

## 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—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.

- **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.

- **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 pre-improvement levels. Each of these abatements can be approved for six to 12 years. Land is not abated.

For more information on Core Communities and the unique incentives available in those areas, contact the Michigan Economic Development Corporation<sup>SM</sup> Customer Assistance Center at 517.373.9808.

### DESIGNATED CORE COMMUNITIES

#### CITIES

Adrian	Gladstone	Norton Shores
Albion	Grand Haven	Norway
Alma	Grand Rapids	Oak Park
Alpena	Hamtramck	Omer
Grayling	Harbor Beach	Onaway
Ann Arbor	Harper Woods	Owosso
Bangor	Hart	Pinconning
Battle Creek	Hartford	Pontiac
Bay City	Hazel Park	Portage
Benton Harbor	Highland Park	Port Huron
Bessemer	Holland	River Rouge
Big Rapids	Inkster	Saginaw
Bronson	Ionia	Saint Louis
Burton	Iron Mountain	Sault St. Marie
Cadillac	Iron River	Southfield
Carson City	Ironwood	Sturgis
Caspian	Ishpeming	Taylor
Center Line	Jackson	Three Rivers
Cheboygan	Kalamazoo	Traverse City
Coldwater	Lansing	Trenton
Coleman	Lincoln Park	Vassar
Crystal Falls	Livonia	Wakefield
Dearborn	Ludington	Warren
Dearborn Heights	Manistee	Wayne
Detroit	Manistique	Wyandotte
Dowagiac	Marquette	Wyoming
East Lansing	Melvindale	Ypsilanti
Eastpointe	Menominee	
Ecorse	Midland	
Escanaba	Monroe	
Ferndale	Mt. Clemens	
Flint	Mt. Morris	
Gaastra	Mt. Pleasant	
Gibraltar	Muskegon	
	Muskegon Heights	

#### TOWNSHIPS

Benton Charter Township  
Buena Vista Charter Township  
Genesee Township  
Mt. Morris Charter Township  
Redford Charter Township  
Royal Oak Charter Township

#### VILLAGES

Baldwin Village

\*Public Act 146 of 2000