehabilitation for Core Communities
 - Neighborhood Enterprise Zone (Federal)
- ▶ Community Revitalization Program – MEDC grant or loan
- ▶ Community Development Block Grants
- ▶ Brownfield Redevelopment
- ▶ Historic Tax Credits - Federal
- ▶ MISHDA 4% or 9% tax credit for affordable housing



INCENTIVE TOOLS

Most Common Financial Tools

- ▶ SBA 504 Loans
- ▶ USDA Loan Guarantee
- ▶ Community Revitalization Program grant or loan – Gap filler
- ▶ Grocery Store Food Fund
- ▶ Opportunity Zones
- ▶ New Market Tax Credits
- ▶ Community Development Block Grant
- ▶ Façade grants – local
- ▶ PACE Loan – for energy efficiency upgrades

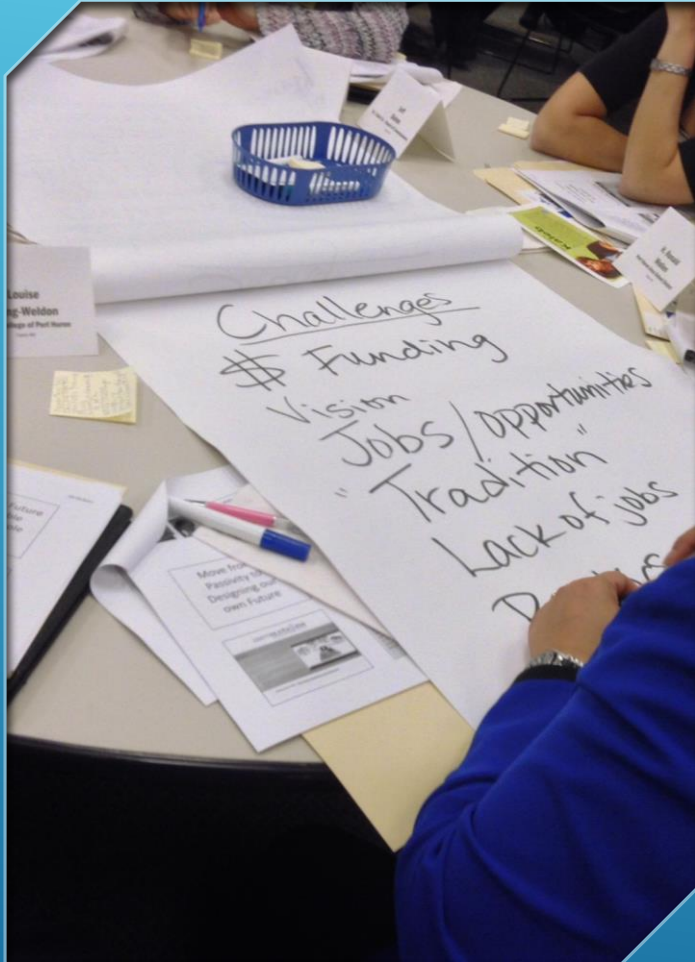
FINANCIAL TOOLS

Access to capital is the critical driver in most projects. Knowing where to find the money and who to contact is the key to creating a successful project.



COLLABORATION

The key to the revitalization of communities is collaboration among the public, private, non-profit and education sectors.



BLUE MEETS GREEN

A county-wide economic development strategic process focused on PEOPLE, PLACE, & PROSPERITY. Begun in 2010 with traditional strategic planning process. Now we're on Phase V.

GOALS & PURPOSE

- Regional Vision with shared goals
- Create manageable list of priorities
- Update every 18 months
- Advocate, Collaborate, Measure and Report
- Recognizing that what is good for my community is good for your community, too!
- Leadership driven
- Everyone has an equal voice
- Leadership Council and Focus Group
- Meetings every two months



BLUE MEETS GREEN PRESENTATION OF NEW PROJECTS

FEBRUARY 2019

POTENTIAL REGIONAL PROJECTS

- 1) Blueways of St. Clair "Adopt an Access" Program
- 2) Desmond Landing Development
- 3) Development of a Regional Watershed Center
- 4) Growing St. Clair County's Population
- 5) Redevelopment Ready Communities (RRC) Assistance Program
- 6) Regional Trails & Greenways Implementation
- 7) Repurposing of Vacant School Buildings/Properties
- 8) Residential Development
- 9) Robotics Practice Field and Makerspace

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THANK YOU!

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Public / Private Partnerships

A View from Philanthropy

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Community Foundations

- Serve every community in Michigan
- Same basic business model --- managing endowed funds for the benefit of a region, city or county
- Can vary greatly in focus areas
- Find your Community Foundation at:
www.MichiganFoundations.org

Our Community Foundation

- Founded in 1944
- \$75 million in total assets
- Owns and manages real property as well
- Current Focus areas:
 1. Community & Economic Growth & Prosperity
 2. College, Career & Life Success

Public / Private Partnerships = Economic Growth & Prosperity

1. Blue Meets Green: Regional Planning, Coordination & Communication
2. Placemaking: making public places that people want to visit
3. Mission Related Investments: Investment capital

Dingell's unsung role
as mentor. Page 8

DETROIT BUSINESS

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Pistons launch B2B
networking Page 4



CRAIN'S MICHIGAN BUSINESS: ST. CLAIR COUNTY

RENAISSANCE ON THE RIVER

Blue Meets Green

- Regional Coalition of stakeholders across every sector
- Now in Phase 5 after 10 years
- 30 people meet 6x per year
- Regional Priorities updated/established every 18-24 months
- Has the power of political, social & community clout

Placemaking







Mission Related Investments

- Using Foundation assets for local or regional investment capital
- Downtown Dorms
- \$750,000 loan
- Also – small business start-up financing & investments
- Not Grants



www.StClairFoundation.Org

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