



REDEVELOPMENT SERVICES TEAM

Recapture your community's vibrancy.

Small and large alike, Michigan's communities are rich with sites ripe for redevelopment. You might be thinking about new possibilities for vacant land, superfluous parking lots, former industrial sites, historic buildings or even vacancies along busy commercial streets.

Bringing these properties back to life can be full of challenges, but the right plan will help you meet multiple goals, from increased tax revenue to a better quality of life. How can communities be confident in their path forward? Enter the Michigan Economic Development Corporation (MEDC) Redevelopment Services Team (RSTeam).

Get redevelopment right the first time.

The RSTeam is the next frontier of Redevelopment Ready Communities® (RRC). Upon RRC certification, communities gain the expertise of our staff focused on a proactive approach to priority Redevelopment Ready Sites (RRSites).

The team uses **four focus areas** to engage your certified RRC:

1. High-quality, in-depth technical assistance

The RSTeam can help you one-on-one with community planning, organizing and consensus building, building design and construction, urban design, historic preservation, project management, redevelopment finance, incentives and more.

Service delivery: Expert assistance in all facets of project redevelopment and tailored solutions to eliminate barriers or add marketability to your priority sites. See No. 4, "Predevelopment assistance," for more details.

2. Developer relationship-building and matchmaking

The MEDC knows that many community development deals emerge organically through personal and community connections. Building on years of experience delivering on community development projects, the RSTeam can empower emerging developers from within your community, or help connect you with known, successful developers in Michigan and beyond.

Service delivery: Developer matchmaking

3. RRSites marketing and promotion

You can look to our RSTeam for assistance selecting and marketing priority RRSites. We'll take three to five priority sites to focus on and develop promotional materials and property information packages. Our RSTeam will get the word out using tools ranging from launching web content to attending local, state and national conferences.

Service delivery: Site promotion via Zoom Prospector

4. Predevelopment assistance

Redevelopment requires significant due diligence, and a predevelopment investigation can provide a better understanding of the potential challenges. After an introduction to the property or project, our RSTeam generally begins within two weeks. Turnaround times usually range from one to three months, though timing can vary significantly based on a project's needs.

Service delivery: Predevelopment assistance funding is available for professional consulting services on a first-come, first-served basis. Professional services may include:

- Architectural and engineering services
- Site design
- Financial analysis
- Market demand analysis
- Environmental assessments and testing
- Site surveys and appraisals
- Development of RFQ, RFP or other site marketing documents
- Other expenses, as approved by RRC

Let's add redevelopment to your community's success story.

Your community has unique needs and goals, and we want to help you in a way that addresses both. Reach out to the RSTeam to start working with our experienced and passionate team members today.



Jen Tucker

Director, Regions 1, 9, 10
906.201.4367
tuckerj6@michigan.org



Dan Leonard

Director, Regions 2, 3, 4
989.387.4467
leonardd6@michigan.org



Nate Scramlin

Director, Regions 5, 6, 7, 8
517.862.7742
scramlinn@michigan.org



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION