

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 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.

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.

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.

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

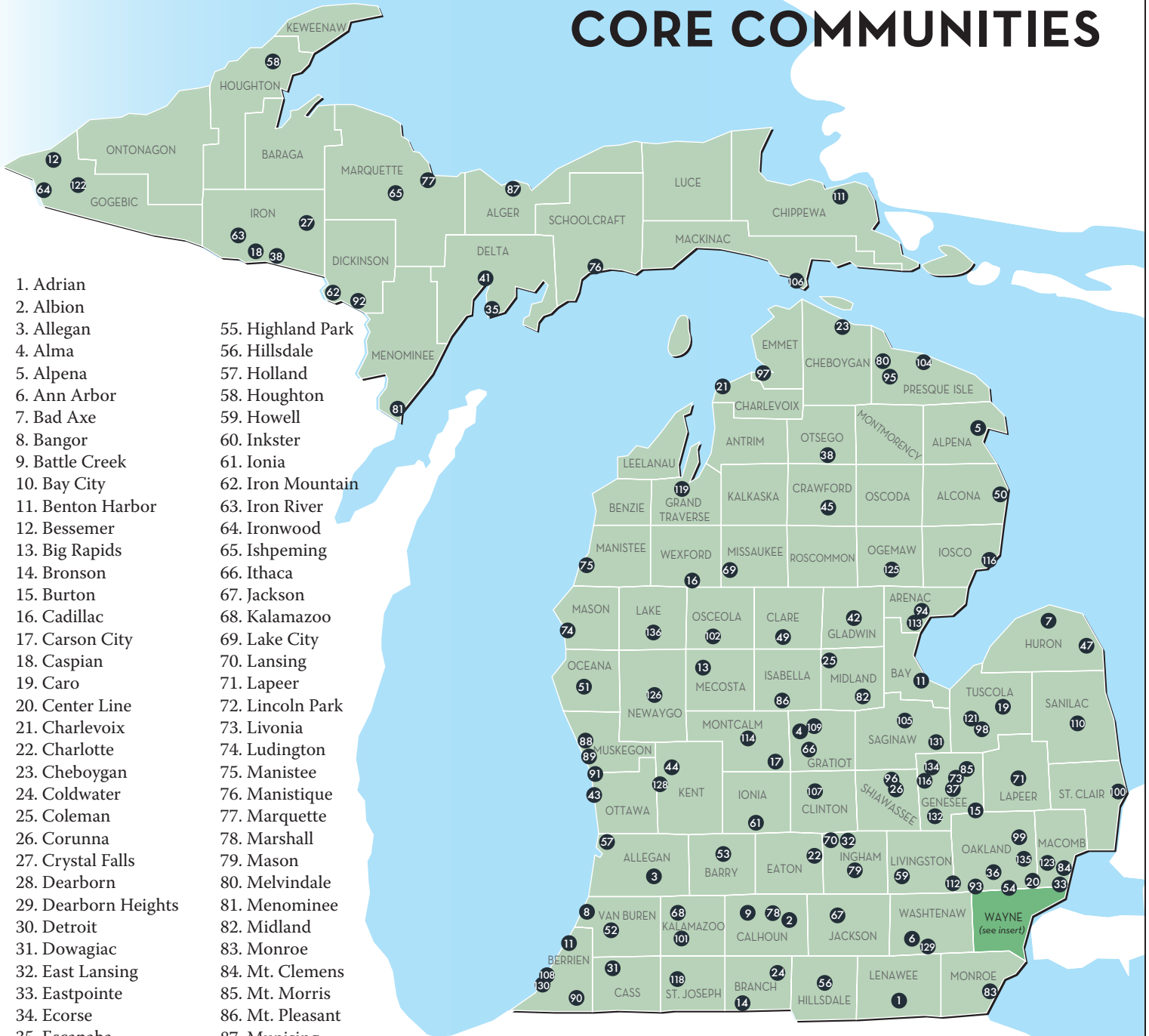
CITIES

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

136 Total Qualifying Communities

Adopted by the State Tax Commission at its February 9, 2010, meeting.

CORE COMMUNITIES



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. Burton
16. Cadillac
17. Carson City
18. Caspian
19. Caro
20. Center Line
21. Charlevoix
22. Charlotte
23. Cheboygan
24. Coldwater
25. Coleman
26. Corunna
27. Crystal Falls
28. Dearborn
29. Dearborn Heights
30. Detroit
31. Dowagiac
32. East Lansing
33. Eastpointe
34. Ecorse
35. Escanaba
36. Ferndale
37. Flint
38. Gaastra
39. Gaylord
40. Gibraltar
41. Gladstone
42. Gladwin
43. Grand Haven
44. Grand Rapids
45. Grayling
46. Hamtramck
47. Harbor Beach
48. Harper Woods
49. Harrison
50. Harrisville
51. Hart
52. Hartford
53. Hastings
54. Hazel Park

55. Highland Park
56. Hillsdale
57. Holland
58. Houghton
59. Howell
60. Inkster
61. Ionia
62. Iron Mountain
63. Iron River
64. Ironwood
65. Ishpeming
66. Ithaca
67. Jackson
68. Kalamazoo
69. Lake City
70. Lansing
71. Lapeer
72. Lincoln Park
73. Livonia
74. Ludington
75. Manistee
76. Manistique
77. Marquette
78. Marshall
79. Mason
80. Melvindale
81. Menominee
82. Midland
83. Monroe
84. Mt. Clemens
85. Mt. Morris
86. Mt. Pleasant
87. Munising
88. Muskegon
89. Muskegon Heights
90. Niles
91. Norton Shores
92. Norway
93. Oak Park
94. Omer
95. Onaway
96. Otosso
97. Petoskey
98. Pinconning
99. Pontiac
100. Port Huron
101. Portage
102. Reed City
103. River Rouge
104. Rogers City
105. Saginaw
106. St. Ignace

107. St. Johns
108. St. Joseph
109. Saint Louis
110. Sandusky
111. Sault Ste. Marie
112. Southfield
113. Standish
114. Stanton
115. Sturgis
116. Tawas City
117. Taylor
118. Three Rivers
119. Traverse City
120. Trenton
121. Vassar
122. Wakefield
123. Warren
124. Wayne
125. West Branch

126. White Cloud
127. Wyandotte
128. Wyoming
129. Ypsilanti

Townships

130. Benton (*Berrien*)
131. Buena Vista (*Saginaw*)
132. Genesee (*Genesee*)
133. Mt. Morris (*Genesee*)
134. Redford (*Wayne*)
135. Royal Oak (*Oakland*)

Villages

136. Baldwin

