



**177. E. Main Street
P.O. Box 429
Marcellus, MI 49067-0429
Phone: (269)-646-5485
Fax:(269)-646-0065
Website: villageofmarcellus.org**

**Village of Marcellus
Development Incentives Policy
Effective Date: 12/04/2025**

I. Policy Statement

The Village of Marcellus recognizes the roles of high-quality development, housing, and skilled employment in community wealth building. As such, the Village is committed to the promotion and support of development projects that enhance the overall quality of life for its citizens and the sustainable expansion of the local economy. Accordingly, consideration for incentives is viewed as a privilege, not as a property right, for developers committed to the betterment of the Marcellus community. This policy establishes minimum requirements and a uniform set of standards and procedures to be used when considering a request for an economic development incentive.

II. Minimum Requirements for Development Incentives

- A. The Village will consider development incentives for eligible projects which require a development incentive to succeed and align with at least one of this policy's goals:
 - 1. Retain and/or increase the number and diversity of high-quality jobs and businesses, which offer attractive wages and benefits
 - 2. Significantly redevelop blighted and or underutilized properties, especially those where the Village's historic character is enhanced
 - 3. Expand the availability of mixed-use developments with high-quality multi-household residential units
 - 4. Redevelop a Priority Redevelopment Site within the village
- B. Developers may request the Village Council to reduce or waive Village permitting, review, and water/sewer connection fees associated with development, provided that:
 - 1. The project aligns with the Village's current policy goals identified in the above Section II item A
 - 2. Applicants agree to redirect the reduced/waived fees to necessary pre-development work to ensure the success of the project
 - 3. The applicant has not received a fee waiver or reduction for a project in the 12 months preceding the request
- C. Incentives Include:
 - 1. Expedited review process
 - 2. Infrastructure advantages with water, sewer, and storm sewer connections to the storm drains.
 - 3. Resource connections, DDA grants, MEDC Grant Assistance, Downtown Development Business District, Planning Commission and Village Council.
 - 4. Working with Market 1 Economic and Community Development in Marcellus and in Cass County Economic Development to seek all available federal, state and county grants to assist with Marcellus's economic development efforts. Continue to work closely with local State of Michigan for business assistance.
 - 5. Promote property reinvestment. Subject to future funding, or possibly MEDC Grant Assistance.
- D. Application
 - 1. Applicants shall submit an application packet to the Village Clerk's office for all projects for which a development incentive is sought from the Village of Marcellus. Applications are available online at www.villageofmarcellus.org or in-person at the Marcellus Village Hall. Incomplete application packets will not be accepted.

Note: The Marcellus Village Council has final approval of all Incentives.
Council Approved: 09/09/2025 Planning Commission Approved 12/03/2025



Internal Use Only – Date Received: _____

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VILLAGE OF MARCELLUS DEVELOPMENT INCENTIVE APPLICATION

To be considered for an economic development incentive within the Village of Marcellus, applicants must return a completed application form and required attachments to the Village offices. If found to be eligible for an incentive, applicants must appear at a Village Council public meeting to present the project and receive questions from Council members. If approved, applicants must abide by all requirements outlined in the Village's Development Incentives Policy. For assistance in completing this application, or for any related questions, please contact the Village Clerk.

APPLICATION MUST BE COMPLETE - INCOMPLETE APPLICATIONS NOT ACCEPTED

1. CONTACT INFORMATION

Project Information			
Applicant (Business):			
Project Contact Name:		Mailing Address:	
City/Village:	Twp.:	County:	Zip Code:
Phone:		Fax:	

2. PROJECT LOCATION

Address:		Property Code:	
City/Village:	Township:	County:	Zip Code:
Between:		And:	

3. TYPE INCENTIVE REQUESTED:

Local Incentives (available to Downtown Enterprise Zone only):

- Permit Fee Reduction/Waiver Storm Drain Connection Fee Reduction/Waiver
 Water Connection Fee Reduction/Waiver Sewer Connection Fee Reduction/Waiver

4. PROJECT DESCRIPTION

Include a description of the business, including the type of business, products/services manufactured or provided, size of the proposed structure, and proposed activity of the project site. Attach additional materials and plans as necessary.

5. ESTIMATED PROJECT COSTS

1. Land Improvements: \$ _____ Description: _____
 2. Building improvements: _____ sq. ft. \$ _____ Description: _____
 3. Machinery & Equipment: \$ _____ Description: _____
 4. Furniture & Fixtures: \$ _____ Description: _____
 5. Total Cost of Project: \$ _____

6. ESTIMATED PROJECT TIMELINE (IF APPLICABLE)

Building: _____
Start Date: _____
Completion Date: _____

Equipment Installation:
Start Date: _____
Completion Date: _____

7. WORKFORCE IMPACT

1. How many employees are currently employed by the applicant within the Village?
_____ Full Time and _____ Part Time
 2. How many new employees are estimated after project completion?
_____ Full Time and _____ Part Time
 3. How many of the new employees are estimated to be filled by Marcellus residents?
_____ Full Time and _____ Part Time
 4. Upon project completion, how many of the new positions will be:
Management/Professional: _____ Wage Level \$ _____ per _____
Skilled: _____ Wage Level \$ _____ per _____
Semi-Skilled: _____ Wage Level \$ _____ per _____
Un-Skilled: _____ Wage Level \$ _____ per _____
Average of All Positions: _____ Wage Level \$ _____ per _____

8. ATTACHMENTS

- Additional Description for Part 4
 - Project Proforma and Applicable Project Financials

9. SIGNATURE OF APPLICANT

Name: _____

Signature: _____ Date: _____