



April 28, 2022

Honorable Detroit City Council
City of Detroit
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Re: Public Act 381 of 1996 Report for Tax Year 2020

Honorable Council Members:

Pursuant to Section 16(3) of Michigan Public Act 381 of 1996, as amended, the Detroit Brownfield Redevelopment Authority ("DBRA") hereby submits, for receipt and file, a summary of the Financial Reports on the Activities of the Authority for all brownfield plans that received capture in tax year 2020.

The enclosed report lists Brownfield Plans that the DBRA received tax increment revenue capture for tax year 2020. Total tax capture from 62 brownfield plans from all taxing authorities for the 2020 tax year is \$6,781,940. The total capital investment reported to date for the 62 brownfield plans is \$1,711,441,914. Also submitted is a supplemental document to provide detailed notes about the report.

If you have any questions, please contact me at jkanalos@deg.org.

Respectfully,

Jennifer Kanalos
Authorized Agent

Distribution:

Honorable City Council of the City of Detroit, c/o the City Clerk via eScribe

cc: City Clerk
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DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

Tax Year 2020 Annual Report

	Brownfield Plan Name	TAX INCREMENT REVENUES RECEIVED (1)									
		Initial Taxable Value	Captured Taxable Value	Total Local Tax Capture Approved	Total School Tax Capture Approved	Cumulative Tax Increment Revenue Received	Amount of State Education Tax Capture Received	Amount of School Operating Tax Capture Received	Amount of Local Tax Capture Received	Amount of Local Intermediate School District (ISD) Tax Capture Received	Amount of Total Tax Capture Received
1	1001 Woodward	\$2,953,297	\$6,089,355	\$1,473,192	\$4,174,458	\$1,073,021	\$65,226	\$80,747	\$0	\$33,162	\$179,135
2	10108 W. Seven Mile Road	\$30,181	\$185,771	\$311,697	\$192,006	\$106,116	\$1,114	\$2,596	\$6,659	\$1,015	\$11,384
3	220 West Congress	\$228,427	\$15,549	\$0	\$988,415	\$703	\$93	\$202	\$54	\$85	\$434
4	3100 Woodward	\$58,587	\$11,563,676	\$3,518,866	\$4,271,753	\$1,398,337	\$83,833	\$193,371	\$66,339	\$10,109	\$353,652
5	3408 Woodward	\$46,095	\$338,274	\$224,116	\$127,730	\$184,980	\$2,030	\$6,089	\$12,129	\$1,848	\$22,096
6	3750 and 3800 Woodward	\$165,000	\$6,093,248	\$30,373,292	\$27,958,362	\$645,173	\$30,065	\$88,044	\$140,852	\$21,465	\$280,426
7	4830 Cass Avenue	\$103,824	\$2,496,683	\$265,051	\$164,947	\$137,160	\$0	\$0	\$6,473	\$972	\$7,445
8	711 West Alexandrine	\$5,512	\$1,133,406	\$0	\$346,280	\$211,191	\$6,800	\$20,401	\$4,080	\$622	\$31,903
9	751 Griswold	\$826,904	\$308,858	\$0	\$386,639	\$16,216	\$1,853	\$2,391	\$1,588	\$1,509	\$7,341
10	Ashley	\$210,499	\$2,050,406	\$0	\$482,075	\$281,125	\$12,302	\$36,395	\$0	\$279	\$48,976
11	Auto Body One	\$448,006	\$163,310	\$143,549	\$32,976	\$67,794	\$0	\$0	\$6,206	\$926	\$7,132
12	Bellview/Uniroyal	\$1,198,127	\$89,978	\$87,752,794	\$45,331,136	\$64,103	\$540	\$1,450	\$3,226	\$491	\$5,707
13	Broderick Tower	\$459,577	\$4,713,314	\$209,643	\$2,920,160	\$767,643	\$29,739	\$83,194	\$0	\$905	\$113,838
14	Albert Kahn Building	\$1,342,128	\$1,133,406	\$1,818,605	\$1,153,370	\$229,538	\$21,084	\$63,252	\$126,001	\$19,201	\$229,538
15	Ashton Redevelopment	\$1,942,400	\$177,868	\$3,827,492	\$4,640,417	\$18,347	\$1,809	\$4,078	\$10,812	\$1,648	\$18,347
16	*Argonaut Building	\$151,250	\$395,200	\$3,712,143	\$7,487,857	\$284,807	\$4,742	\$0	\$1,156	\$2,192	\$8,090
17	Brush Park A&B	\$0	\$18,107,123	\$10,294,512	\$6,471,319	\$1,167,853	\$69,499	\$147,359	\$291,517	\$44,919	\$553,294
18	Cardinal Health	\$562,977	\$5,889,739	\$7,211,221	\$4,444,218	\$1,159,605	\$35,338	\$54,230	\$108,024	\$16,462	\$214,054
19	Casamira	\$144,043	\$957,921	\$445,345	\$415,130	\$73,985	\$5,747	\$17,209	\$1,463	\$223	\$24,642
20	**City Club Apartments	\$743,628	\$14,128	\$4,118,324		\$107	\$0	\$0	\$30	\$77	\$107
21	Canfield Lofts	\$36,999	\$268,742	\$912,142	\$238,108	\$132,005	\$1,728	\$5,042	\$9,783	\$1,461	\$18,014
22	607 Shelby	\$609,600	\$1,166,655	\$26,645	\$395,830	\$80,502	\$12,732	\$36,444	\$0	\$475	\$49,651
23	Comprehensive Logistics	\$1,250,000	\$4,397,108	\$625,204	\$374,796	\$894,750	\$26,368	\$40,199	\$80,162	\$12,216	\$158,945
24	**Corktown Lofts	\$272,312	\$1,690,973	\$13,850,114		\$69,871	\$0	\$0	\$60,631	\$9,240	\$69,871
25	Detroit Pistons Headquarters and Practice Facility Campus Project	\$25,931	\$10,672,700	\$9,220,475	\$8,685,578	\$390,580	\$64,036	\$184,899	\$122,914	\$18,731	\$390,580
26	Du Charme Place	\$131,614	\$9,659,848	\$2,059,653	\$2,745,193	\$811,862	\$57,959	\$173,515	\$1,435	\$218	\$233,127
27	East Jefferson Neighborhood	\$735,699	\$568,812	\$234,192	\$379,911	\$300,281	\$743	\$2,228	\$20,397	\$2,218	\$25,586
28	El Moore Greens	\$31,653	\$874,890	\$507,568	\$326,992	\$77,510	\$5,249	\$15,448	\$2,374	\$361	\$23,432
29	Forest Arms	\$477,250	\$2,019,672	\$195,484	\$113,484	\$106,269	\$6,095	\$18,286	\$435	\$66	\$24,882
30	***Garfield Area	\$331,055	\$1,723,931	\$3,182,896		\$546,710	\$7,110	\$19,156	\$40,623	\$8,342	\$75,231
31	Grand River and Six Mile Road	\$74,265	\$544,802	\$673,044	\$244,558	\$128,982	\$4,266	\$8,808	\$19,268	\$2,977	\$35,319
32	Green Garage	\$141,983	\$183,243	\$15,500	\$9,500	\$31,054	\$0	\$0	\$2,963	\$451	\$3,414
33	Harbortown Riverside Apartments	\$157,629	\$6,649,732	\$2,475,717	\$1,528,014	\$2,093,409	\$39,898	\$119,695	\$238,432	\$36,336	\$434,361
34	Herman Kiefer Health Complex	\$157,624	160,494	\$48,843,234	\$29,305,940	\$5,867	\$487	\$1,355	\$2,908	\$443	\$5,193
35	I-94 Industrial Park	\$592,092	14,649,053	\$3,154,548	\$5,146,893	\$1,717,474	\$50,710	\$103,290	\$211,999	\$39,230	\$405,229
36	**Lafayette Towers	\$3,004,869	7,255,114	\$512,570		\$2,248	\$0	\$0	\$865	\$132	\$997
37	640 Temple	\$0	4,341,777	\$1,406,979	\$4,422,720	\$411,517	\$26,051	\$78,148	\$28,274	\$23,724	\$156,197
38	40 Hague	\$559,200	176	\$462,999	\$268,907	\$11	\$1	\$3	\$6	\$1	\$11
39	Eastwood Senior Leasing	\$99,900	3,199,943	\$3,033,442	\$26,018	\$181,885	\$12,324	\$36,974	\$114,736	\$17,485	\$181,519
40	Mack Alter North	\$52,657	326,851	\$583,758	\$173,917	\$148,625	\$2,529	\$6,084	\$12,457	\$1,849	\$22,919
41	Mack Alter South	\$182,850	1,183,574	\$697,562	\$427,538	\$485,587	\$0	\$0	\$42,438	\$6,467	\$48,905
42	Mack Athletic Complex	\$1,350	124,665	\$629,524	\$384,209	\$48,065	\$748	\$1,543	\$4,469	\$681	\$7,441
43	Mexicantown	\$15,400	25,405	\$833,918	\$489,762	\$566,206	\$0	\$0	\$911	\$138	\$1,049
44	Morgan Waterfront Estates	\$1,184	10,745,830	\$9,515,668	\$1,488,170	\$1,388,810	\$0	\$0	\$200,603	\$30,583	\$231,186
45	NDC #1-Jefferson Village	\$199,423	1,854,977	\$2,218,844	\$1,314,347	\$799,793	\$14,007	\$24,993	\$58,259	\$8,729	\$105,988
46	Oakman Woodrow Wilson	\$902,467	\$2,020,814	\$5,289,380	\$1,816,648	\$456,893	\$13,781	\$6,314	\$67,043	\$7,250	\$94,388
47	Orleans Landing	\$0	\$9,405,923	\$4,850,408	\$3,662,852	\$1,372,188	\$49,738	\$149,213	\$70,119	\$10,686	\$279,756
48	Queen Lillian 1	\$0	\$3,020,303	\$494,592	\$168,415	\$1,028,193	\$0	\$0	\$108,295	\$16,504	\$124,799

DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

Tax Year 2020 Annual Report



		TAX INCREMENT REVENUES RECEIVED (1)									
	Brownfield Plan Name	Initial Taxable Value	Captured Taxable Value	Total Local Tax Capture Approved	Total School Tax Capture Approved	Cumulative Tax Increment Revenue Received	Amount of State Education Tax Capture Received	Amount of School Operating Tax Capture Received	Amount of Local Tax Capture Received	Amount of Local Intermediate School District (ISD) Tax Capture Received	Amount of Total Tax Capture Received
	1 1001 Woodward	\$2,953,297	\$6,089,355	\$1,473,192	\$4,174,458	\$1,073,021	\$65,226	\$80,747	\$0	\$33,162	\$179,135
	49 Redford High School	\$0	\$8,503,591	\$4,045,860	\$2,522,665	\$2,729,057	\$0	\$0	\$306,703	\$44,666	\$351,369
	50 Seven Mile & Gratiot	\$752,360	1,399,974	\$423,455	\$261,270	\$538,538	\$0	\$0	\$49,847	\$7,610	\$57,457
	51 South University Village	\$0	\$2,994,143	\$10,211,046	\$2,727,670	\$1,445,415	\$20,943	\$52,165	\$106,095	\$16,296	\$195,499
	52 St. Charles School	\$105,100	2,311,233	\$778,116	\$151,253	\$235,372	\$12,289	\$35,221	\$73,436	\$11,190	\$132,136
	53 Standard Federal	\$18,132	128,604	\$152,145	\$89,355	\$92,273	\$771	\$2,315	\$4,612	\$702	\$8,400
	54 Third and Grand	\$0	10,834,740	\$8,370,552	\$6,749,664	\$438,795	\$65,008	\$195,025	\$4,931	\$751	\$265,715
	55 Union at Midtown	\$40,700	3,049	\$878,004	\$385,627	\$447	\$18	\$55	\$109	\$16	\$198
	56 West Grand Boulevard	\$36,422	86,782	\$488,519	\$113,895	\$8,423	\$155	\$906	\$68	\$35	\$1,164
	57 Wolverine Packing Company Brownfield Redevelopment Plan	\$0	186,443	\$1,710,603	\$1,123,225	\$153,371	\$1,118	\$3,356	\$6,685	\$1,019	\$12,178
	58 Woodward Millennium	\$470,150	5,390,072	\$1,267,010	\$596,240	\$1,020,728	\$0	\$0	\$105,970	\$16,213	\$122,183
	59 Wurlitzer Hotel	\$82,500	5,390,072	\$136,054	\$1,654,765	\$123,765	\$12,202	\$31,557	\$0	\$2,377	\$46,136
	60 Former Free Press Building	680,000	222,705	\$0	\$7,989,347	\$24,325	\$2,208	\$6,598	\$1,365	\$2,032	\$12,203
	61 Tiger Stadium	\$0	5,612,777	\$4,346,920	\$1,736,421	\$290,596	\$38,509	\$101,744	\$78,133	\$11,905	\$230,291
	62 511 Woodward	\$0	680,100	\$72,414	\$1,491,728	\$21,480	\$4,081	\$12,205	\$1,477	\$3,717	\$21,480
	TOTALS			\$305,086,600	\$203,720,673	\$29,287,536	\$925,676	\$2,273,792	\$3,048,839	\$533,633	\$6,781,940

DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

Tax Year 2020 Annual Report



DBRA

BROWNFIELD REDEVELOPMENT AUTHORITY

		PURPOSE OF TAX INCREMENT REVENUES (2)								
	Brownfield Plan Name	Amount of State Tax Capture to be Reimbursed	Amount of Local Tax Capture to be Reimbursed	Amount of Local Administrative Fees to be Reimbursed	Amount of Local Only Tax Capture to be Reimbursed	Amount of State Brownfield Fund to be Reimbursed	Amount of Local Brownfield Revolving Fund to be Reimbursed	(EGLE) Amount of Environmental Tax Capture to be Reimbursed	(MSF) Amt of Non-Environmental Tax Capture to be Reimbursed	Total Eligible Activity Reimbursement to Developer
1	1001 Woodward	\$145,973	\$26,295	\$6,867	\$0			\$0	\$172,268	\$172,268
2	10108 W. Seven Mile Road	\$3,711	\$6,364	\$1,309	\$0			\$4,711	\$5,364	\$10,075
3	220 West Congress	\$248	\$89	\$50	\$0	\$47		\$0	\$337	\$337
4	3100 Woodward	\$277,204	\$35,778	\$40,670	\$0			\$0	\$312,982	\$312,982
5	3408 Woodward	\$8,119	\$11,436	\$2,541	\$0			\$0	\$19,555	\$19,555
6	3750 and 3800 Woodward	\$118,109	\$130,068	\$32,249	\$0			\$0	\$248,177	\$248,177
7	4830 Cass Avenue	\$0	\$6,594	\$851	\$0			\$0	\$6,594	\$6,594
8	711 West Alexandrine	\$23,801	\$1,097	\$3,605	\$0	\$3,400		\$151	\$24,747	\$24,898
9	751 Griswold	\$3,318	\$2,253	\$844	\$0	\$926		\$0	\$5,571	\$5,571
10	Ashley	\$42,546	\$0	\$279	\$0	\$6,151		\$0	\$42,546	\$42,546
11	Auto Body One	\$0	\$6,356	\$776	\$0			\$6,356	\$0	\$6,356
12	Bellview/Uniroyal	\$1,990	\$3,498	\$219	\$0			\$82	\$5,406	\$5,488
13	Broderick Tower	\$112,933	\$0	\$905	\$0			\$0	\$112,933	\$112,933
14	Albert Kahn Building	\$73,794	\$118,805	\$26,397	\$0	\$10,542		\$279	\$192,320	\$192,599
15	Ashton Redevelopment	\$4,983	\$10,468	\$1,992	\$0	\$904		\$881	\$14,568	\$15,449
16	*Argonaut Building	\$0	\$0	\$1,535	\$0			\$0	\$0	\$0
17	Brush Park A&B	\$182,108	\$272,808	\$63,629	\$0	\$34,749		\$26,698	\$428,218	\$454,916
18	Cardinal Health	\$89,568	\$99,870	\$24,616	\$0			\$74,590	\$114,848	\$189,438
19	Casamira	\$20,082	\$0	\$1,686	\$0	\$2,874		\$921	\$19,162	\$20,083
20	**City Club Apartments	\$0	\$0	\$12	\$95			\$0	\$0	\$0
21	Canfield Lofts	\$6,769	\$9,272	\$1,973	\$0			\$0	\$16,041	\$16,041
22	607 Shelby	\$42,809	\$0	\$476	\$0	\$6,366		\$0	\$42,809	\$42,809
23	Comprehensive Logistics	\$53,383	\$74,100	\$18,278	\$0	\$13,184		\$3,374	\$124,109	\$127,483
24	**Corktown Lofts	\$0	\$0	\$8,035	\$61,836			\$0	\$0	\$0
25	Detroit Pistons Headquarters and Practice Facility Campus Project	\$216,917	\$96,729	\$44,916	\$0	\$32,018		\$33,714	\$279,931	\$313,645
26	Du Charme Place	\$202,494	\$0	\$1,654	\$0	\$28,979		\$2,198	\$200,296	\$202,494
27	East Jefferson Neighborhood	\$2,971	\$20,066	\$2,549	\$0			\$7,174	\$15,863	\$23,037
28	El Moore Greens	\$18,073	\$0	\$2,735	\$0	\$2,624		\$1,875	\$16,198	\$18,073
29	Forest Arms	\$24,381	\$0	\$501	\$0			\$0	\$24,381	\$24,381
30	***Garfield Area	\$26,266	\$40,314	\$8,651	\$0			\$0	\$49,314	\$49,314
31	Grand River and Six Mile Road	\$13,074	\$18,184	\$4,061	\$0			\$2,384	\$28,874	\$31,258
32	Green Garage	\$0	\$0	\$393	\$0		\$3,021	\$0	\$0	\$0
33	Harbortown Riverside Apartments	\$159,593	\$224,817	\$49,951	\$0			\$104,340	\$280,070	\$384,410
34	Herman Kiefer Health Complex	\$1,599	\$2,754	\$597	\$0	\$243		\$299	\$4,054	\$4,353
35	I-94 Industrial Park	\$154,000	\$205,210	\$46,019	\$0			\$18,049	\$341,161	\$359,210
36	**Lafayette Towers	\$0	\$0	\$114	\$883			\$0	\$0	\$0
37	640 Temple	\$91,173	\$34,037	\$17,962	\$0	\$13,025		\$18,791	\$106,419	\$125,210
38	40 Hague	\$3	\$7	\$1	\$0			\$3	\$7	\$10
39	Eastwood Senior Leasing	\$43,136	\$108,184	\$24,037	\$0	\$6,162		\$90,458	\$60,862	\$151,320
40	Mack Alter North	\$8,613	\$11,833	\$2,473	\$0			\$6,272	\$14,174	\$20,446
41	Mack Alter South	\$0	\$43,281	\$5,624	\$0			\$0	\$43,281	\$43,281
42	Mack Athletic Complex	\$1,917	\$4,295	\$855	\$0	\$374		\$24	\$6,188	\$6,212
43	Mexicantown	\$0	\$0	\$120	\$0		\$929	\$0	\$0	\$0
44	Morgan Waterfront Estates	\$0	\$204,600	\$26,586	\$0			\$99,292	\$105,308	\$204,600
45	NDC #1-Jefferson Village	\$39,000	\$54,800	\$12,188	\$0			\$0	\$93,800	\$93,800
46	Oakman Woodrow Wilson	\$20,095	\$70,675	\$3,618	\$0			\$10,957	\$79,813	\$90,770
47	Orleans Landing	\$174,082	\$48,634	\$32,172	\$0	\$24,868		\$57,906	\$164,810	\$222,716
48	Queen Lillian 1	\$0	\$0	\$14,352	\$0		\$110,447	\$0	\$0	\$0



DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

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		PURPOSE OF TAX INCREMENT REVENUES (2)								
	Brownfield Plan Name	Amount of State Tax Capture to be Reimbursed	Amount of Local Tax Capture to be Reimbursed	Amount of Local Administrative Fees to be Reimbursed	Amount of Local Only Tax Capture to be Reimbursed	Amount of State Brownfield Fund to be Reimbursed	Amount of Local Brownfield Revolving Fund to be Reimbursed	(EGLE) Amount of Environmental Tax Capture to be Reimbursed	(MSF) Amt of Non-Environmental Tax Capture to be Reimbursed	Total Eligible Activity Reimbursement to Developer
1	1001 Woodward	\$145,973	\$26,295	\$6,867	\$0			\$0	\$172,268	\$172,268
49	Redford High School	\$0	\$0	\$40,407	\$0		\$310,962	\$0	\$0	\$0
50	Seven Mile & Gratiot	\$0	\$0	\$6,607	\$0		\$50,850	\$0	\$0	\$0
51	South University Village	\$73,108	\$114,928	\$7,463	\$0			\$0	\$188,036	\$188,036
52	St. Charles School	\$41,366	\$69,431	\$15,195	\$0	\$6,144		\$332	\$110,465	\$110,797
53	Standard Federal	\$3,086	\$4,348	\$966	\$0			\$0	\$7,434	\$7,434
54	Third and Grand	\$227,529	\$0	\$5,682	\$0	\$32,504		\$9,372	\$218,157	\$227,529
55	Union at Midtown	\$64	\$103	\$22	\$0	\$9		\$68	\$99	\$167
56	West Grand Boulevard	\$1,061	\$0	\$103	\$0			\$0	\$1,061	\$1,061
57	Wolverine Packing Company Brownfield Redevelopment Plan	\$3,915	\$6,303	\$1,401	\$0	\$559		\$2,533	\$7,685	\$10,218
58	Woodward Millennium	\$0	\$7,595	\$20,598	\$0		\$93,990	\$5,582	\$2,013	\$7,595
59	Wurlitzer Hotel	\$37,658	\$0	\$2,377	\$0	\$6,101		\$263	\$37,395	\$37,658
60	Former Free Press Building	\$8,806	\$1,994	\$1,403	\$0			\$0	\$10,800	\$10,800
61	Tiger Stadium	\$140,253	\$63,555	\$26,483	\$0			\$0	\$203,808	\$203,808
62	511 Woodward	\$14,246	\$2,724	\$2,470	\$0	\$2,040		\$0	\$16,970	\$16,970
		\$2,959,927	\$2,274,552	\$673,100	\$62,814	\$234,793	\$570,199	\$589,929	\$4,627,282	\$5,217,211



DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

Tax Year 2020 Annual Report

		BROWNFIELD PLAN METRICS (3)										
	Brownfield Plan Name	Project Status	Amount of Actual Capital Investment	Residential Units Constructed or Rehabilitated	Square Feet of Residential	Square Feet of Retail	Square Feet of Commercial	Square Feet of Industrial	Square Feet of Public Infrastructure	Linear feet of Public Infrastructure	New Permanent Jobs Created	Detroit Resident New Permanent Jobs Created
1	1001 Woodward	Construction Complete	\$28,103,645	0	0	20,233	260,120	0	260,500	0	33	
2	10108 W. Seven Mile Road	Construction Complete	\$1,395,000	0	0	9,180	0	0	0	0	8	8
3	220 West Congress	Construction Complete	\$8,500,000	0	0	5,433	0	0	4,650	275	1	1
4	3100 Woodward	Construction Complete	\$62,300,000	199	300,000	15,000	0	0	10,000	800	5	2
5	3408 Woodward	Construction Complete	\$3,000,000	0	0	0	32,000	0	0	0	24	13
6	3750 and 3800 Woodward	Construction Not Started	\$0	0	0	0	0	0	0	0	0	
7	4830 Cass Avenue	Construction Complete	\$10,500,000	0	81	6,000	0	0	0	0	0	
8	711 West Alexandrine	Construction Complete	\$5,465,236	36	35,513	1,835	0	0	8,000	0	0	
9	751 Griswold	Construction Complete	\$6,800,000	0	0	0	26,464	0	5,800	0	35	7
10	Ashley	Construction Complete	\$9,700,000	67	40,475	3,600	0	0	725	0	25	10
11	Auto Body One	Construction Complete	\$1,000,000	0	0	0	44,000	0	0	0	30	
12	Bellview/Uniroyal	Construction on hold	\$0	0	0	0	0	0	0	0	0	
13	Broderick Tower	Construction Complete	\$55,494,193	128	164,784	25,216	0	0	400	400	12	11
14	Albert Kahn Building	Under Construction	\$59,500,000	87	92,168	0	0	0	0	0	0	
15	Ashton Redevelopment	Under Construction	\$48,000,000	0	0	15,000	255,000	0	7,500	300	0	0
16	*Argonaut Building	Construction Complete	\$134,999,342	100	82,500	0	0	59,241	0	0	189	
17	Brush Park A&B	Under Construction	\$126,811,252	315	242,866	30,679	0	0	54,434	16,547	30	24
18	Cardinal Health	Construction Complete	\$30,000,000	0	0	0	0	275,000	0	0	97	24
19	Casamira	Construction Complete	\$9,863,760	44	35,509	0	0	0	1,016	0	2	2
20	**City Club Apartments	Construction Complete	\$111,802,742	288	210,637	11,291	0	0	111,129	0	12	5
21	Canfield Lofts	Construction Complete	\$8,500,000	0	0	4,500	59,500	0	0	0	10	1
22	607 Shelby	Construction Complete	\$3,040,000	0	0	6,400	36,400	0	0	0	101	50
23	Comprehensive Logistics	Construction Complete	\$18,610,192	0	0	0	0	365,000	0	0	293	
24	**Corktown Lofts	Construction Complete	\$53,511,225	32	46,000	0	73,000	0	163,336	351	0	0
25	Detroit Pistons Headquarters and Practice Facility Campus Project	Construction Complete	\$92,000,000	0	0	22,500	361,500	0	187,750	2,325	224	25
26	Du Charme Place	Construction Complete	\$53,350,000	185	188,583	0	0	0	12,500	1,200	5	2
27	East Jefferson Neighborhood	Construction Complete	\$50,000,000	152	88,030	4,500	38,187	0	0	0	158	93
28	El Moore Greens	Construction Complete	\$6,346,590	23	16,384	2,804	0	0	9,057	200	8	8
29	Forest Arms	Construction Complete	\$13,591	74	48,000	0	5,000	0	0	0	7	6
30	***Garfield Area	Under Construction	\$10,158,582	24	14,529	0	12,966	0	3,000	0	35	
31	Grand River and Six Mile Road	Construction Complete	\$3,100,000	0	0	18,000	18,000	0	0	0	32	30
32	Green Garage	Construction Complete	\$1,500,000	0	0	0	14,593	0	0	0	1	
33	Harbortown Riverside Apartments	Construction Complete	\$18,936,653	134	196,425	0	0	0	0	0	8	8
34	Herman Kiefer Health Complex	Under Construction	\$8,586,316	0	0	0	0	0	0	0	19	17
35	I-94 Industrial Park	Under Construction	\$3,552,300	0	0	0	0	0	0	0	0	
36	**Lafayette Towers	Construction Complete	\$0	584	0	0	0	0	0	0	0	
37	640 Temple	Under Construction	\$36,300,000	0	0	0	0	0	0	0	0	0
38	40 Hague	Construction Complete	\$8,356,670	48	37,000	0	0	0	9,195	1,170	1	1
39	Eastwood Senior Leasing	Under Construction	\$0	0	0	0	0	0	0	0	0	
40	Mack Alter North	Construction Complete	\$3,000,000	0	0	0	5,200	0	40,000	200	6	0
41	Mack Alter South	Construction Complete	\$10,000,000	0	0	60,000	0	0	160,000	500	150	0
42	Mack Athletic Complex	Construction Complete	\$2,000,000	0	0	0	57,000	0	22	380	3	2
43	Mexicantown	Construction Complete	\$13,400,000	0	0	21,200	18,000	0	20,510	1,750	97	
44	Morgan Waterfront Estates	Under Construction	\$39,342,694	83	0	0	0	0	0	0	10	8
45	NDC #1-Jefferson Village	Under Construction	\$486,299	0	0	109,763	0	0	0	0	87	
46	Oakman Woodrow Wilson	Under Construction	\$48,557,527	179	144,900	0	74,257	0	20,000	0	18	12
47	Orleans Landing	Construction Complete	\$65,020,174	278	0	10,500	0	0	60,920	0	6	5
48	Queen Lillian 1	Construction Complete	\$15,547,534	0	0	0	63,000	0	24,700	4,630	50	

DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

Tax Year 2020 Annual Report



		BROWNFIELD PLAN METRICS (3)										
	Brownfield Plan Name	Project Status	Amount of Actual Capital Investment	Residential Units Constructed or Rehabilitated	Square Feet of Residential	Square Feet of Retail	Square Feet of Commercial	Square Feet of Industrial	Square Feet of Public Infrastructure	Linear feet of Public Infrastructure	New Permanent Jobs Created	Detroit Resident New Permanent Jobs Created
1	1001 Woodward	Construction Complete	\$28,103,645	0	0	20,233	260,120	0	260,500	0	33	
49	Redford High School	Construction Complete	\$22,000,000	0	0	197,714	0	0	13,200	421	79	
50	Seven Mile & Gratiot	Construction Complete	\$5,900,000	0	0	50,000	0	0	0	0	70	
51	South University Village	Construction Complete	\$35,261,012	126	126,000	24,000	0	0	0	0	65	0
52	St. Charles School	Construction Complete	\$15,000,000	35	45,000	0	0	0	0	400	2	2
53	Standard Federal	Construction Complete	\$2,000,000	0	0	0	2,985	0	0	0	8	
54	Third and Grand	Construction Complete	\$62,593,014	231	186,000	17,425	0	0	122,846	300	5	5
55	Union at Midtown	Construction on hold	\$0	0	0	0	0	0	0	0	0	0
56	West Grand Boulevard	Construction Complete	\$0	0	0	0	0	0	0	0	0	
57	Wolverine Packing Company Brownfield Redevelopment Plan	Construction Complete	\$40,000,000	0	0	0	0	180,000	0	0	55	27
58	Woodward Millennium	Construction Complete	\$43,272,261	54	83,030	26,506	16,250	0	0	1,230	188	
59	Wurlitzer Hotel	Construction Complete	\$21,700,000	0	0	0	55,000	0	0	0	59	59
60	Former Free Press Building	Construction Complete	\$113,000,000	105	72,445	7,950	54,889	0	13,857	0	3	1
61	Tiger Stadium	Construction Complete	\$48,264,110	145	5,400	26,490	0	0	96,750	5,850	0	0
62	511 Woodward	Construction Complete	\$16,000,000	0	0	7,500	22,500	0	7,000	0	15	
			\$1,711,441,914	3,756	2,502,259	761,219	1,605,811	879,241	1,428,797	39,229	2,381	469



DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY (DBRA)

TAX YEAR 2020 MICHIGAN PUBLIC ACT 381 OF 1996 (ACT 381) REPORT NOTES

SECTION 1: TAX INCREMENT REVENUES RECEIVED

1. **Initial Taxable Value** means the taxable value of the property at the time of Brownfield Plan approval.
2. **Captured Taxable Value** means the current year taxable value minus the initial taxable value. This is the value that is the basis for the tax increment revenue calculation.
3. **Total Local Tax Capture Approved** means the amount of City Operating, Library, Wayne County, Huron Clinton Metro Parks, Regional Education Service Agency, and Wayne County Community College tax capture approved under the Brownfield Plan.
4. **Total School Tax Capture Approved** means the total amount of School Operating and State Education tax capture approved under the Brownfield Plan.
5. **Cumulative Tax Increment Revenue Capture to Date** is the amount that the DBRA has captured for the Brownfield Plan to date, including tax year 2020.
6. **Amount of State Education Tax Capture Received** means the amount of State Education tax capture received for tax year 2020.
7. **Amount of School Operating Tax Capture Received** means the amount of School Operating tax capture received for tax year 2020.
8. **Amount of Local Tax Capture Received** means the total amount of City Operating, Library, Wayne County, Huron Clinton Metro Parks, and Wayne County Community College tax capture received for tax year 2020.
9. **Amount of Local Intermediate School District Tax Capture Received** means the total amount of Regional Education Service Agency tax capture received for tax year 2019.
10. **Total Capture Received** means the total capture received for tax year 2020.

SECTION 2: PURPOSE OF TAX INCREMENT REVENUES

1. **Amount of State Tax Capture Reimbursed** is the amount of School Revenues (State Education Tax and School Operating Tax) to be reimbursed for tax year 2020.
2. **Amount of Local Tax Capture Reimbursed** is the amount of Local Tax Capture to be reimbursed for tax year 2020.



3. **Amount of Local Administrative Fees to be Reimbursed** is the amount of Local Tax Capture to be reimbursed for tax year 2020 or DBRA administrative fees to administer the DBRA program.
4. **Amount of Local Only Tax Capture to be Reimbursed:** is the amount of Local Tax Capture for Brownfield Plans that do not have State work plan approval.
5. **Amount of State Brownfield Redevelopment Fund:** the State Brownfield Redevelopment Fund is permissible under Act 381. Beginning in 2013, half of the State Education Tax for each Brownfield Plan approved thereafter, must be submitted to the State for implementation of its Brownfield Redevelopment Fund.
6. **Amount of Local Brownfield Revolving Fund to be Reimbursed:** the Local Brownfield Revolving Fund is permissible under Act 381. Upon full reimbursement to a developer for costs approved under a Brownfield Plan, the DBRA can capture revenue for the DBRA Local Brownfield Revolving Fund. This fund is used to provide loans and grants to developers for costs associated with correcting the Brownfield conditions of a site.
7. **EGLE Amount of Environmental Tax Capture to be Reimbursed** is the amount of tax capture reimbursed for environmental eligible costs under a Brownfield Plan such as Phase I and Phase II Environmental Assessments, and Remediation.
8. **MSG Amount of Non-Environmental Tax Capture to be Reimbursed** is the amount of tax capture reimbursed for non- environmental eligible costs under a Brownfield Plan such as Demolition, Public Infrastructure Improvements and Site Preparation.
9. **Total Eligible Activity Reimbursement to Developer** is the total amount of Environmental and Non-Environment eligible costs to be reimbursed to the developer for Tax Year 2020.

Please note that although the DBRA received tax increment revenues for all the brownfield plans listed for tax year 2020, the DBRA may not actively be reimbursing a project due to project costs not yet submitted to and certified by the DBRA.

SECTION 3: BROWNFIELD PLAN METRICS

1. **Project Status** is the status of the Brownfield Plan.
2. **Amount of Capital Investment** is the total amount invested.
3. **Residential Units Constructed or Rehabilitated** is the number of new residential units constructed or rehabilitated.
4. **Square Feet of Residential** is the new construction residential square footage.
5. **Square Feet of Retail** is the amount new retail square footage for both new construction and rehabilitation projects.
6. **Square Feet of Commercial** is the amount new commercial square footage for both new construction and rehabilitation projects.



7. **Square Feet of Industrial** is the amount new industrial square footage for both new construction and rehabilitation projects.
8. **Square Feet of Public Infrastructure** is the amount new public infrastructure square footage for both new construction and rehabilitation projects for infrastructure which can include sidewalks, alleys, streets, right-of-way landscaping, green storm water features, and parking decks.
9. **Linear Feet of Public Infrastructure** is the amount new public infrastructure linear footage for both new construction and rehabilitation projects for infrastructure which can include new street curbs, green stormwater features, traditional storm drains, sanitary sewers, and water mains.
10. **New Jobs Created** as a result of the project.
11. **New Permanent Detroit Jobs Created** as a result of the project.

Brownfield Plan Metrics Caveats:

1. The Brownfield Plan metrics are self-reported by the developer who completes a project information form and submits it to the DBRA with an affidavit certifying the information. Currently, the DBRA requires developers to submit project information for completed projects for which the DBRA is actively reimbursing prior to releasing tax increment revenue to the developer for that year.
2. Brownfield Plan metric reporting became a requirement in 2013 because of an amendment to Act 381 and as such, earlier Brownfield Plan information is not as robust as it is for Brownfield Plans completed after 2013. For example, with respect to earlier projects, in some cases the developers no longer own the property for which the project is located or project information such as the amount of linear feet of infrastructure is no longer available because the project was completed years ago. As more Brownfield Plans are completed, it is expected that the Act 381 reports for subsequent years will include more information from developers seeking tax increment financing reimbursement for projects completed under a Brownfield Plan.
3. The DBRA began capturing Detroit residency permanent jobs metric in 2018 for the tax year 2017 capture. This metric is obtained from the developer and submitted with an affidavit.