



WYANDOTTE CITY HALL: CIVIC CENTER

Northeast Corner of Eureka Road and Third 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



QUICK FACTS

Address

Northeast Corner of Eureka Road and 3rd Street, Wyandotte, MI 48192

Area

22,000 square feet

.51 Acres

Parcel Dimensions

220 feet x 100 feet

Current Zoning

CBD – Central Business District

Master Plan

Downtown

Owners

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

SITE OVERVIEW & EXISTING CONDITIONS

Located at the northeast corner of Eureka Road and Third Street, this prominent development site offers an incredible opportunity to further establish Wyandotte's Civic Center as it sits next to the Benjamin F. Yack Arena Ice Rink and Convention Center and Wyandotte's City Hall. This site can be expanded to incorporate additional portions of the City-owned parking facilities for a total of 3.25 acres. This site is an ideal location for a small to mid-size hotel and a mixed-use retail, residential development.

PROPERTY INFORMATION

Parcel ID: 57 020 01 0001 002

Legal description: 810 811 812 W 430FT OF LOT 1 IRA J KREGER URBAN RENEWAL PLAT T3S R11E L90 P83 84 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>

PA 198 Industrial Facilities Exemption: Industrial property tax abatements provide incentives for eligible businesses to make new investments in Michigan. More info:

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

Obsolete Property Rehabilitation: The Obsolete Property Rehabilitation Act (OPRA) provides for a tax incentive to encourage the redevelopment of obsolete buildings. More info:

<https://www.michiganbusiness.org/4adbcd/globalassets/documents/reports/fact-sheets/obsoletepropertyrehabilitationact.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 (NMTCP) 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>

Michigan Transportation Economic Development Fund: The funds are available to state, county and city road agencies for immediate highway needs relating to a variety of development issues. More info: https://www.michigan.gov/mdot/0,4616,7-151-9621_17216_18230---,00.html

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>