



A beautiful view...of life  
City of Bay City



*Uptown*  
BAY CITY, MICHIGAN





# HISTORY

- Over 100 years as manufacturing/industrial site
  - Formerly occupied Industrial Brownhoist
    - Built cranes – Panama Canal
  - Bay Aggregate – Specialize in aggregate product
- City began working to move Bay Aggregate from the site in 2000
  - Acquisition of property
  - Development of 425 agreement with Bangor Township
- City Purchased the Uptown property - January 2002
  - Relocate Bay Aggregate from the site to its new location
  - Total cost - \$17.8 million

# INCENTIVES

An aerial photograph of a waterfront development. The foreground shows a body of water with a pier and several boats. In the middle ground, there are several large, modern, multi-story buildings with light-colored facades and many windows. Some buildings have flat roofs, while others have more traditional gabled roofs. There are parking lots with cars and some green spaces with trees. In the background, more buildings and a church with a tall steeple are visible under a clear blue sky.

- Brownfield Tax Increment Financing-Act 381
  - \$14.3 million infrastructure improvements
- MBT Tax Credits - \$8.7 Million
- Net Proceeds (\$3.1 million) – infrastructure
- No General Fund Dollars Spent



# INCENTIVES CONT...

- Grants/Loans - \$3.4 million since 2012
  - EPA Multi-Purpose – remediation of riverfront
  - EPA Revolving Loan Fund – remediation of site
  - EGLE Loan- demolition of existing foundations
    - EGLE Loan to be paid with Tax Increment Revenue
  - EGLE Grant – remediation of site
- Bonding Authorization - Brownfield Redevelopment Authority
  - Not to Exceed \$23 Million
  - To date – Approximately \$17 million bonded





## Game Changer Impact

- 43 Acre Brownfield Site
- \$150 million capital investment over next 20 years
  - Phase I- \$100 million investment
  - To Date - over 1,000 jobs
- New customers for local businesses
- New utility customers to the City
- Largest development for the City



# HISTORIC INDUSTRIAL BROWNHOIST CIRCA 1950'S





# BAY CITY RIVERFRONT SITE BEFORE



VACANT SINCE 2002



# UPTOWN BAY CITY: SUMMER 2018



REIMAGINED & BROUGHT TO LIFE IN 2014



# UPTOWN BAY CITY

## DEVELOPMENT HIGHLIGHTS:

- NEW REGIONAL DESTINATION
- PUBLIC PLAZA/FOUNTAIN
- DAY DOCKS
- SNOW MELT SIDEWALKS
- ½ MILE RIVERWALK
- SOLD OUT RESIDENTIAL
- SOLD OUT RETAIL
- SOLD OUT COMMERCIAL
- THRIVING PUBLIC EVENT LOCATION
- NEW URBANIST MASTER PLANNED DEVELOPMENT







# Uptown

BAY CITY, MICHIGAN



SAGINAW STREET

FUTURE DEVELOPMENT

1

2

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

WATER STREET

FUTURE DEVELOPMENT

EAST MAIN STREET

FUTURE DEVELOPMENT

24

COLUMBUS AVENUE

GARFIELD AVENUE

23

Galleria at Uptown Place (1st Floor)

Fountain Terrace

3

4

5

6

7

8

11

13

15

16

18

20

22

12

14

17

19

21

9

UPTOWN DRIVE



## PHASE 1 DEVELOPMENT MAP

Riverwalk & Plaza to Downtown





FORTUNE 50 COMPANY WITH 400 EMPLOYEES ON SITE



# CHEMICAL BANK / 9 EAST MAIN BUILDING



MIXED USE: INC. 20 SOLD OUT CONDOMINIUMS



# CHEMICAL BANK / 9 EAST MAIN BUILDING





# REAL SEAFOOD COMPANY



REGIONAL WATERFRONT DINING DESTINATION



# COURTYARD BY MARRIOTT



100 BED HOTEL WITH EXCELLENT OCCUPANCY RATES



# UPTOWN PLACE



PROFESSIONAL OFFICE BUILDING WITH SOLD OUT  
FIRST FLOOR RETAIL



# UPTOWN PLACE: COMMERCIAL & RETAIL





# THE BROWNSTONES AT UPTOWN



21 – ONE AND TWO BEDROOM UNITS. FULLY LEASED



# MCLAREN BAY REGION





# UPTOWN BAY CITY: COMMUNITY EVENTS



SPECIAL EVENTS



# UPTOWN BAY CITY: COMMUNITY EVENTS



SUMMER CONCERT SERIES



# UPTOWN BAY CITY: COMMUNITY EVENTS



FIREWORKS VIEWING



# UPTOWN BAY CITY: COMMUNITY EVENTS



CAR SHOWS



# UPTOWN BAY CITY: COMMUNITY EVENTS



NATIONAL NIGHT OUT



# UPTOWN BAY CITY: COMMUNITY EVENTS



AUTUMN MARKET

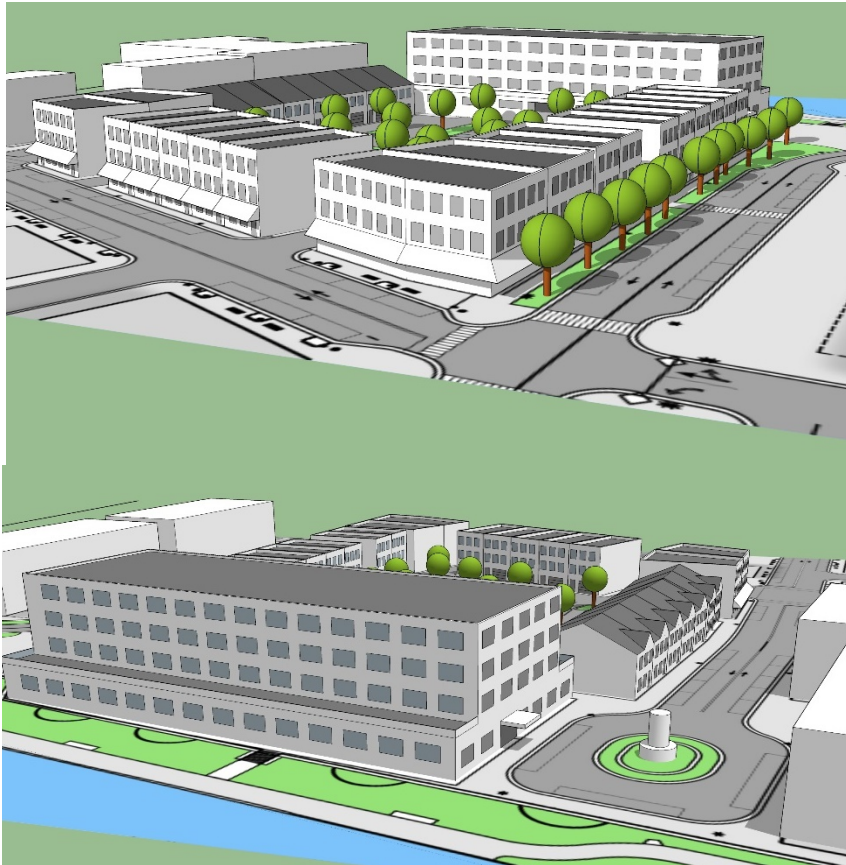


# FUTURE REGIONAL IMPACT - PLANNED UPTOWN EXPANSION



## Phase 2 Comprises:

- 200,000 SF | Commercial
- 530,000 SF | Residential







# Uptown

BAY CITY, MICHIGAN

## Summary

This development is like nothing else in our City.

It began with blighted, dilapidated buildings and has become a connection to our Downtown with a vibrant urban, walkable space.

This master planned new urbanist inspired development was designed with all the ingredients for success, world class commercial office space, urban living options, retail, hospitality and regional destination restaurants and has brought many of the vital components of job creation and residential living back to the urban core of Bay City.