

BUSINESS RESOURCES GUIDE



VAN BUREN
CHARTER TOWNSHIP

VAN BUREN TOWNSHIP
MICHIGAN, 48111



Business Resources and Grants

Here at the Van Buren Charter Township, we want to give our businesses all the help they need. Check out this guidebook to see what new and updated business resources and grants may be available. All questions about the resources and grants should be directed to the entity that is hosting them. Click on the links to be directed to find more information and contact numbers.

COVID-19 Recovery Resources for Michigan Businesses

- Michigan Business Recovery <https://www.michiganbusiness.org/covid19/>
- Going PRO Talent Fund https://www.michigan.gov/leo/0,5863,7-336-94422_95539_64365_64538-312972--,00.html

Regional Economic Development Resources

- [Michigan Economic Development Corporation](#) (MEDC)
- [Wayne County Economic Development](#) (WCED)

Small Business Resources

- Michigan Small Business Development Center (SBDC) www.sbdcmichigan.org
- Small Business Administration (SBA) www.sba.gov
- Michigan Business Resources – Small Business Support www.michiganbusiness.org

Employment Help

- Southeast Michigan Community Alliance (SEMCA) www.SEMCA.org
- Michigan Department of Labor and Economic Opportunity www.michigan.gov/leo/
- Michigan Reconnect <https://www.michigan.gov/reconnect>
- Futures for Frontliners <https://www.michigan.gov/frontliners>
- Skills to Work Michigan <https://www.michigan.gov/skillstowork>
- Going PRO in Michigan <https://www.going-pro.com/>

Chamber Organizations

- Belleville Area Chamber of Commerce www.bellevilleareachamber.org
- Southern Wayne County Regional Chamber (SWCRC) www.swcrc.com

Explore various incentives and resources available to help your company grow in the Van Buren Township and in the State of Michigan. Also learn about the Detroit Regional Aerotropolis Corporation and the resources that may be available.

Industrial Facility Tax (IFT) Abatement

To encourage greater industrial development and spur manufacturing opportunities for developers, business owners, and laborers, Van Buren Township offers tax incentives for development involving industrial-based businesses. These incentives can be applied in the expansion of pre-existing facilities, renovation of aging facilities, and constructing of new facilities, per PA 198 of 1974. The Industrial Facilities Exemption certificate can provide property tax abatement for a maximum of 12 years, based on the criteria determined by the Township. For more information on the Industrial Development District, please contact Assessor Jennifer Stamper at jstamper@vanburen-mi.org or view the application at [https://cms9files.revize.com/vanburentwp/Document_Center/Department/Assessing%20Office/Forms%20Applications/2023/PA%20198%20Packet%20\(REV%20Form%201012\)_2021.pdf](https://cms9files.revize.com/vanburentwp/Document_Center/Department/Assessing%20Office/Forms%20Applications/2023/PA%20198%20Packet%20(REV%20Form%201012)_2021.pdf)

Brownfield Tax Increment Financing

Brownfield Tax Increment Financing, through P.A. 381 of 1996, allows developers to receive reimbursement on environmental and non-environmental redevelopment activities. Brownfields are properties and or sites that are contaminated, blighted, and functionally obsolete or hold historic value. Reimbursement for costs associated with redeveloping brownfields occurs through the collection of incremental state and local taxes as the taxable value of the property increases through the revitalization process. To benefit from brownfield TIFs, developers will need to work with Van Buren Charter Township, as well and the Wayne County Brownfield Redevelopment Authority <https://www.waynecounty.com/county/brownfields.aspx> to produce a work plan for state review (Michigan Strategic Fund for non-environmental activities, Michigan Department of Environmental Quality for environmental activities).

To learn more about the Brownfield Program, initial evaluations, and work plan development, please contact the Director of Municipal Services Ron Akers at rakers@vanburen-mi.org

Detroit Region Aerotropolis

The Aerotropolis is the premiere location for Greenfield expansion in Southeast Michigan, offering 6,000 acres of development-ready land centered in a world-class network of transportation infrastructure. As a designated Next Michigan Development Corporation, the Detroit Region Aerotropolis is empowered to approve a suite of economic development incentives to enable corporate investment. <https://www.detroitaero.org/who-we-are/the-aerotropolis-advantage/>

Other Incentive Opportunities

In addition to the options listed above, the Township is always looking at new and existing tools to support economic development. Other opportunities may include public infrastructure assistance, partnership opportunities, and other creative options. With that in mind, please reach out to Dan Power, Building, Planning, & Economic Development Director at dpower@vanburen-mi.org to discuss your project, what assistance you need, and to discuss how the Township can be a partner in making your project happen.

State Incentives

The State of Michigan offers a number of incentives, including the Michigan Business Development Program, community revitalization programs, and business-to-business procurement services to name a few, to help attract companies to relocate and grow within our state.

Tax Abatement Programs

- PA 146, the [Obsolete Property Rehabilitation Act Exemption \(OPRA\)](#) provides property tax exemptions for rehabilitated commercial housing properties. Properties must meet eligibility requirements and be located in an OPRA District as defined by Van Buren Charter Township. The State Tax Commission (STC) is responsible for final approval and issuance of OPRA certificates.
- [PA 198 property tax abatements](#) were created by the State of Michigan to provide a stimulus in the form of significant tax incentives to industries that renovate and expand aging plants, build new plants, and promote establishment of research and development laboratories.
- Property tax abatement is an incentive provided primarily to build new plants in Michigan or renovate and expand aging assembly, manufacturing, and research plants. The incentive comes in the form of abated property taxes. The value of the project added will produce 50% of the taxes for a set period of time and then resume to the full tax value at the end of the abatement period.
- [Public Act 328](#) allows eligible businesses to abate personal property taxes on new investments in Van Buren Charter Township. Eligible projects include manufacturing, mining, research and development, wholesale trade, and office operations.
- In 2014, the legislature finalized revisions to the Michigan Personal Property Tax (PPT) reform. Under this revised package, the small “essential services assessment” (ESA) that manufacturers pay to cover their costs associated with local government police, fire, ambulance, and jail services will now be a flat, statewide rate that is fixed and requires only one form and payment to be submitted to the state.
- [The Michigan Business Development Program](#) is a new incentive program available to eligible businesses that create qualified new jobs and/or make qualified new investment in Michigan. This is a new incentive program available from the [Michigan Strategic Fund \(MSF\)](#) in cooperation with the [Michigan Economic Development Corporation \(MEDC\)](#). The program is designed to provide grants, loans, and other economic assistance to businesses for highly competitive projects in Michigan that create jobs and/or provide investment.

Energy Programs

The [Michigan Saves Business Energy Financing Program](#) has negotiated hassle-free, fast financing for energy improvement enhancements up to \$150,000 for as low as 5.9% for up to 5 years. As a special incentive for businesses in the food industry, Michigan Saves offers a 1.99% rate for a limited time, and if you cut your building's energy consumption by 20%, you'll receive a \$2,000 rebate.