

BEFORE





Great Lakes Physical Medicine & Rehabilitation

3247 Biddle Avenue, Wyandotte

2017

Project overview

In collaboration with city and state, Great Lakes Physical Medicine & Rehabilitation LLC redeveloped a site for a mix of uses in the heart of downtown Wyandotte. City of Wyandotte Brownfield Redevelopment Authority used local and state tax capture through an Act 381 Brownfield TIF work plan for this urban in-fill project. Debris from past structures was found in the soil and was deemed inadequate to support a multi-story structure. However, the tax increment revenues helped to alleviate these brownfield conditions and bring this project to completion.

The project replaced a single-story structure with a two-story, mixed-use development. The current building includes five residential apartments on the second floor and approximately 7,000 square feet of commercial space on first floor, occupied by a street-front pharmacy and a physical rehabilitation office in the rear.

MEDC investment: \$197,580 State Act 381 Brownfield
Tax Increment Revenue

Private investment: \$3 million

Local investment: \$284,113 Local Act 381 Brownfield Tax Increment
Revenue; \$224,712 Commercial Facilities Exemption;
\$179,128 Neighborhood Enterprise Zone Exemption

Jobs created: 10