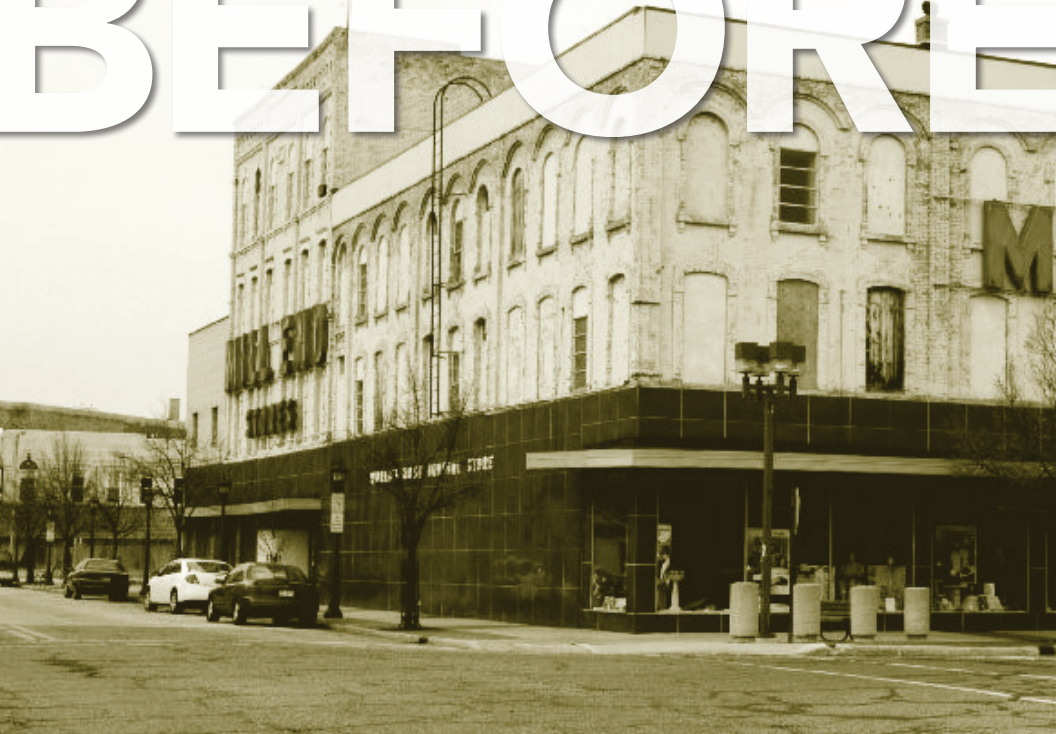


BEFORE





AFTER

Mill End Lofts

101 Center Avenue, Bay City

FISCAL YEAR COMPLETED 2013

Project overview

Demolition of the former vacant and dilapidated Mill End structure transformed this vacant land into a new three-story mixed-use building. With approximately 11,500 square feet of retail/commercial space on the first floor and a total of 24 rental housing units occupying roughly 26,000 square feet total on the remaining floors this project is a positive example of the rehabilitation happening within downtown Bay City.

MEDC investment: \$1 million Michigan Community Revitalization Program grant; \$420,000 in Brownfield TIF via local and state school tax capture

Private investment: \$7.7 million

Local investment: 10-year property tax abatement through a commercial rehabilitation district designation with an estimated savings in excess of \$1 million.

Jobs created: 30