

WLHS asks:

Does our community need or want a zoning reform if it's result is State mandated property development?

Michigan Economic Development Corporation's (MEDC) Michigan Community Revitalization Program, Brownfield Program, and Community Block Grants Projects: Up North 2019 - 2024

WLHS observes:

Harbor Springs already has access to community donations and a healthy tax base that more than serves our community's needs, our community projects, and our steady need-based development.

WLHS asks:

(Photo of The Lyric, of The Boardwalk, of the Skatepark)

Harbor Springs as a community has excelled imagining, creating, and funding projects, without MEDC/MSF (Michigan Economic Development Corporation/Michigan Strategic Fund) money and without RRC (Redevelopment Ready Community) mandated zoning reforms; why does our community need zoning reform that makes way for RRC certification (per zoning grant contract stipulations) and mandated development (Best Practice 6, forcing 3 sites for development on mi.place) while offering in exchange MEDC grant opportunities?

Sign the community led referendum before July 28, 2024 to decide on November's ballot.

Development - Density - Decide

The MEDC is a public/private sector corporation that guides grant funding through the MSF's publicly and privately funded fund.

The RRC is the MEDC's community outreach and certification program to assist communities, through increased public participation, relaxation and streamlining of zoning regulations, and assistance defining marketing areas of property development, (called best practices).

The RRC/MEDC program is a means to encourage community economic development through providing access to grants pre and post certification.

The RRC/MEDC requires annual reporting and continued community redevelopment in order to maintain certification and scores to grants.

Examples of RRC/MEDC/MSF projects in Petoskey, Boyne City, Cheboygan, Rogers City, Mackinaw City and Alpena:

Petoskey
(RRC certified 2018)

1)Maple Block Flats

Revitalization Program
\$50M projected costs
MEDC: \$2M April 16, 2024

Brownfield Award TIF
Total Award:\$8.5M April 16, 2024
From MEDC: \$3.6M April 16, 2024

2)Lumber Square Lofts

Revitalization Award
\$16M projected costs
MEDC: \$3M July 7, 2023

Brownfield Award TIF
Total: \$3.5M June 27, 2023
From MEDC: \$1.5M June 27, 2023

3)Howard Property Planners

\$2M projected costs
MEDC \$1.5 February 28, 2023

4) Rent Rehabilitation

Community Development Block Grant
MEDC: \$500,000
Private investment: \$1.5M

Total grants and TIF: \$20M

WLHS asks: Has the investment yielded the community a better quality of life?

Alpena
(RRC certified - early adopter)

1)Thunder Bay Theater

MEDC: \$725,000 November 30, 2023

2)Thunder Bay Properties

\$810,000 projected costs
MEDC: \$450,000 September 28, 2020

3) Canute Properties

\$870,000 projected costs
MEDC: \$620,000 April 19, 2019

4) Facilities

Community Development Block Grant
MEDC/MSF: \$1M September 26, 2023

Total: \$3M

Rogers City
(RRC certified 2021)

1)Huron State Bank

\$800,000 projected costs
MEDC: \$580,000 August 17, 2023

Brownfield Award TIF
MEDC: \$100,000 August 17, 2023
Private Sector MSF \$60,000 August 17, 2023

Total: \$800,000

Cheboygan
(RRC certified 2018)

1)409 Main St

\$560,000 projected costs
MEDC: \$435,000 December 20, 2020

2) WB Vacation Properties

\$1.5 projected costs
MEDC: \$500,000 July 29, 2019

3)Cheboygan Mainstreet LLC

\$490,000 projected costs
MEDC: \$420,000 May 13, 2019

Total: \$1.5M

Boyne City
(RRC certified 2015)

1)City of Boyne City

\$410,000 projected cost
MEDC: \$410,00 April 29, 2019

WLHS noted: 2 other housing projects in downtown have not yet received community support

Mackinaw City
(RRC certified)

1)Public Facilities

Community Development Block Grant
MEDC/MSF \$800,000 September 26, 2023

WLHS noted: Communities up north do recognise the value in historic preservation.

Alpena; example of a well executed RRC/MEDC/Historic Preservation and Public participation partnership:

https://michigandowntowns.com/news_manager.php?page=27509

References

MEDC Data:

<https://www.michiganbusiness.org/reports-data/>

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