The Original
Before Re-Development
Process started in 2010
4 separate buildings owned by 1 separate owner.
Developer and City Administrator started looking at what to do
8 Storefronts (6 were vacant)
Apartments (4 occupied)
Vacant/blighted space above
The Partners

PROJECT PARTNERS

Pure Michigan®
Michigan Economic Development Corporation

University Bank

Kincaid Henry
Building Group, Inc.

Kraemer Design Group

Develop Michigan

Capital City Fund
Title Services, LLC

Dudley Ventures

MSHDA
Michigan State Housing Development Authority

SHP-O
State Historic Preservation Office

TRI-TERRA

Revitalize LLC

WWW.EASTMAINMILAN.COM
DEVELOPER: WABASH & MAIN LLC
The Process

- **Five Years Passed!**
  - Construction started in 2015

- **Buildings became worse**
  - Blighted

- **Public Perception**
  - outrage and disappointment

- **High Priority for City and Developer**
Barriers & Challenges

- Community perception
  - Lack of community pride
  - Rumors
  - Disappointment
  - Changed once construction started

- Financing

- Economy

- Construction
  - Took historical block and made it one with contemporary amenities
  - 4 separate buildings now function as one
Completion & Beyond

- Future Tax Revenue
- 15 high end rental units that are both affordable and rent controlled
  - Granite Countertops, historically preserved, modern amenities
- Recruiting tool
- Main Street application process
  - Timeliness
- Build off of momentum
  - Branding process
  - Tolan Square – created a sense of place!
Completion & Beyond

- Example for other downtown owners and businesses
- Other project inquiries
- Other project completions
End Product