

BEFORE





Main Street Uptown

101 East Main Street, Bay City

COMPLETED 2020

Project overview

The Main Street Uptown Development LLC team redeveloped a former brownfield site into a three-story mixed-use building in downtown Bay City. This investment is approximately 58,000 square feet and features four commercial office spaces on the ground floor and 30 residential units on the remaining floors. Addressing approximately 1.09 acres of property located at 101 East Main Street, this project serves as a gateway development into Uptown Bay City.

In the hopes of providing housing stock to early career professionals, the development team has agreed to keep 50 percent of the residential units at an attainable rate (60–120 percent AMI). This type of housing stock is currently not offered in downtown or Uptown Bay City.

True to the original development proposal shared with the MEDC in 2011, the completion of the 101 Main Street project concludes phase one of the 40-acre redevelopment plan for downtown Bay City's riverfront edge property where the city has made major public infrastructure improvements including water main, storm sewer, sanitary sewer, lighting, streetscape, and roads. The development team plans to execute elements of phase two, including multi-story mixed-use developments, townhomes, and grocery amenities on the north end of the site.

MEDC investment: \$750,000 Michigan Community Revitalization Program

Private investment: \$7,700,000

Local investment: \$36,000,000