



Local City of Ypsilanti Incentives

The City of Ypsilanti offers a series of incentives to businesses, residents, and investors, and we can also assist in helping applicants receive incentives from county, state, and federal government agencies. Locally Initiated tax exemption programs include:

Brownfield Incentives

Brownfield incentives, including Brownfield tax increment financing (TIF), require approval from the City Council, but they are processed through the Washtenaw County Brownfield Redevelopment Authority.

Commercial Rehabilitation Exemption Certificate

Tax abatement to owners of certain rehabilitated commercial facilities in designated districts by freezing its pre-rehabilitated taxable value for 1-10 years.

Downtown Development Authority (DDA)

Façade Improvement Grants, Building Rehabilitation Programs, Property Search, and Redevelopment Liquor Licenses.

Washtenaw County Gap Manufacturing Fund

Established to assist small businesses that cannot obtain conventional financing due to lack of capital, no credit, and insufficient collateral. Loans are up to \$50,000 and have an interest rate that can be fixed as low as 0%.

Historic Preservation Tax Credits

Tax credit opportunities for owners to protect and restore historic landscapes.

A combination of Federal and State programs, up to a 25% tax credit can be earned

Tax Abatement

Please see the City of Ypsilanti's website for information on how to apply for a tax abatement.

HUBZone

Stimulates economic development and creates jobs in urban and rural communities by providing Federal contracting preferences to small businesses.

Industrial Facilities Act Tax Exemption

Replaces the property tax on industrial and high-technology developments, expansions, and rehabilitation efforts with an Industrial Facilities Tax (IFT).



Michigan Pre-Seed Capital Fund Micro Loan Program

Start-up companies in need of capital funds between \$10,000 and \$50,000 may qualify for pre-seed capital funds. This is for companies that are pre-commercialization (pre-revenue and have not yet raised private equity) but have a business plan and an early prototype. Assistance in developing a business plan or prototype is available through SBTDC.

New Market Tax Credits

Taxpayers may receive credit against federal income tax for making qualified equity investments in a CDE. The credits provide about 10 - 20% equity money to the project proposed and are to be used over a seven-year credit allowance period.

Obsolete Property Rehabilitation Act

Promotes redeveloping contaminated, blighted, or functionally obsolete commercial and commercial housing properties.

Personal Property Tax Certificate

PA 328 allows a tax exemption to spur investment in the Industrial Development District, Brownfield Redevelopment District, Local Development Financing District/Smart Zone, or the Downtown Development District.

Pure Michigan Asset-Based Economic Development

The Michigan Economic Development Corporation has a pool of \$175 million available to qualified firms growing in or relocating to Michigan. The pool is split into three funds: 1- \$100 million for attraction and economic gardening, 2- \$25 million for business acceleration, and 3- \$25 million to support the film and digital media industry.

Youth Mental Health Mini-Grant

To support youth-serving 501c3 organizations already serving City of Ypsilanti youth (ages 3 - 22) for programs, initiatives, or services that directly support the mental health of Ypsilanti's young people. The application opens July 1st each year, and all applications must be received no later than September 30th.



Area Specific Incentives

The following resources are available to all businesses and building owners in any of the three DDA districts of Ypsilanti.

Rehabilitation and Building Facade Grant

Business or property owners in the DDA District have grant opportunities for building rehabilitation and/or facade improvement projects. This is a reimbursement grant, and the DDA will match up to 50% of the total project cost.

Solar Rebate Grants

This program will help cover 50% of your solar installation up to \$10,000.

Bike Racks, Street Benches, Trash Receptacle Grants

The applicant will be responsible for a portion of the requested items, with the Ypsilanti Downtown Development Authority covering the remainder of the purchase and installation cost. The items cost \$350 per bench, \$450 per trash receptacle, \$100 per cigarette butt recycling receptacle, and \$75 per bike rack. Requests can be processed once payment is received for the partner's request.

Redevelopment Liquor License

The State of Michigan approved the creation of Redevelopment Liquor Licenses through PA 501 of 2006. This act allows local governments to issue new liquor licenses above their allotted quota to encourage economic development in approved development areas. Redevelopment Liquor Licenses are available for \$20,000, provided certain investment thresholds and performance criteria are met.

Marketing and Promotions Sponsorships

The YDDA wants to help with efforts to promote all of the DDA districts as a place to Live, Work, and Play. To do so, we offer to support organizations planning programs that enable one or all of the distinct DDA districts with Marketing and promotions assistance.