

Economic Development Incentive Programs

Mt. Pleasant
[meet here]

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.

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, blighted, or contain environmental conditions which need to be remediated. Eligible projects include those that involve an investment which will generate sufficient taxes over a maximum of fifteen years to repay the cost of eligible reimbursable expenses. In 2017 the City Commission adopted a policy document which provides guidance on the use of the development tool.

A copy of the City's Brownfield Policy document can be found [here](#).

Commercial Facilities Exemption

The Commercial Redevelopment Act (also known as the Commercial Facilities Exemption), PA 255 of 1978, as amended, affords a tax incentive for the redevelopment of commercial property for the primary purpose and use of a commercial business enterprise. The property must be located within an established Commercial Redevelopment District. Exemptions are approved for a term of 1-12 years as determined by the local unit of government and the taxable value is frozen for the duration of the certificate.

For more information on the Commercial Facilities Exemption, please click [here](#).

Economic Initiatives Fund

In 2008 the City established an Economic Initiatives 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 within the City which create jobs, propose a significant economic investment, and would have a major influence in furthering the vision of the community may be eligible for financial support through this fund. Decisions regarding eligibility for these funds, as well as the amount potentially available, are made on a case by case basis by the EDC and the City Commission.

Neighborhood Enterprise Zone (Nez)

The Neighborhood Enterprise Zone Act, PA 147 of 1992, as amended, provides tax exemptions for the development and rehabilitation of residential housing located within eligible distressed communities.

For more information on Neighborhood Enterprise Zones, please click [here](#).

Obsolete Property Rehabilitation Act (OPRA)

The Obsolete Property Rehabilitation Act (OPRA), PA 146 of 2000, as amended, provides property tax exemptions for commercial and commercial housing properties that are rehabilitated and meet the requirements of the Act. Exemptions are approved for a term of 1-12 years as determined by the local unit of government. Additionally, the State Treasurer may approve reductions of half of the school operating and state education taxes for a period not to exceed 6 years for 25 applications annually.

For more information on Obsolete Property Rehabilitation Act, please click [here](#).

Payment in Lieu of Taxes (PILOT)

Authorized under the Michigan State Housing Development Authority Act of 1966, a Payment-in-lieu of Taxes ("PILOT") agreement is a strategy to incentivize the development of affordable multi-unit apartment buildings. This agreement is a negotiable legal document allowing the owner to pay a defined percentage of net shelter rent (or total property owner revenue instead of the local property tax rate. The Michigan legislature gives local municipalities broad authority to negotiate the terms of a PILOT agreement, and funds collected can range from 4 to 10 percent of projected net shelter rent. The flexibility afforded by PILOT's allows municipalities to balance the need for municipal revenues against the need for affordable housing. In November 2022, the City Commission adopted a revised policy regarding the parameters under which a request for a PILOT would be considered.

For more PILOT policy information click [here](#).

Opportunity Zone

The Opportunity Zones investment tool is a federal tax incentive established by the Tax Cuts & Jobs Act of 2017 to foster economic inclusive growth by encouraging long-term investment of unrealized capital gains in designated opportunity zones in exchange for deferment and reduction of capital gains taxes. The City of Mt. Pleasant has two contiguous Opportunity Zones designated which extends north of High Street and encompasses downtown.

More information on Mt. Pleasant Opportunity Zones and the boundaries of the two zones designated in Mt. Pleasant, please click [here](#).

For general information on Michigan Opportunity Zones, please click [here](#).

Revolving Loan Fund

Designed to encourage and support economic growth and community revitalization efforts, these loan funds generally support training, working capital, equipment financing, and renovation. To qualify, for every \$20,000 loaned out, one full time equivalent job must be created.

For more information on the Revolving Loan Fund, please click [here](#).

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 boundary of the downtown Tax Increment Finance Authority (CBD-TIFA) in Mt. Pleasant for physical improvements to their properties.

For more information on the Façade Improvement program, please click [here](#).

Fire Protection Program

In an effort to promote fire protection within our irreplaceable historic downtown, breathe new life into vacant spaces and provide unique housing opportunities in these historic structures, the City of Mt. Pleasant Central Business Tax Increment Finance Authority ("TIFA") has developed this program to fund, up to \$25,000, installation of necessary fire protection systems.

For more information on the Fire Protection Program, please click [here](#).

Historic Preservation Tax Credit

A 20% federal income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures." Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

For more information on the use of federal historic tax credits, please click [here](#).

Make It Mount Pleasant Rent Subsidy Program

Created to support new retail, restaurants, arts and entertainment business concepts and assist existing businesses by subsidizing the expansion of their current space. The program is available for first floor commercial spaces and prospective applicants may choose any location within the downtown TIFA district.

For more information on the Make it Mt. Pleasant program, please click [here](#).

Development Liquor Licenses

The City has the ability to issue on-premises liquor licenses to new and existing businesses located within the City's two Development Districts through the provisions of Public Act 501 of 2006.

A copy of the off-premise and on-premise Liquor License policy can be found [here](#).

Other Incentive Assistance

Other financial and workforce 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 (CDBG), Michigan Community Revitalization Program (CRP) and others.

For assistance, please contact **William R. Mrdeza at 989-779-5311** or by email at wmrdeza@mt-pleasant.org or **Michelle Sponseller at 989-779-5348** or by email at msponseller@mt-pleasant.org.