

City of Mt. Pleasant

Economic Development Incentive Programs

The City of Mt. Pleasant has a number of incentives available for qualified development projects. Below is a general listing of such incentives, the procedure for applying for them, and their applicability.

For additional information, contact William R. Mrdeza, Director of Community Services and Economic Development, at (989) 779-5311 or wmrdeza@mt-pleasant.org.



Mission/Pickard Corridor Site Amenities:

Incentive funds come from a portion of taxes generated in the Downtown Development Authority (DDA) District encompassing the Mission and Pickard Street boundaries and must be approved by the DDA Board of Directors prior to beginning any work. Typically, these incentives include a 50% cost share on decorative fencing, decorative entry walls, bike racks, and similar amenity improvements. In addition, the closure of existing driveways and/or consolidation of driveways between businesses are eligible for a 100% incentive from the DDA, assuming the proposed work is consistent with the recommendations of MDOT's US 127 BR/M-20 Access Management Plan for the corridor. Guidelines for applying for consideration of these incentive funds are available on the City's website at: http://www.mt-pleasant.org/docs/board/DDA_CorridorImprovementIncentiveGuidelines.pdf. Contact William Mrdeza at (989) 779-5311 or wmrdeza@mt-pleasant.org for more information.

Grid Streets and Cross Connections:

The DDA is interested in improving traffic flow and safety along the Mission Street corridor, especially in the area south of Bellows Street. This area was targeted due to high traffic volumes, few signalized intersections, and few alternative travel routes because of the large "super block" configuration of the transportation network in this area. Projects that consider allowing the construction of cross connections across private property consistent with the intent of the City's Master Plan for Mission Street in this area are eligible for consideration by the DDA for funding the construction of new streets or cross access roads. Typically, these will connect Mission Street with East Campus Drive, or provide for cross connections between businesses in this area in an effort to keep short trips off of Mission and to provide alternates to stacked traffic at the few signalized intersections. Benefits to new construction projects include more favorable consideration by the Planning Commission as an application under the more flexible guidelines of the Mission Overlay district, and for both new and existing projects, location on a new City street will provide increased access and visibility for businesses. More information including eligibility consideration is available from William Mrdeza at wmrdeza@mt-pleasant.org or (989) 779-5311.

Downtown Façade Improvements:

The purpose of the Downtown Façade Improvement Program is to provide financial assistance, via both grants and zero-interest loans, to property and business owners within the Central Business District-Tax Increment Finance Authority (CBD-TIFA) District in Mt. Pleasant for physical improvements to their properties. The program consists of two parts: architectural design assistance and construction. Using the design professionals contracted by the City, a façade design is created in cooperation with the property owner within an agreed-upon budget. The cost of the design assistance is provided by City incentive funds, while financial assistance for construction can include a zero-interest loan through the City, and/or a grant through the MEDC Community Development Block Grant program, depending on the specifics of the project. More information is available through Michelle Sponseller at (989) 779-5348 or msponseller@mt-pleasant.org.

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Redevelopment Liquor License:

In addition to more traditional quota liquor licenses, the City offers eligible projects to apply for Redevelopment Liquor Licenses in certain areas of the city, including in the downtown districts and portions of the Mission Street corridor. Eligible applicants must be a business engaged in dining, entertainment or recreation, and open to the public; have a seating capacity of at least 50 people; have spent or have committed to spend at least \$75,000 in improvements to the property over the past five years; and demonstrate that private and public investment in real and personal property within the district over the past five years was at least \$200,000. Licenses are non-transferable. Additional requirements or information regarding Redevelopment Liquor Licenses is available by contacting Michelle Sponseller, Downtown Development Director, at (989) 779-5348 or msponseller@mt-pleasant.org.



Rental Rehab Program:

This program is specific to property located in the downtown Central Business District. Property owners with upper floor space which is conducive to residential housing units may be eligible for assistance with converting new or upgrading existing residential space in these upper story units. The City has partnered with the Michigan Economic Development Corporation (MEDC) to make financial assistance available to eligible applicants. Under the program, moderate or substantial rehabilitation of existing vacant housing, or conversion of vacant or commercial space to rental units can occur. Facade and site improvements may also be eligible as part of the rehabilitation project. Projects may therefore be strictly rental rehab or holistic building renovation; specific assistance will be evaluated based on financial need. More information, including program guidelines and application procedures are available from Michelle Sponseller, Downtown Development Director, at (989) 779-5348 or msponseller@mt-pleasant.org.

Economic Development Fund:

In 2008 the City established an Economic Development Fund as a means of investing itself out of the economic recession occurring during that time. The fund is administered by the City's Economic Development Corporation after making an appropriation request from the City Commission for qualifying projects. Projects which create jobs and propose significant economic investment within the City may be eligible for incentives through this fund. Decisions regarding eligibility for these incentive funds, as well as the amount potentially available, are made on a case by case basis by the EDC. Initial discussions regarding the use of these funds for a potential project begin by contacting William Mrdeza at (989) 779-5311 or wmrdeza@mt-pleasant.org.

Brownfield Redevelopment:

As a Core Community, Mt. Pleasant is eligible to make use of Brownfield Redevelopment funds for eligible projects, including those that are functionally obsolete or contain environmental conditions which need to be remediated. Eligible projects include those that involve an investment which will generate sufficient taxes over a 10-12 year period to repay the cost of eligible reimbursable expenses. Program guidelines follow the requirements contained in Public Act 381. For more information, contact William Mrdeza at (989) 779-5311 or wmrdeza@mt-pleasant.org.

Other Incentive Assistance:

Other financial and workforce incentive assistance is available through a variety of state programs, depending on the specific nature of the project. Examples include Industrial Facilities Tax Abatements (PA 198), MEDC Community Development Block Grants, Obsolete Property Rehabilitation Act (OPRA), Neighborhood Enterprise Zone (NEZ), and others. More information specific to these programs and their eligibility for a particular project is available by contacting William Mrdeza at (989) 779-5311 or wmrdeza@mt-pleasant.org.