



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

Build MI Communities Grant Initiative

Thursday, September 26 | 11:00AM - 12:30PM



people place projects

MEDC is Committed To Enabling Long-term Upward Economic Mobility for All Michiganders



Strategic Focus Areas



Attract, retain and grow businesses

Attract, keep and grow businesses in industries that support maximum growth in jobs, wages and investments



Support and grow our talent

Cultivate the skills and talent needed for in-demand and high-growth occupations statewide



Develop attractive places

Collaborate with local communities and partners to create places in which people and talent want to live, work, visit and play



Accelerate high-tech innovation

Support entrepreneurial growth to enable commercialization and new high-tech business creation



Market the state

Promote Michigan's image as a world-class business location and travel destination



Support small business

Help existing small and microbusinesses grow and thrive and improve economic prosperity for all through small business ownership

Goals

- 01** Review MEDC's BMC initiative and eligible projects
- 02** Review completed BMC projects
- 03** Learn best practices for cultivating a strong ecosystem for successful emerging developers

BMC Program Intent

The Build MI Community (BMC) Grant is an initiative designed to promote private investment by **emerging developers with limited real estate development experience.**

Administered by the Michigan Economic Development Corporation (MEDC), this tool provides access to real estate development gap financing for **small scale, incremental development projects.**



Reactivation of underutilized or vacant space into vibrant areas.



Serve developers and property owners with limited real estate development experience.



Position emerging developers to undertake more complex projects in the future.



Eligible Applicants

Limited commercial and/or mixed-use development experience.

Not previously awarded other MEDC financial tools.

An interest to scale-up real estate development skill-set to undertake more complex projects in the future.

Award Structure + Funding



Grants range between \$50,000 - \$350,000.



Approximately 30% of funding will be set aside for communities with populations of 15,000 or less.



Grant disbursements follow development milestones with 50% of the award being awarded at closing and remaining 50% at construction completion.



Applicants may also be eligible for up to \$35,000 in additional funding, for real estate development training and/or technical assistance.

Project Considerations

Supports the revitalization of traditional downtowns or traditional commercial corridors.

Supports greater density and vibrancy.

Encourages reuse of vacant or underutilized properties located in and contributing to a vibrant walkable mixed-use district.

Aligns with local vision and goals identified in a master plan, downtown plan, capital improvements plan and/or economic development strategy.

Demonstrates project readiness (local approval, public support, secured financing and market demand).



Design Build Green Tech Hub, Detroit

Secondary Project Considerations

Local and Regional Impact

- + Community financially supports the project.
- + Located in a Redevelopment Ready, Michigan Main Street, or Certified Local Government community.
- + Project incorporates local developers championing local investment, including those developers with limited experience.
- + Project serves as a catalyst within the community, fostering additional development and investment.
- + Project uses (including residential) align with local market needs.

Place

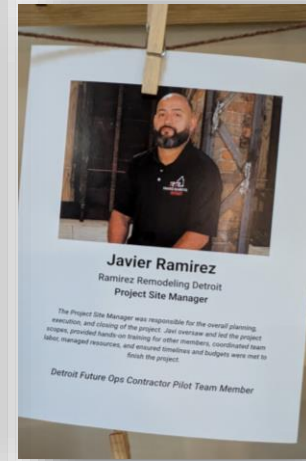
- + Project incorporates strong human-centric design principles and will contribute to the investment's long-term value through holistic rehabilitation of the site.
- + Project demonstrates universal design standards.
- + Project includes the preservation and rehabilitation of a historic resource.
- + Project positively contributes to the pedestrian experience and considers access to multimodal transportation options.
- + Project leverages or increases public space, physical and social infrastructure.
- + Project meets a third-party certification for green building standards.

317 Central Avenue
HOLLAND



1326 18th Street
DESIGN-BUILD GREEN HUB, DETROIT





Fostering Successful Entrepreneurial Ecosystems

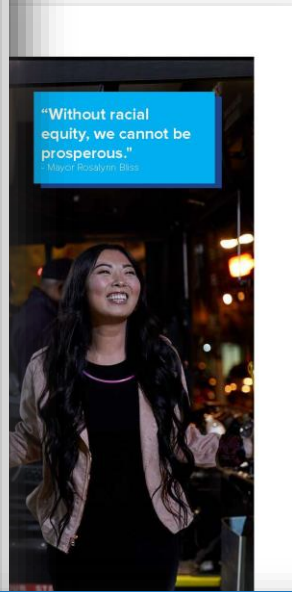
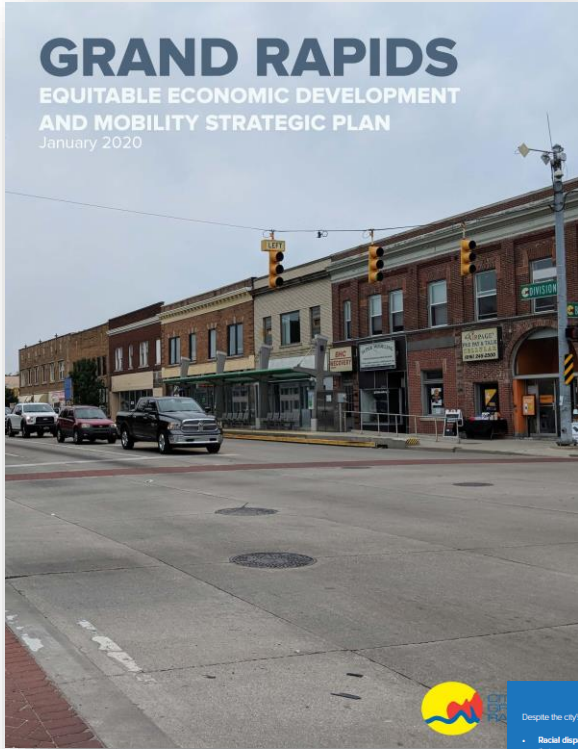
Streamline development review processes. How can you make the process more accessible and transparent? Can you facilitate administrative reviews for by-right uses?

Modernize your Zoning Ordinance. Can you update development regulations that have direct cost implications on projects?

Be a strong community connector. Who are the local, regional, and state partners you can call on to support emerging developers?

Give patient guidance. Can you dedicate a point-person and time to work closely with emerging developers? Can you effectively communicate your community's redevelopment vision?

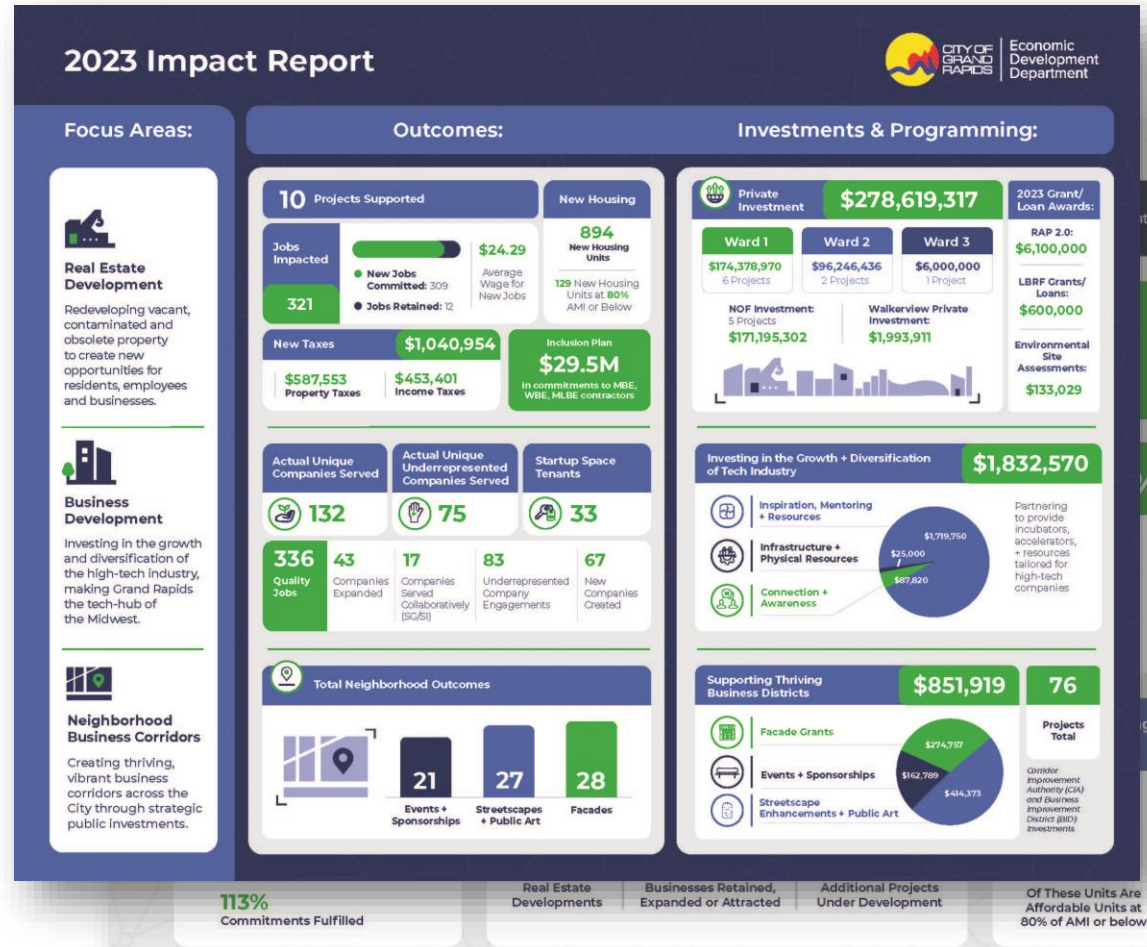
Local Brownfield Revolving Fund GRAND RAPIDS



CHALLENGES

Despite the city's progress, Grand Rapids' economy also face challenges:

- **Racial disparities in income, assets, and opportunity.** The growing disparities in income and employment show that more must be done to address fundamental barriers and gaps in access to opportunity.
- **Underutilized resources to support equity or economic growth.** The State incentives administered by the City mainly support real estate development rather than job creation, and Grand Rapids' reliance on partner organizations often results in fragmented or decentralized economic development activities that limit the City's ability to promote equity.
- **Barriers to economic participation.** Minority workers are often under-represented in sectors that provide higher-wage, entry-level positions with opportunities for advancement, while growing industries such as health care and manufacturing face talent pipeline challenges compounded by high turnover.
- **Capacity and organizational challenges.** Capital investments, programming, and staff capacity are behind the rapid pace of development and the need for equitable service delivery.
- **Barriers to equitable mobility.** Even for those that have access to transit, limited weekday and weekend evening service hours and weak headways (i.e. time between bus arrivals) leave many areas and individuals underserved by transit, and racial and income disparities persist in ownership of personal vehicles.



Building Expo: Blueprints and Basics DEARBORN



Developer Round Tables MARQUETTE



Resources



billy

<https://www.miplace.org/programs/>



BUILDING STRONG COMMUNITIES



MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

COMMUNITY DEVELOPMENT

erse, and resilient places that innovation, residents and visitors.

on the following criteria to identify high priority projects:

CONSIDERATIONS

ould be designed and in concert with basic tenets sign (mass, density, type additional competitive lude historic rehabilitation, and mixed-income projects, sign, and environmentally buildings and sites.

ECONOMIC & FINANCIAL CONSIDERATIONS

All projects will need to demonstrate financial need. All funding sources, including debt and equity, must be maximized and development costs must be reasonable.

CONSIDERATIONS

s to a traditionally dense area and includes multi-

ECONOMIC & FINANCIAL CONSIDERATIONS

- All other potential funding resources have been explored and maximized.
- Project leverages high ratio of private dollars compared to the total project cost and maximizes all available senior financing.

OTHER CONSIDERATIONS

- The community, developer and applicant must be in compliance with existing MEDC/MSF programs to be considered for support.
- Big Box retail and strip malls are generally not considered.
- Demolition of a structure, or other adverse effect to a historic resource, or structure that is eligible to be a historic resource, is generally not supported.

ressed and historically underinvested census tracts and relatively high unemployment and low household incomes. aged areas to constitute Treasury-designated Opportunity ly Underutilized Business Zones). h limited real estate experience and financial resources re training programs

For more information on projects and MEDC Community Development priorities, please visit www.miplace.org or contact your community development manager.



openings, post and view resumes and

For more information about community eligibility and program guidelines, visit www.miplace.org.

COMMUNITY DEVELOPMENT TOOLS

ned to ease the legally difficult of annexation, and to encourage tion. Cities, villages, and ps may enter into land transfer ents.

Neighborhood Improvement Authority (NIA) (PA 57, Part 6)

NIA may use its funds, including tax increment financing, to fund residential and economic growth in residential neighborhoods. An authority may also issue bonds to finance these improvements.

Neighborhood Enterprise Zone (NEZ) (PA 147)

designed to assist cities, villages, ships by allowing the use of tax nt financing or other funding tools ment eligible improvements in red commercial corridors.

Redevelopment Liquor Licenses (PA 501)

Through PA 501, the Liquor Control Commission may issue new public on-premises liquor licenses to local governments in addition to quota licenses allowed in cities under PA 58.

Water Resource Improvement Tax Increment Finance Authority Act (PA 57, Part 7)

Through PA 94, a city, village, or township can establish a Water Improvement Tax Increment Finance Authority to prevent deterioration in water resources, and to promote water resource improvement or access to inland lakes, or both.

Small Business Development Center (SBDC)

Michigan's SBDC has 10 regional offices that provide counseling, training, and many other valuable resources to support small businesses. Visit www.sbdcmichigan.org for more information.

4 Loans

ans provide businesses with m fixed-rate financing for the on or construction of fixed visit www.sba.gov/mi for more tion.

For more information about community eligibility and program guidelines, visit www.miplace.org.

Resources



<https://www.miplace.org/developers/>

A screenshot of a web browser displaying the 'Resources for Developers' page on the miplace website. The browser's address bar shows 'https://www.miplace.org/developers/'. The website header includes the 'miplace' logo and navigation links for 'Tools', 'Redevelopment Ready Sites', 'Small Business', 'Historic Preservation', and 'Training & Events'. The main content area features a navigation menu with items: 'Toolkit Overview', '1. Technical Assistance', '2. Mentorship', '3. Pre-Development', '4. Development', '5. Post Development', '6. Pro Forma 101', and 'Talk to Me Webinars'. Below this is a section titled 'TOOLKIT OVERVIEW & WEBINAR' with a paragraph of text and a bulleted list of goals. At the bottom of this section are five circular icons representing the toolkit steps: 1. Technical Assistance (gears), 2. Mentorship (two people), 3. Pre-Development (location pin), 4. Development (factory), and 5. Post Development (document with bar chart).

Resources



Community Development Managers

REGIONAL DEVELOPMENT

REGIONS

- 1 Upper Peninsula region***
Lindsey Clark (Eastern UP) 231.260.2185
clarkl3@michigan.org
Raymond Gowus (Western UP) 517.897.1646
govusr1@michigan.org
- 2 Northwest region**
Hannah Yurk 517.282.1466
yurkh@michigan.org
- 3 Northeast region**
Lindsey Clark 231.260.2185
clarkl3@michigan.org
- 4 West Michigan region***
Sue DeVries 616.430.0280
devries1@michigan.org
Mackenzie Miller 517.388.8704
millemk3@michigan.org
- 5 East Central Michigan region**
Joe Frost 517.930.5576
frostj@michigan.org
- 6 East Michigan region**
Charles Donaldson 810.241.6658
donaldsonc2@michigan.org
- 7 South Central region**
Rachel Elsinga 517.643.7695
elsinga.r@michigan.org
- 8 Southwest region**
Sarah Snoeyink 517.328.9569
snoeyink@michigan.org
- 9 Southeast Michigan region**
Holden Branch 517.855.0562
branchh2@michigan.org
- 10 Detroit Metro region***
Megan McGreal 517.898.9859
mcrealm1@michigan.org
Annie Mendoza 517.855.0924
mendozaa1@michigan.org
Dominic Romano 313.407.2361
romanod@michigan.org

Managing director assignments
CDMs within each region report to an MEDC managing director:

Region 1	Vicki Schwab	906.235.9208 schwabv@michigan.org
Regions 2, 4	Tino Breithaupt	231.620.1565 breithaupt@michigan.org
Regions 3, 5, 6	Charles Donaldson	810.241.6658 donaldsonc2@michigan.org
Regions 7, 8, 9	Paula Holtz	517.243.5689 holtzp@michigan.org
Region 10	Nicole Black	248.766.5794 blackn@michigan.org

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

*See page 2 for specific county/city breakdowns within each region.

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counties
awa counties

ayne

ECONOMIC
CORPORATION



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

Mackenzie Miller

Senior Community
Development Manager

millerm83@michigan.org

Stephanie Peña

Senior Community Planner

penas@michigan.org