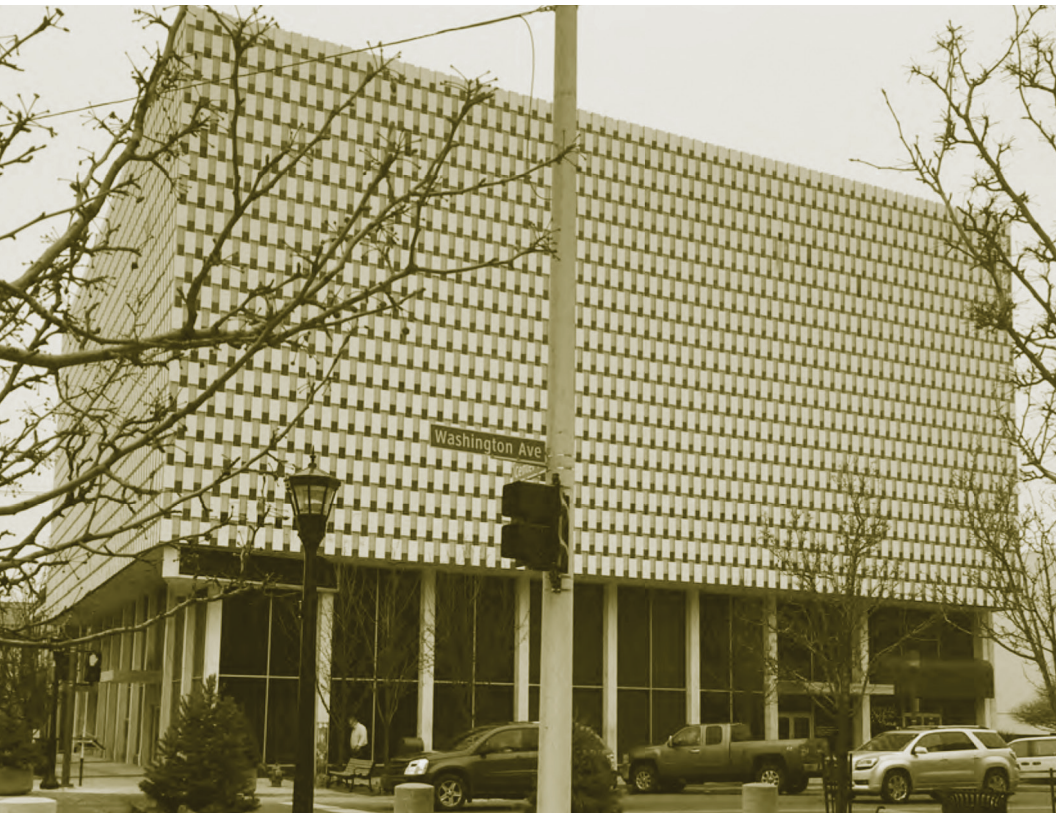


BEFORE





AFTER

The Legacy

213 Center Avenue, Bay City

COMPLETED 2018

Project overview

The rehabilitation of the 125-year-old building at 213 Center Avenue transformed a vacant, blighted commercial property into a mixed-use, five-story icon in the heart of downtown Bay City. This adaptive, historical, reuse project reactivated and beautified 49,476 square feet of space by creating three commercial spaces on the ground floor, crafting 26 residential rental units on the remaining four stories, and restoring the exterior façade of the building to its original historic design.

MEDC investment: \$1,400,000 Community Revitalization Loan; \$1,000,000 Community Revitalization Program grant; \$1,561,866 Brownfield Tax Increment Financing

Private investment: \$10,723,004

Local investment: \$748,298 Brownfield Tax Increment Financing; \$1,761,375 Obsolete Property Rehabilitation Tax Capture

Jobs created: 44