



Michigan Economic Development Corporation

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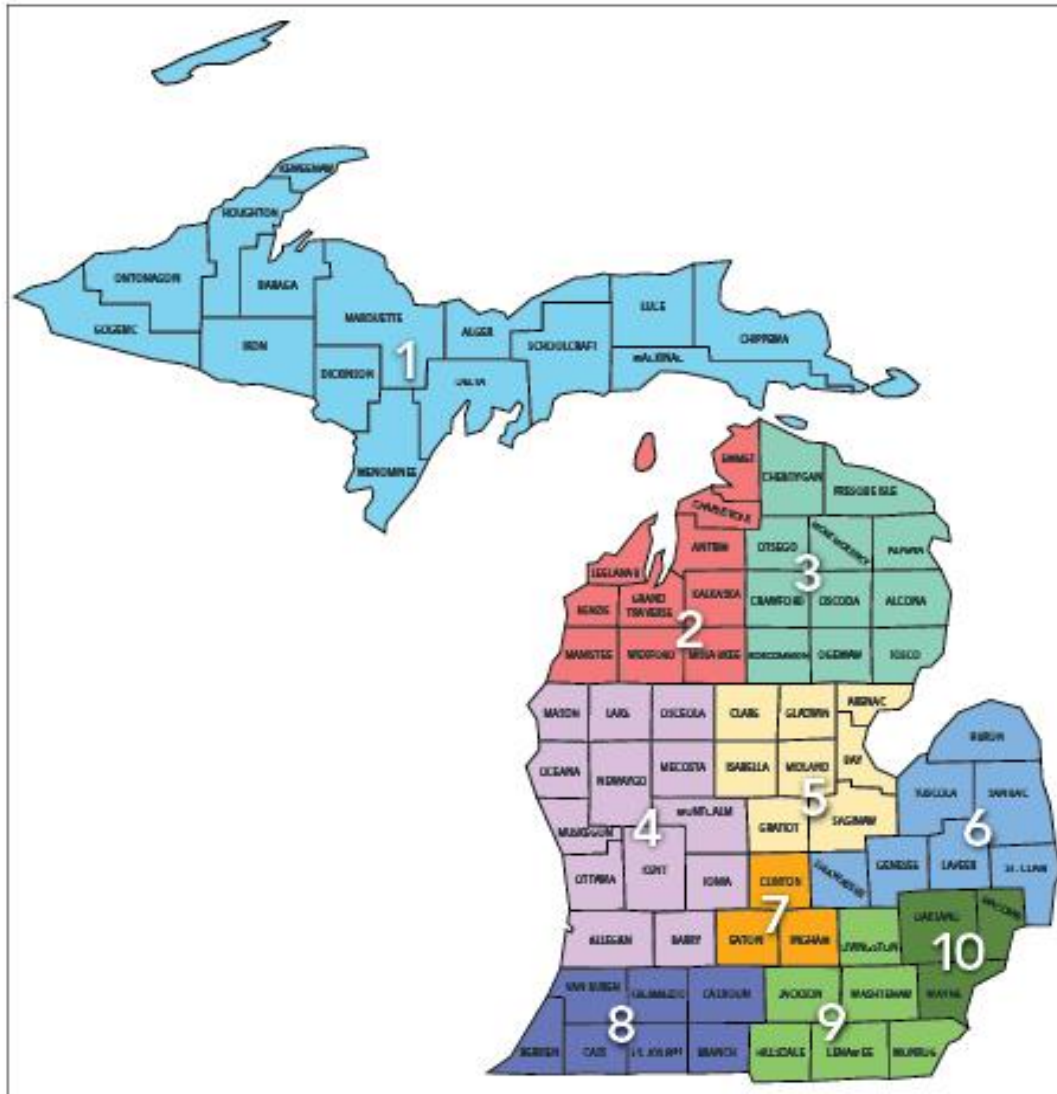
Community Development



# Community Development Team Region Map

## Community Development Team

May 2015



### Redevelopment Ready Communities\* Team

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# 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



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# 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

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# 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.

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# 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](http://www.michiganbusiness.org/cat)



# Redevelopment Ready Communities®

- Technical Assistance tool



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# 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



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# Why would a developer choose an RRC certified community?

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- 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

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# Public Spaces Community Places



[www.patronicity.com/puremichigan](http://www.patronicity.com/puremichigan)

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# 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



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# Types of Funded CDBG Projects:

- Building Rehabilitation (façade or historic preservation)
- Building Acquisition
- Public Infrastructure (job creation only)



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# 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



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# 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



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# 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](#)



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# Brownfield TIF Project

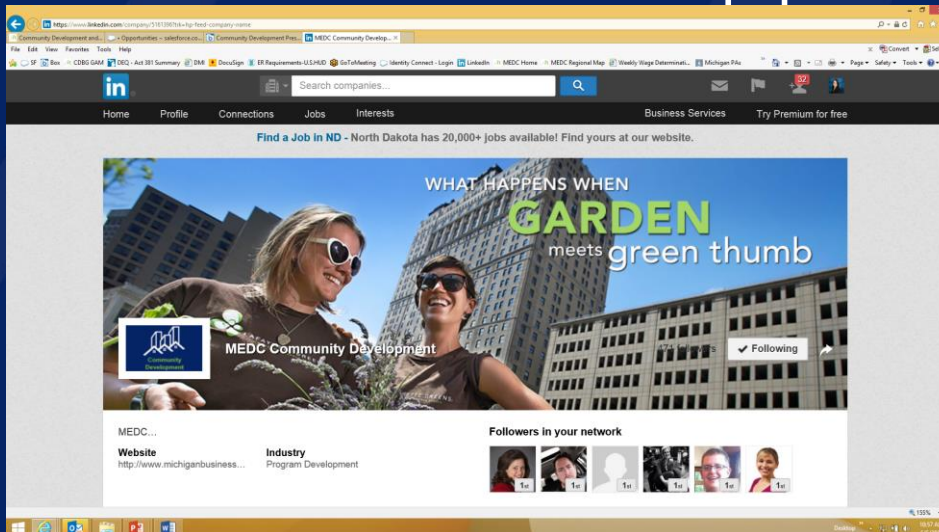
## TBA Credit Union, Traverse City



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# Questions?

## Find 'MEDC Community Development' on LinkedIn for regular updates and opportunities!



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