

CERTIFIED BUSINESS PARKS

The Certified Business Park (CBP) Program is a revamp of the Certified Industrial Park (CIP) Program as defined in the Local Development Finance Authority (LDFA) Act, P.A. 282 of 1986, amended by P.A. 248 of 2000. The Michigan Economic Developers Association (MEDA) and the Michigan Economic Development Corporation (MEDC) administer the program. They have adopted a set of standards for qualified developments.

Any municipality/owner/developer can prepare a park based on the CBP standards. There is no minimum acreage requirement. For purposes of certification, conforming zoning uses would include all activities typical for a business/industrial park setting with the exception of residential and retail. The local zoning ordinance or protective covenants will define those uses allowed. However, eligible property as defined for tax increment financing within an LDFA (see Section 2(p) of P.A. 248 of 2000) may differ.

Industrial park developers and communities use this identification as a marketing tool. MEDA builds and maintains Web pages for each individual park in the program based on the information that the parks provide. Prospective clients can take occupancy without delay. Eligible developments must have a set of protective covenants in place that address:

- Compatible zoning uses allowed (as noted above)

- Type and style of building, building materials
- Landscaping
- Parking
- Screened outdoor storage
- Location of loading docks
- Setback specifications
- Sign control
- Continuous management of park by municipality, major property owners within park or developer of park

This is a voluntary program and currently includes 60 parks throughout the state.

Any development that meets the above qualifications is eligible for certification. All parks certified are reviewed every three years by a certified review team to ensure that the guidelines and requirements are being maintained.

For applications, please contact MEDA at Post Office Box 15096, Lansing, Michigan 48901-5096; or call 517.241.0011; or fax to 517.241.0089; or log on to cbp.medaweb.org; or email cjorae@medaweb.org. The new certification application fee is \$400 (\$250 annual fee + \$150 one time processing fee). The recertification process requires a \$250 annual fee along with completing a recertification application and inspection every three years.