

# BEFORE





# Wabash and Main redevelopment

## 2 East Main Street, Milan

### COMPLETED 2016

#### Project overview

The \$5.3 million Wabash and Main project reconstructed an entire block of historic downtown Milan, representing approximately 25 percent of the downtown area. This project went on to receive a 2017 Governor's Award for Historic Preservation from the State Historic Preservation Office (SHPO).

#### Project details:

Mostly vacant, functionally obsolete, and underutilized before the project, four adjacent buildings, built between 1845 and 1892, were restored. Original façades were rehabilitated, and the derelict interiors gutted to create 15 quality downtown lofts and more than 10,000 square feet of commercial space on the first floor. Careful attention was paid to repairing existing intricate brickwork and installing historically appropriate windows.

The project took more than five years of planning and one year of construction. The redevelopment has inspired additional investment in the area. Major work has been done by owners of 12 other downtown buildings and businesses. In addition, Milan has become a Select Michigan Main Street community, which will strengthen the business district and encourage additional historic preservation activities. This public/private partnership is a model for other rural communities who have difficult historic downtown rehabilitation projects across the state.

**Historic Preservation Tax Credit value:** \$700,000

**MEDC investment:** \$1.1 million Community Revitalization Program performance-based grant; \$252,000 Community Development Block Grant (CDBG)

**MSHDA investment:** \$1.6 million in CDBG for rental rehabilitation

**Private investment:** \$2.35 million

**Jobs created:** 25

