

CORE COMMUNITIES

In June of 2000, the State of Michigan initiated an effort to spur private development in its urban communities and traditional centers of commerce. The incentives, unique to Core Communities, target critical needs of older communities through new housing development, redevelopment of obsolete facilities and development of contaminated properties.

The Core Communities designation provides the community with three economic development tools:

Brownfield Redevelopment Incentives

Core Communities have the ability to use brownfield tools not only on contaminated property, but blighted and functionally obsolete sites as well. In addition, the tax increment financing component can pay for demolition, site preparation, public infrastructure and lead and asbestos abatement, as well as environmental remediation.

Neighborhood Enterprise Zones

This program provides property tax incentives for new home construction and home rehabilitation. For new home construction, instead of the full millage rate, the new home

is taxed at half of the statewide average. For rehabilitation projects, the assessment is frozen at preimprovement levels. Each of these abatements can be approved for six to 15 years. Land is not abated.

Obsolete Property Rehabilitation Exemption

Available only in Core Communities, this incentive is designed to assist in the redevelopment of contaminated, blighted and functionally obsolete properties. The goal is to convert these underutilized buildings into vibrant commercial and/or commercial housing opportunities. The incentive offers the community the ability to freeze local property taxes at the pre-development level for up to 12 years. The developer can also apply to the State Treasurer to freeze half of the state education millage for up to six years. Land is not abated.

CONTACT INFORMATION

For more information on Core Communities and the unique incentives available in those areas, contact the Michigan Economic Development Corporation customer contact center at 517.373.9808.

QUALIFIED LOCAL GOVERNMENTAL UNITS

OBSOLETE PROPERTY REHABILITATION ACT (OPRA) PA 146 OF 2000, AS AMENDED

Section 2(k) of the act gives the qualifications which must be met in order for a local unit to be a qualified local governmental unit. There are separate qualifications for cities, townships and villages.

TOWNSHIPS

Benton Charter Twp.
(Berrien County)
Buena Vista Charter Twp.
(Saginaw County)
Genesee Twp.
(Genesee County)
Leoni Twp. *(Jackson County)*
Mt. Morris Charter Twp.
(Genesee County)
Redford Charter Twp.
(Wayne County)
Royal Oak Charter Twp.
(Oakland County)

VILLAGES

Baldwin
Lake County

CITIES

Adrian
Albion
Allegan
Alma
Alpena
Ann Arbor
Bad Axe
Bangor
Battle Creek
Bay City
Benton Harbor
Bessemer
Big Rapids
Bronson
Buchanan
Burton
Cadillac
Caro
Carson City
Caspian
Center Line
Charlevoix
Charlotte
Cheboygan
Coldwater
Coleman
Corunna
Crystal Falls
Dearborn
Dearborn Heights
Detroit
Dowagiac

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

CITIES *continued*

Durand	Hillsdale	Melvindale	Rogers City
East Lansing	Holland	Menominee	Saginaw
Eastpointe	Houghton	Midland	St. Ignace
Ecorse	Howell	Monroe	St. Johns
Escanaba	Inkster	Mt. Clemens	St. Joseph
Ferndale	Ionia	Mt. Morris	St. Louis
Flint	Iron Mountain	Mt. Pleasant	Sandusky
Frankfort	Iron River	Munising	Sault Ste. Marie
Gaastra	Ironwood	Muskegon	Southfield
Gaylord	Ishpeming	Muskegon Hts.	Standish
Gibraltar	Ithaca	Niles	Stanton
Gladstone	Jackson	Norton Shores	Sturgis
Gladwin	Kalamazoo	Norway	Tawas City
Grand Haven	Lake City	Oak Park	Taylor
Grand Rapids	Lansing	Olivet	Three Rivers
Grayling	Lapeer	Omer	Trenton
Hamtramck	Lincoln Park	Onaway	Traverse City
Harbor Beach	Livonia	Owosso	Vassar
Harper Woods	Ludington	Petoskey	Wakefield
Harrison	Madison Heights	Pinconning	Warren
Harrisville	Manistee	Pontiac	Wayne
Hart	Manistique	Port Huron	West Branch
Hartford	Marine City	Portage	White Cloud
Hastings	Marquette	Reading	Wyandotte
Hazel Park	Marshall	Reed City	Wyoming
Highland Park	Mason	River Rouge	Ypsilanti

144 TOTAL QUALIFYING COMMUNITIES

Adopted by the State Tax Commission at its April 8, 2014, meeting.