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 through 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.

**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 six to 15 years. Land is not abated.

**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.

**CONTACT INFORMATION**
For more information on core communities and the unique incentives available in those areas, contact the community development manager assigned to your territory or visit www.miplace.org.

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**QUALIFIED LOCAL GOVERNMENTAL UNITS**

**OBSCURE PROPERTY REHABILITATION ACT (OPRA) PA 146 OF 2000, AS AMENDED**

Section 2(k) of the act gives the qualifications which must be met in order for a local unit to be a qualified local governmental unit. There are separate qualifications for cities, townships and villages.

<table>
<thead>
<tr>
<th>TOWNSHIPS</th>
<th>VILLAGES</th>
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<tbody>
<tr>
<td>Benton Charter Twp. (Berrien County)</td>
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CITIES continued

Durand
East Lansing
Eastpointe
Ecorse
Escanaba
Ferndale
Flint
Frankfort
Gastra
Gaylord
Gibraltar
Gladstone
Gladwin
Grand Haven
Grand Rapids
Grayling
Hamtramck
Harbor Beach
Harper Woods
Harrison
Harrisville
Hart
Hartford
Hastings
Hazel Park
Highland Park
Hillsdale
Holland
Houghton
Howell
Inkster
Ionia
Iron Mountain
Iron River
Ironwood
Ishpeming
Ithaca
Jackson
Kalamazoo
Kingsford
Lake City
Lansing
Lapeer
Lincoln Park
Livonia
Ludington
Madison Heights
Manistee
Manistique
Marine City
Marquette
Marshall
Mason
Melvindale
Menominee
Midland
Monroe
Montrose
Mt. Clemens
Mt. Morris
Mt. Pleasant
Munising
Muskegon
Muskegon Hts.
Niles
Norton Shores
Norway
Oak Park
Olivet
Omer
Onaway
Owosso
Petoskey
Pinconning
Pontiac
Port Huron
Portage
Reading
Reed City
River Rouge
Rogers City
Saginaw
St. Ignace
St. Johns
St. Joseph
St. Louis
Sandusky
Sault Ste. Marie
Southfield
Standish
Stanton
Sturgis
Tawas City
Taylor
Three Rivers
Trenton
Traverse City
Vassar
Wakefield
Warren
Wayne
West Branch
White Cloud
Whittemore
Wyandotte
Wyoming
Ypsilanti

148 TOTAL QUALIFYING COMMUNITIES

Adopted by the State Tax Commission on October 20, 2020.