

ECONOMIC DEVELOPMENT INCENTIVES



The City of St. Louis offers numerous incentives for qualified development projects, often in conjunction with county and state programs. Here is a list of available programs and their eligibility criteria. If you are interested in any of these programs, please contact Economic Development Director Phil Hansen (phansen@stlouismi.com) to discuss your project in more detail.

CONCEPTUAL PROJECT REVIEW

The City of St. Louis is committed to the success of your redevelopment project. As a result, please contact the City as soon as possible to review your project details. The City will then be able to guide you through the development process to ensure you meet the criteria and timelines for potential incentives. The City can also help in coordinating County and State resources as needed. Please contact Phil at phansen@stlouismi.com or (989) 681-3017.

BROWNFIELD REDEVELOPMENT TAX INCREMENT FINANCING (LOCAL ONLY, OR WITH STATE OPTION)

Brownfield Redevelopment can be applied to sites that are deemed functionally obsolete, blighted, or environmentally-contaminated. Tax Increment Financing (TIF) allows a developer to capture increases in property tax revenues on an eligible property to pay or assist in paying costs of eligible activities through a reimbursement plan approved for the project. For more information, [click here](#).

In Gratiot County, the City of St. Louis works with Greater Gratiot Development to administer the local Brownfield program. If approved at a local level, the above-described TIF will capture available property tax revenues from “non-school” taxing jurisdictions, including municipal and county millages. The Brownfield program can be stacked with other incentives, including CRA & OPRA (see below).

To begin the process of applying for a Brownfield, please contact jim.wheeler@gratiot.org with the following information: Developer Name, Project Address, Status of Building, and Project Description. For approval, the developer will complete a Brownfield plan, often with assistance from an environmental firm, which will be approved by the Brownfield Redevelopment Authority of Gratiot County, the City of St. Louis, and Gratiot County.

Some projects may qualify for additional tax capture, which would include “school” taxing jurisdictions. Such approval would come from the State of Michigan (MEDC/EGLE), and GGDI would be able to assist with that designation as well.

COMMERCIAL REDEVELOPMENT EXEMPTION

The Commercial Redevelopment Act (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 up to 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 or to apply, [click here](#).

COMMERCIAL REHABILITATION EXEMPTION

The Commercial Rehabilitation Act, PA 210 of 2005, as amended, affords a tax incentive for the rehabilitation of commercial property for the primary purpose and use of a commercial business or multi-family residential facility. The property must be located within an established Commercial Rehabilitation District. Exemptions are approved for up to 10 years, as determined by the local unit of government. The property taxes are based upon the previous year's (prior to rehabilitation) taxable value. The taxable value is frozen for the duration of the certificate. For more information or to apply, [click here](#).

ECONOMIC DEVELOPMENT INCENTIVES (cont.)



OBSELETE PROPERTY REHABILITATION ACT (OPRA)

The OPRA (P.A. 146) incentive essentially allows property owners that are proposing a building renovation to "freeze" a portion of their real property taxes on the current property's value for a period of up to 12 years. Only commercial property or commercial housing property is eligible and the project must be located in a qualified local governmental unit (Alma, Ithaca, and St. Louis are eligible). The process to secure this incentive includes two public hearings and two council resolutions. In order for a project to be eligible, this incentive must be secured prior to building renovation. [Click here for more information or to apply.](#)

MICHIGAN COMMUNITY REVITALIZATION PROGRAM (MCRP)

The Michigan Community Revitalization Program (MCRP) is an incentive program to promote private investment in Michigan communities. Administered by the Michigan Economic Development Corporation (MEDC) on behalf of the Michigan Strategic Fund (MSF), the MCRP promotes community revitalization through the provision of grants, loans, or other economic assistance for eligible projects located on properties that are either contaminated (facility), blighted, functionally obsolete, or historic resources. For more information, [click here.](#)

INDUSTRIAL FACILITIES TAX ABATEMENTS (PA 198)

Industrial property tax abatements provide incentives for eligible businesses to make new investments in Michigan. These abatements encourage Michigan manufacturers to build new plants, expand existing plants, renovate aging plants, or add new machinery and equipment. High technology operations are also eligible for the abatement. The abatement amounts to a reduction in property taxes of approximately 50%. [Click here for more information or to apply.](#)

FOREIGN TRADE ZONE (FTZ) #275

An FTZ is a federally designated area in or near a U.S. Customs port of entry where foreign and domestic merchandise is categorized as outside the country or outside U.S. Customs territory. Eligible companies within the FTZ No. 275 region can leverage special privileges while performing activities required for manufacturing or distribution. Importers and exporters benefit through streamlined global logistics and reduced overall costs through eliminated, deferred or reduced duties and customs-related fees. [Click here for more information.](#)

OTHER DEVELOPMENT SERVICES

- [Great Lakes Bay Michigan Works!](#): Workforce training and employee recruitment
- [Mid-Michigan Small Business Development Center](#): Provides counseling, training and research
- [Michigan Economic Development Corporation](#): State level economic development assistance



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