

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 through 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 tax increment financing to pay for site preparation and public infrastructure costs, in addition to environmental remediation, demolition, and lead and asbestos abatement costs available throughout the state. Brownfield tools are not only available on contaminated properties, but on blighted and functionally obsolete sites as well.

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 15 years. Land is not abated.

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 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.

CONTACT INFORMATION

For more information on Core Communities and the unique incentives available in those areas, contact the Michigan Economic Development CorporationSM Customer Assistance Center at 517.373.9808.

OBSOLETE PROPERTY REHABILITATION ACT (OPRA) PA 146 OF 2000, AS AMENDED QUALIFIED LOCAL GOVERNMENTAL UNITS

Section 2(k) of the act gives the qualifications which must be met in order for a local unit to be a qualified local governmental unit. There are separate qualifications for cities, townships and villages.

TOWNSHIPS

Benton Charter Twp.	Berrien County
Buena Vista Charter Twp.	Saginaw County
Genesee Twp.	Genesee County
Mt. Morris Charter Twp.	Genesee County
Redford Charter Twp.	Wayne County
Royal Oak Charter Twp.	Oakland County

VILLAGES

Baldwin	Lake County
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Cities listed on the next page

QUALIFIED LOCAL GOVERNMENTAL UNITS *continued*

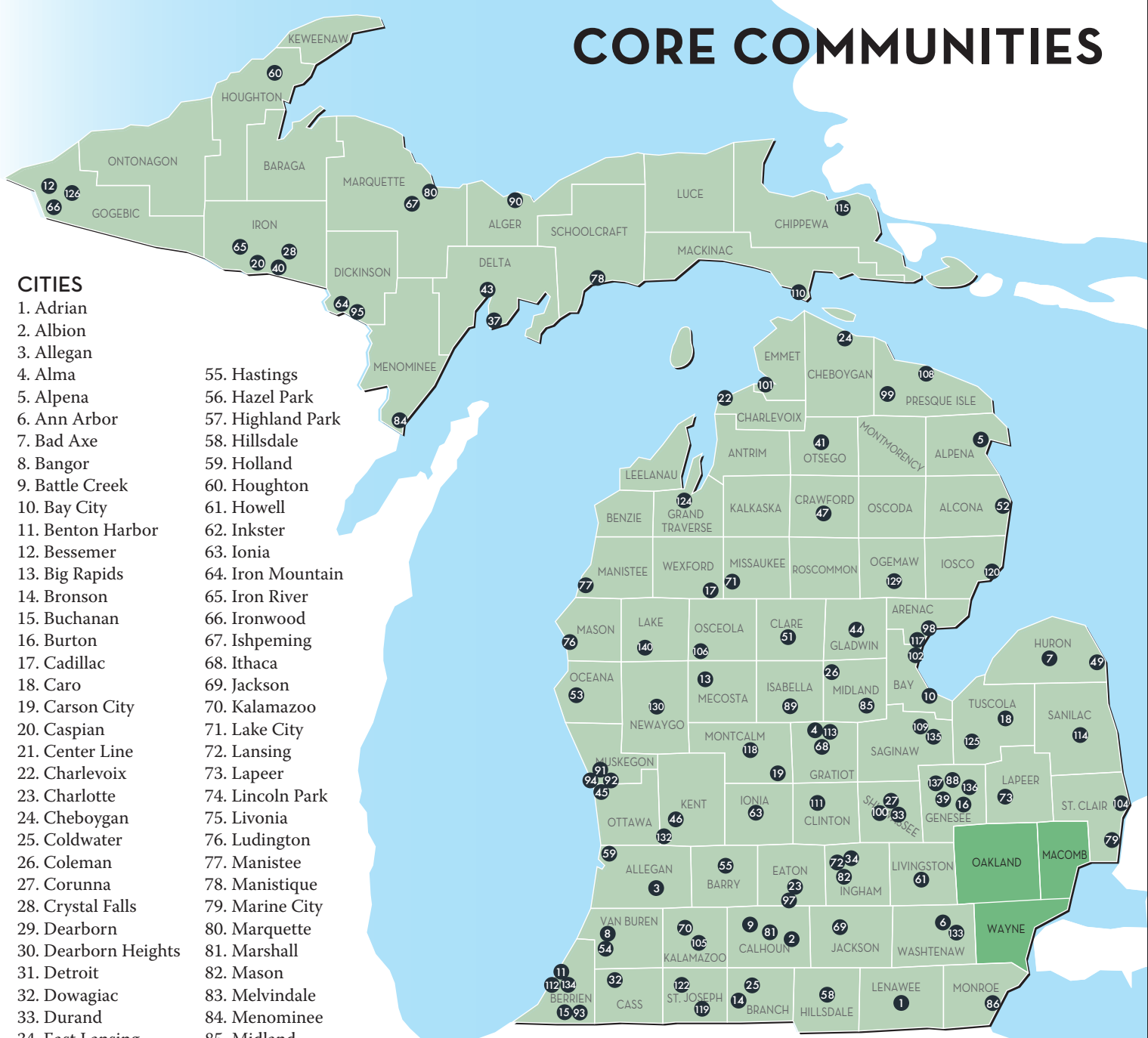
CITIES

Adrian	Dearborn Heights	Holland	Mt. Morris	Standish
Albion	Detroit	Houghton	Mt. Pleasant	Stanton
Allegan	Dowagiac	Howell	Munising	Sturgis
Alma	Durand	Inkster	Muskegon	Tawas City
Alpena	East Lansing	Ionia	Muskegon Hts.	Taylor
Ann Arbor	Eastpointe	Iron Mountain	Niles	Three Rivers
Bad Axe	Ecorse	Iron River	Norton Shores	Trenton
Bangor	Escanaba	Ironwood	Norway	Traverse City
Battle Creek	Ferndale	Ishpeming	Oak Park	Vassar
Bay City	Flint	Ithaca	Olivet	Wakefield
Benton Harbor	Gaastra	Jackson	Omer	Warren
Bessemer	Gaylord	Kalamazoo	Onaway	Wayne
Big Rapids	Gibraltar	Lake City	Owosso	West Branch
Bronson	Gladstone	Lansing	Petoskey	White Cloud
Buchanan	Gladwin	Lapeer	Pinconning	Wyandotte
Burton	Grand Haven	Lincoln Park	Pontiac	Wyoming
Cadillac	Grand Rapids	Livonia	Port Huron	Ypsilanti
Caro	Grayling	Ludington	Portage	
Carson City	Hamtramck	Manistee	Reed City	
Caspian	Harbor Beach	Manistique	River Rouge	
Center Line	Harper Woods	Marine City	Rogers City	
Charlevoix	Harrison	Marquette	Saginaw	
Charlotte	Harrisville	Marshall	St. Ignace	
Cheboygan	Hart	Mason	St. Johns	
Coldwater	Hartford	Melvindale	St. Joseph	
Coleman	Hastings	Menominee	St. Louis	
Corunna	Hazel Park	Midland	Sandusky	
Crystal Falls	Highland Park	Monroe	Sault Ste. Marie	
Dearborn	Hillsdale	Mt. Clemens	Southfield	

140 Total Qualifying Communities

Adopted by the State Tax Commission at its August 31, 2011 meeting.

CORE COMMUNITIES



CITIES

1. Adrian
2. Albion
3. Allegan
4. Alma
5. Alpena
6. Ann Arbor
7. Bad Axe
8. Bangor
9. Battle Creek
10. Bay City
11. Benton Harbor
12. Bessemer
13. Big Rapids
14. Bronson
15. Buchanan
16. Burton
17. Cadillac
18. Caro
19. Carson City
20. Caspian
21. Center Line
22. Charlevoix
23. Charlotte
24. Cheboygan
25. Coldwater
26. Coleman
27. Corunna
28. Crystal Falls
29. Dearborn
30. Dearborn Heights
31. Detroit
32. Dowagiac
33. Durand
34. East Lansing
35. Eastpointe
36. Escorse
37. Escanaba
38. Ferndale
39. Flint
40. Gaastra
41. Gaylord
42. Gibraltar
43. Gladstone
44. Gladwin
45. Grand Haven
46. Grand Rapids
47. Grayling
48. Hamtramck
49. Harbor Beach
50. Harper Woods
51. Harrison
52. Harrisville
53. Hart
54. Hartford
55. Hastings
56. Hazel Park
57. Highland Park
58. Hillsdale
59. Holland
60. Houghton
61. Howell
62. Inkster
63. Ionia
64. Iron Mountain
65. Iron River
66. Ironwood
67. Ishpeming
68. Ithaca
69. Jackson
70. Kalamazoo
71. Lake City
72. Lansing
73. Lapeer
74. Lincoln Park
75. Livonia
76. Ludington
77. Manistee
78. Manistique
79. Marine City
80. Marquette
81. Marshall
82. Mason
83. Melvindale
84. Menominee
85. Midland
86. Monroe
87. Mt. Clemens
88. Mt. Morris
89. Mt. Pleasant
90. Munising
91. Muskegon
92. Muskegon Hts.
93. Niles
94. Norton Shores
95. Norway
96. Oak Park
97. Olivet
98. Omer
99. Onaway
100. Owosso
101. Petoskey
102. Pinconning
103. Pontiac
104. Port Huron
105. Portage
106. Reed City
107. River Rouge
108. Rogers City
109. Saginaw
110. St. Ignace
111. St. Johns
112. St. Joseph
113. St. Louis
114. Sandusky
115. Sault Ste. Marie
116. Southfield
117. Standish
118. Stanton
119. Sturgis
120. Tawas City
121. Taylor
122. Three Rivers
123. Trenton
124. Traverse City
125. Vassar
126. Wakefield
127. Warren
128. Wayne
129. West Branch
130. White Cloud
131. Wyandotte
132. Wyoming
133. Ypsilanti

TOWNSHIPS

134. Benton Charter Twp.
135. Buena Vista Charter Twp.
136. Genesee Twp.
137. Mt. Morris Charter Twp.
138. Redford Charter Twp.
139. Royal Oak Charter Twp.

VILLAGES

140. Baldwin

