



## MICHIGAN STRATEGIC FUND

### MEMORANDUM

**DATE:** May 25, 2022

**TO:**

The Honorable Ken Horn, Chair Senate Economic and Small Business Development Committee	The Honorable Mallory McMorrow Minority Vice Chair, Senate Economic and Small Business Development Committee
The Honorable Jim Runestad, Chair Senate Finance Committee	The Honorable Stephanie Chang Minority Vice Chair Senate Finance Committee
The Honorable Pauline Wendzel, Chair House Commerce and Tourism Committee	The Honorable Sara Cambensy Minority Vice Chair House Commerce and Tourism Committee
The Honorable Matt Hall, Chair House Tax Policy Committee	The Honorable Tenisha Yancey Minority Vice Chair House Tax Policy Committee

**FROM:** Quentin L. Messer, Jr., President  
Michigan Strategic Fund

**SUBJECT:** Brownfield Redevelopment Credits – 2021 Annual Report

As required under Section 437 of Public Act 36 of 2007, the Michigan Business Tax Act, the Michigan Economic Growth Authority “shall prepare and submit to the House of Representatives and Senate committees responsible for tax policy and economic development issues a report on the credits under subsections (2), (3), and (4).”

The Brownfield Redevelopment Tax Credit program sunset on December 31, 2011, and there were no new projects approved in calendar year 2021. The only activity in 2021 included amendments to existing projects that were approved before January 1, 2012. Attached is the 2021 report.

If you have any questions regarding this report, please contact our Office of Government Relations at 517.335.1847.

cc: Members, Senate Economic and Small Business Development Committee  
Members, Senate Finance Committee  
Members, House Commerce and Tourism Committee  
Members, House Tax Policy Committee

## Brownfield Redevelopment Credits Annual Report Calendar Year 2021 Amendments

Date of Original Approval	Qualified Taxpayer	Project Name	City, Township or Village	County	Change in Eligible Investment*	Original Estimated Credit Amount	New Estimated Credit Amount	Date Amended	Notes
12/14/2010	Sugar Hill Residential, LLC	Sugar Hill Redevelopment Project	Detroit	Wayne	-\$6,937,604	\$2,496,943	\$2,496,943	1/26/2021	Scope Change Administrative Amendment
5/28/2008	Capital Park Center LDHA, LLC	Ottawa Block Development Project	Lansing	Ingham	\$0	\$1,803,856	\$1,803,856	2/1/2021	Scope Change
12/14/2010	Pyramid Development Co., LLC	Free Press Building Redevelopment Project	Detroit	Wayne	-\$3,300,737	\$10,000,000	\$10,000,000	2/23/2021	Scope Change
12/15/2011	SSP Development, LLC (Area A)	Uptown Rivers Edge Project Area A	Bay City	Bay	\$0	\$1,200,000	\$1,200,000	3/4/2021	Scope Change and Administrative Amendment
12/15/2011	SSP Development, LLC (Area B)	Uptown Rivers Edge Project Area B	Bay City	Bay	\$0	\$1,200,000	\$1,200,000	3/4/2021	Scope Change and Administrative Amendment
3/22/2011	Sub Area 3, LLC	The Village at Grand Traverse Commons Gray Drive Commercial Area Redevelopment Project	Traverse City	Grand Traverse	-\$2,020,343	\$1,136,067	\$883,524	3/10/2021	Scope Change and Administrative Amendment
12/15/2009	The Minervini Group, LLC	Grand Traverse Commons North Wing Buildings 600 and 620 Redevelopment Project	Traverse City	Grand Traverse	-\$1,160,000	\$2,324,800	\$2,179,800	3/23/2021	Scope Change and Administrative Amendment
12/15/2008	Pine Street Development One, LLC	RiverWest Development Project	Traverse City	Grand Traverse	-\$12,542,722	\$5,640,000	\$3,091,456	3/23/2021	Scope Change
3/4/2011	CRA 200 Allegan St., LLC	Plainwell Paper Mill Project 1 Redevelopment Project	Plainwell	Allegan	\$0	\$323,811	\$323,811	8/25/2021	Scope Change

*\* Positive numbers indicate an increase in eligible investment from the originally approved project, while negative numbers indicate that the eligible investment has decreased from the original project.*