

Property Redevelopment, Small Business Development, and Job Creation

A variety of incentives and tools are available to assist with the redevelopment of property and to help new, expanding, and relocating businesses in the city of Lansing. The Lansing EDC will connect you with the incentive and program is right for you.

Program/Incentive	Type	Description	Focus
Brownfield Tax Increment Financing	Reimbursement, Tax Increment Financing	Reimbursement financing through incremental tax capture for a broad array of eligible improvements made by a project developer. Eligible costs for reimbursement include site preparation, demolition, utilities and nearby public infrastructure, and environmental remediation and housing development activities.	Property Redevelopment and Personal Property Investment
Industrial Facilities Exemption	Tax Abatement	Local real and/or personal property tax abatement of approximately 50% for up to 12-years that encourages manufacturers and high-technology operations to build new plants, expand existing plants, renovate aging plants or add new machinery and equipment.	Property Redevelopment and Personal Property Investment
New Personal Property Tax Exemption	Tax Abatement	Up to 100% tax exemption on new personal property investment made by eligible businesses located within eligible distressed communities. Local unit of government and business negotiate length of abatement, subject to State Tax Commission approval.	Property Redevelopment and Personal Property Investment
Obsolete Properties Rehabilitation Act (OPRA)	Tax Abatement	A tax incentive that freezes local taxes and exempts all new real property improvements for up to 12 years to encourage the redevelopment of obsolete buildings in core communities.	Property Redevelopment and Personal Property Investment

Commercial Rehabilitation Act	Tax Abatement	A tax incentive that freezes local taxes and exempts new investment from local taxes for up to 10 years for commercial rehabilitation projects within an approved Commercial Rehabilitation District.	Property Redevelopment and Personal Property Investment
Michigan Community Revitalization Program	Grant and/or Loan	Performance-based grant or loan gap financing for community revitalization projects that redevelop and revitalize brownfield / historic preservation sites located in traditional downtowns or high-impact corridors.	Property Redevelopment and Personal Property Investment
Build MI Community Program	Grant and/or Loan	Provides access to real estate development gap financing for small scale, incremental redevelopment projects.	Property Redevelopment and Personal Property Investment
EGLE Brownfield Redevelopment Program	Grant and/or Loan, Assessments	The Michigan Department of Environment, Great Lakes, and Energy (EGLE) offers grants and loans for projects that promote the reuse of contaminated properties and provide economic benefit to the community.	Property Redevelopment and Personal Property Investment
Attainable Housing Exemption	Tax Abatement	Provides a tax incentive to owners of rental housing property of not more than four units to enable renovation and expansion of aging facilities and assist in the building of new facilities. An Attainable Housing Exemption Certificate (AHEC) entitles the facility to exemption from ad valorem real property taxes for a term of 1-12 years as determined by the local governmental unit. Applications are filed, reviewed, and approved by the local governmental unit. The State Tax Commission (STC) must also approve the application and issue the exemption certificate.	Property Redevelopment and Personal Property Investment

Residential Housing Exemption	Tax Abatement	Provides a tax incentive to owners of rental housing property of more than four units to enable renovation and expansion of aging facilities and assist in the building of new facilities. A Residential Housing Exemption Certificate (RHEC) entitles the facility to exemption from ad valorem real property taxes for a term of 1-12 years as determined by the local governmental unit. Applications are filed, reviewed, and approved by the local governmental unit. The State Tax Commission must also approve the application and issue the exemption certificate.	Property Redevelopment and Personal Property Investment
Neighborhood Enterprise Zone	Tax Abatement	Provides for the development and rehabilitation of residential housing located within eligible distressed communities. New and rehabilitated facilities applications are filed, reviewed and approved by the local unit of government, but are also subject to review at the State level by the Property Services Division. The State Tax Commission (STC) is responsible for final approval and issuance of new and rehabilitated facility certificates. Exemptions for new and rehabilitated facilities are not effective until approved by the STC. NEZ Homestead applications are filed, reviewed and approved by the local unit of government.	Property Redevelopment and Personal Property Investment
Capital Access Program	Loan	Capital Access is made up of several programs that can help small business throughout Michigan receive loans from banks and lending institutions to help their businesses grow and succeed. MEDC works directly with lenders who in turn can provide traditional financing to small businesses.	Small Business Development

City of Lansing Façade Improvement Grant	Grant	Grant program that provides a 50% matching grant, up to \$20,000, to business and property owners that are making an investment in their building façade.	Small Business Development
Business Finance Assistance Program	Loan	Offers micro-loans of up to \$50,000 and larger gap financing (over \$50,000) to stimulate business development and create positive economic benefits in the City of Lansing.	Small Business Development
Lansing Equitable Economic Development	Technical Assistance, Grants	The LEED Initiative focuses on two areas: small business development and real estate development. Within these two focus areas, the LEED Initiative takes a two-pronged approach to catalyzing equitable economic development through technical assistance and financial assistance.	Small Business Development
Development District and Redevelopment Area Liquor Licenses	Technical Assistance	The Liquor Control Commission may issue public on-premise liquor licenses in addition to quota licenses allowed in cities under Section 531(l) of the Michigan Liquor Control Code (Public Act 54 of 1998).	Small Business Development
Michigan Business Development Program	Grant and/or Loan	Performance-based cash grant and/or loan for competitive projects that create jobs and/or provide investment. Average grant award is approximately \$5,000 per job created, depending on numerous factors.	Workforce Development and Job Creation
Jobs Ready Michigan Program	Grant	A flexible and responsive grant program to address specific talent recruitment and training needs for high-demand, high-wage or high-skill occupations. Average grant award is approximately \$5,000 per job created, depending on numerous factors.	Workforce Development and Job Creation

Michigan New Jobs Training Program	Funding	Allocates state income tax dollars (up to 4.25% withholding) earned by net new employees at 175% or above of the minimum wage into a training fund (hosted by Lansing Community College) to be used for training as company sees fit for the new (and some existing) employees.	Workforce Development and Job Creation
Going Pro Talent Fund	Grant	Competitive grant assisting employers with training and retaining current and newly hired employees. Eligible training includes customized classroom training (up to \$1,500/participant), on-the-job training (up to \$1,500/new employee), and apprenticeships (up to \$3,000/apprentice). This program is not guaranteed to be funded from year-to-year.	Workforce Development and Job Creation