



REQUEST FOR PROPOSALS: FORMER WYANDOTTE THEATRE LOT

2958 1st Street, Wyandotte, MI 48192
[Google Maps Overhead](#)

COMMUNITY OVERVIEW

The City of Wyandotte is often described as the 'Heart of Downriver.' A waterfront community, Wyandotte is rich in history and is known for its distinctive architecture, charming downtown district and variety of cultural offerings. The City of Wyandotte prides itself on our community. We offer excellent schools, quality public services, safe neighborhoods, a charming downtown business district, a scenic waterfront and work together for continued development and historic preservation in our city. The City of Wyandotte owns and operates its own power & water treatment plant, Wyandotte Municipal Services (WMS). WMS provides electric, water, cable, internet & phone services to its residents.

Available Properties



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QUICK FACTS

Address 2958 1st Street, Wyandotte, MI 48192

East of Biddle, North of Eureka

Immediate Area

26,390 square feet

.61 Acres

Parcel Dimensions

182 feet x 145 feet

Current Zoning

CBD – Central Business District

Master Plan Designation

Downtown

Owners

City of Wyandotte, 734-324-7298, jgruber@wyandottemi.gov

SITE OVERVIEW & EXISTING CONDITIONS

This site was once home of the Wyandotte Theatre building which was demolished in 2009. Since then, the City utilized this space for special events, the Wyandotte Farmer's Market and unique programs. This site presents an incredible redevelopment opportunity as it sits next to City of Wyandotte Municipal Parking Lot #11 and is surrounded by retail shopping, bars and restaurants.

COMMUNITY VISION AND DEVELOPMENT OBJECTIVES

The City of Wyandotte will consider a development proposal that utilizes the existing site alone or utilizes a larger footprint that incorporates the public parking lot and city-owned land adjacent to the site. The City's Strategic Plan emphasizes this block for street-level commercial and a mixed-use, low-mid-rise residential development. The purchaser is responsible for all work necessary to construct the desired project, including but not limited to the following: legal, architectural, environmental, engineering, infrastructure, utilities, public right-of-way improvements, legal descriptions and any other related work.

PROPERTY INFORMATION

Parcel ID: 57 011 07 0008 000

Legal description: 00531 THRU 533 LOTS 8 TO 10 INCL. ALSO E 1/2 OF LOT 11 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 70 T3S R11E, L57 OF DEEDS P5 WCR

FINANCIAL INCENTIVES

In addition to the current City of Wyandotte 2019 tax rate,

Homestead: 54.3226

Non-homestead: 72.3226

this property would be eligible for the following incentives:

Business Development Program: The MiBDP is an incentive program available from the Michigan Strategic Fund, in cooperation with the MEDC. More info:

<https://www.michiganbusiness.org/49c8d6/globalassets/documents/reports/fact-sheets/michiganbusinessdevelopmentprogram.pdf>

Community Revitalization Program: The focus of the MCRP is to encourage and promote structural renovations and redevelopment of brownfield and historic preservation sites located in traditional downtowns and high-impact corridors. MCRP provides gap financing in the form of performance-based grants, loans, or other economic assistance for eligible investment projects in Michigan. More info:

<https://www.michiganbusiness.org/49a841/globalassets/documents/reports/fact-sheets/communityrevitalizationprogram.pdf>

Neighborhood Enterprise Zone (NEZ): A tax incentive to encourage the development and rehabilitation of residential housing. The incentive should encourage existing property owners to utilize their non-street level space for residential use and should encourage the future development of high-density mixed-use projects, or the addition of floors to existing buildings.

<https://cms6.revize.com/revize/wyandottemi/Departments/Engineering/NEZSummaryDowntownArea.pdf>

New Market Tax Credits: The New Market Tax Credit Program (NMTTC Program) aims to break this cycle of disinvestment by attracting the private investment necessary to reinvigorate struggling local economies. More info: <https://nmtccoalition.org/how-the-new-markets-tax-credit-works/>

Brownfield: The Brownfield Program uses tax increment financing (TIF) to reimburse brownfield related costs incurred while redeveloping contaminated, functionally obsolete, blighted or contaminated, functionally obsolete, blighted or historic properties. The TIFA/EDC/Brownfield Authority manages this program locally in

Available Properties

Wyandotte. More info: <https://www.michiganbusiness.org/49c3a7/globalassets/documents/reports/fact-sheets/brownfieldredevelopmentauthoritypa381.pdf>

Downtown Development Authority: The City of Wyandotte DDA offers grants to new businesses moving to the district. More info:

http://www.wyandotte.net/document_center/Departments/DDA/New%20Business/DDA_DowntownGrantProgram.pdf

When projects are eligible for these incentives, The City of Wyandotte will partner with the Michigan Economic Development Corporation (MEDC) to secure appropriate available incentives. Other MEDC incentives may be found at: <https://www.michiganbusiness.org/reports-data/transparency/?pc=83&cc=84>