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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—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.

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.

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 6 to 12 years. Land is not abated.

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

(MORE)

CORE COMMUNITIES

DESIGNATED CORE COMMUNITIES

Cities:

Adrian	Ferndale	Manistique	Traverse City
Albion	Flint	Marquette	Trenton
Alma	Gaastra	Melvindale	Vassar
Alpena	Gibraltar	Menominee	Wakefield
Ann Arbor	Gladstone	Midland	Warren
Bangor	Grand Haven	Monroe	Wayne
Battle Creek	Grand Rapids	Mt. Clemens	Wyandotte
Bay City	Grayling	Mt. Morris	Wyoming
Benton Harbor	Hamtramck	Mt. Pleasant	Ypsilanti
Bessemer	Harbor Beach	Muskegon	
Big Rapids	Harper Woods	Muskegon Heights	
Bronson	Hart	Norton Shores	
Burton	Hartford	Norway	
Cadillac	Hazel Park	Oak Park	
Carson City	Highland Park	Omer	
Caspian	Holland	Onaway	
Center Line	Inkster	Owosso	
Cheboygan	Ionia	Pinconning	
Coldwater	Iron Mountain	Pontiac	
Coleman	Iron River	Portage	
Crystal Falls	Ironwood	Port Huron	
Dearborn	Ishpeming	River Rouge	
Dearborn Heights	Jackson	Saginaw	
Detroit	Kalamazoo	Saint Louis	
Dowagiac	Lansing	Sault St. Marie	
East Lansing	Lincoln Park	Southfield	
Eastpointe	Livonia	Sturgis	
Ecorse	Ludington	Taylor	
Escanaba	Manistee	Three Rivers	

Townships:

Benton Charter Township
Buena Vista Charter Township
Genesee Township
Mt. Morris Charter Township
Redford Charter Township
Royal Oak Charter Township

Villages:

Baldwin Village