



# BUILD MI COMMUNITY GRANT INITIATIVE

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The Build MI Community (BMC) grant is an initiative designed to promote private investment by emerging developers with limited real estate development experience. Administered by the Michigan Economic Development Corporation (MEDC), this tool provides access to real estate development gap financing and technical assistance for small scale, incremental development projects.

The Build MI Community Initiative has been established to reactivate underutilized or vacant space into vibrant areas by promoting capital investment into redevelopment projects being taken on by developers and property owners with limited real estate development experience and familiarizing them with the development process to position them to potentially undertake more complex projects in the future.

## WHO IS ELIGIBLE?

Eligible applicants are individuals or entities who have limited commercial and/or mixed-use development experience (maximum two [2] commercial projects). Individuals or entities who have successfully closed real estate deals using other MEDC financial tools are not eligible for BMC (developers may be awarded funds for up to two [2] BMC projects.)

## ELIGIBLE PROPERTY

This initiative focuses on projects that support the revitalization of traditional downtowns or traditional commercial corridors by promoting greater density and vibrancy. Competitive projects will be located in or within walking distance of a downtown or traditional commercial corridor.<sup>1</sup> Preference will be given to projects located in geographically disadvantaged areas.<sup>2</sup>

## PROJECT CONSIDERATIONS

- Local and regional impact
- Place
- Economic and financial

[\(click to see details for each of the above categories\)](#)

## AWARD AND STRUCTURE

BMC support that is in the form of a grant shall not be less than \$50,000 but not greater than the lesser of 50% of project costs not to exceed \$350,000 for any project. For communities with

populations of 15,000 or less, 30% of the annual funding will be set aside for a period of up to six months of that fiscal year. Grants shall also include provisions requiring grant funds to be paid back to the MEDC when certain requirements are not met. Applicants may also be eligible for additional funding, up to an additional \$35,000, for real estate development training and/or technical assistance.

## FEES

No fees will be charged for the award.

## PROCESS

1. Developer training and education is strongly encouraged. For available resources, see the [developer toolkit](#).
2. Predevelopment: Scope potential project
  - i. Work with local municipalities
  - ii. Engage the local community
  - iii. Determine partners if applicable (GC, architect, engineer, etc.)
  - iv. Determine financing and identify bridge loan lender
3. Contact regional CDM to discuss project scope and financials and brainstorm
4. Submit application and intake materials for review
5. Letter of interest consideration by MEDC leadership
6. Update materials and submit final application materials as applicable
7. Full statutory and financial review by MEDC staff leading to final award recommendation
8. MEDC leadership approval
9. Grant agreement development
10. Compliance period
  - Meet milestones outlined in the grant agreement
  - Provide all reporting materials
  - Complete the project
  - Receive grant funds

*Note: The BMC process timeline can vary greatly and is often dependent upon the timely submittal of complete financial and statutory documents.*

## FOR MORE DETAILED INFORMATION

[www.miplace.org/developers/build-mi-community](http://www.miplace.org/developers/build-mi-community)

<sup>1</sup> A "traditional downtown" or "traditional commercial" corridor is defined as a grouping of 20 or more contiguous commercial parcels containing buildings of historical or architectural significance. The area must have been zoned, planned, built or used for commercial purposes for more than 50 years. The area must consist of, primarily, zero-lot-line development and have pedestrian-friendly infrastructure.

<sup>2</sup> "Geographically Disadvantaged Areas" are defined as economically distressed and historically underinvested census tracts and counties, especially in urban and rural areas, that tend to experience relatively high unemployment and low household incomes.