



MEMORANDUM

TO: See Distribution Below

FROM: Jennifer Kanalos

DATE: January 11, 2023

RE: Fiscal Year Ending 2022 Annual Reports for:
The City of Detroit Downtown Development Authority
The City of Detroit Eight Mile Woodward Corridor Improvement Authority
The City of Detroit Local Development Finance Authority

For receipt and file, attached please find the above referenced Annual Reports for fiscal year ending June 30, 2022.

Distribution:

Honorable Council of the City of Detroit, c/o the City Clerk via eScribe
Detroit Public Library Commissioners, c/o Commission President Franklin Jackson
Detroit Public Schools Community District Board of Education, c/o Board President Angelique Peterson-Mayberry
Huron Clinton Metropolitan Authority c/o Board of Commissioners Chair Jaye Quadrozzi
Michigan Senate, c/o the Senate Secretary Dan Oberlin via email
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Wayne County Regional Educational Service Agency Board of Education, c/o Board Chair Danielle Funderberg
Wayne County Community College Board of Trustees, c/o Board Trustee Chairperson Vernon C. Allen, Jr.
Malik Washington, Detroit City Council Liaison, Mayor's Office via email

Cc: Glen W. Long, Jr.
Rebecca A. Navin, Esq.

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov <small>Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2022. MCL 125.4911(2)</small>	Enter Municipality Name in this cell Downtown Development Authority	TIF Plan Name 1	For Fiscal Years ending in 2022
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Year AUTHORITY (not TIF plan) was created:	1976
Year TIF plan was created or last amended to extend its duration:	2017
Current TIF plan scheduled expiration date:	2051
Did TIF plan expire in FY22?	No
Year of first tax increment revenue capture:	1979
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	Yes
If yes, authorization for capturing school tax:	Catalyst Development Project
Year school tax capture is scheduled to expire:	2051

Revenue:	Tax Increment Revenue	\$ 52,070,055
	Property taxes - from DDA millage only	\$ 1,238,491
	Interest	\$ 190,967
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$ -
	Other income (grants, fees, donations, etc.)	\$ 817,955
	Total	\$ 54,317,468

Tax Increment Revenues Received	Revenue Captured	Millage Rate Captured
From counties	\$ 3,540,960	5.6347
From cities	\$ 18,194,336	28.9520
From townships	\$ -	
From villages	\$ -	
From libraries (if levied separately)	\$ 2,755,851	4.6307
From community colleges	\$ 2,034,717	3.2378
From regional authorities (type name in next cell)	\$ 131,261	0.2089
From regional authorities (type name in next cell)	\$ -	
From regional authorities (type name in next cell)	\$ -	
From local school districts-operating	\$ 9,877,660	16.8579
From local school districts-debt	\$ 8,169,607	13.0000
From intermediate school districts	\$ 3,356,891	5.4520
From State Education Tax (SET)	\$ 4,008,772	6.0000
From state share of IFT and other specific taxes (school taxes)	\$ -	
Total	\$ 52,070,055	

Expenditures	Bond Debt Service - Principal	\$ 8,864,137
	Bond Debt Service - Interest	\$ 18,548,588
	Bond Issue Costs & Trustee Fees	\$ 19,000
	Campus Martius/Lower Woodward	\$ 780,667
	Convention Facilities Public Imp	\$ 97,589
	Land Assemblage Program	\$ 2,717,472
	Ally	\$ 990,000
	Housing Office Retail	\$ 5,216,526
	M1 Rail	\$ 1,800,000
	Special Areas Maintenance	\$ 23,733
		\$ -
Transfers to other municipal fund (list fund name)	Stadium Repair Funds	\$ 681,033
Transfers to other municipal fund (list fund name)	LCA Bond Revenue Stabilization Fund	\$ 12,114,860
	Transfers to General Fund	\$ 750,000
	Total	\$ 52,603,605

Total outstanding non-bonded Indebtedness	Principal	\$ -
	Interest	\$ -
Total outstanding bonded Indebtedness	Principal	\$ 307,739,374
	Interest	\$ 256,578,403
	Total	\$ 564,317,777

Bond Reserve Fund Balance	\$ 24,052,334
Unencumbered Fund Balance	\$ 1,991,323
Encumbered Fund Balance	\$ 88,236,306

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan	
				TIF Revenue	
Ad valorem PRE Real	\$ 3,084,138	\$ -	\$ 3,084,138	67.1161000	\$206,995.31
Ad valorem non-PRE Real	\$ 712,957,152	\$ 214,088,466	\$ 498,868,686	83.9740000	\$41,891,999.04
Ad valorem industrial personal	\$ 304,500	\$ 41,270	\$ 263,230	61.1061000	\$16,084.96
Ad valorem commercial personal	\$ 160,298,428	\$ 47,061,160	\$ 113,237,268	71.9740000	\$8,150,139.13
Ad valorem utility personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem other personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$ 140,284	\$ -	\$ 140,284	44.9870000	\$6,310.96
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on commercial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$ 2,817,157	\$ -	\$ 2,817,157	83.9740000	\$236,567.94
Commercial Rehabilitation Act	\$ 27,015,453	\$ -	\$ 27,015,453	32.7210000	\$883,972.64
Neighborhood Enterprise Zone Act	\$ 10,425,671	\$ -	\$ 10,425,671	31.3261000	\$326,595.61
Obsolete Property Rehabilitation Act	\$ 62,070,804	\$ -	\$ 62,070,804	33.0896000	\$2,053,898.08
Eligible Tax Reverted Property (Land Bank Sale)	\$ 355,147	\$ -	\$ 355,147	0.0000000	\$0.00
Exempt (from all property tax) Real Property	\$ -	\$ -	\$ -	0.0000000	\$0.00
Total Captured Value	\$ 261,190,896	\$ -	\$ 718,277,838	Total TIF Revenue	\$53,772,563.66

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	Enter Municipality Name in this cell	TIF Plan Name	For Fiscal Years ending in
Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2022. MCL 125.4911(2)	Corridor Improvement Authority	Detroit Gateway Park Outlet Mall Tax Increment Financing Plan	2022

Year AUTHORITY (not TIF plan) was created: 2008
 Year TIF plan was created or last amended to extend its duration: 2011
 Current TIF plan scheduled expiration date: Until full reimbursement
 Did TIF plan expire in FY22? No
 Year of first tax increment revenue capture: 2012
 Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no? Yes
 If yes, authorization for capturing school tax: Qualified Development Area
 Year school tax capture is scheduled to expire: Until full reimbursement

Revenue:	Tax Increment Revenue	\$ 590,626
	Property taxes - from DDA millage only	\$ -
	Interest	\$ -
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$ -
	Other income (grants, fees, donations, etc.)	\$ -
	Total	\$ 590,626

Tax Increment Revenues Received	Revenue Captured	Millage Rate Captured
From counties	\$ 75,925	7.8031
From cities	\$ 194,140	19.9520
From townships	\$ -	
From villages	\$ -	
From libraries (if levied separately)	\$ 45,058	4.6307
From community colleges	\$ 31,505	3.2378
From regional authorities (type name in next cell) HCMA	\$ 2,032	0.2089
From regional authorities (type name in next cell)	\$ -	
From regional authorities (type name in next cell)	\$ -	
From local school districts-operating	\$ 130,536	16.8579
From local school districts-debt	\$ -	
From intermediate school districts	\$ 53,048	5.4520
From State Education Tax (SET)	\$ 58,382	6.0000
From state share of IFT and other specific taxes (school taxes)	\$ -	
Total	\$ 590,626	

Expenditures	TIF Reimbursements to Developer	\$ 521,559
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
Transfers to other municipal fund (list fund name)		\$ -
Transfers to other municipal fund (list fund name)		\$ -
	Transfers to General Fund	\$ 69,067
	Total	\$ 590,626

Total outstanding non-bonded Indebtedness	Principal	\$ -
	Interest	\$ -
Total outstanding bonded Indebtedness	Principal	\$ -
	Interest	\$ -
	Total	\$ -

Bond Reserve Fund Balance	\$ -
Unencumbered Fund Balance	\$ -
Encumbered Fund Balance	\$ -

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan	
				↓	TIF Revenue
Ad valorem PRE Real	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem non-PRE Real	\$ 9,037,316	\$ 2,090,336	\$ 6,946,980	64.1424000	\$445,595.97
Ad valorem industrial personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem commercial personal	\$ 2,900,900	\$ -	\$ 2,900,900	52.1424000	\$151,259.89
Ad valorem utility personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem other personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on commercial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Exempt (from all property tax) Real Property	\$ -	\$ -	\$ -	0.0000000	\$0.00
Total Captured Value	\$ 2,090,336	\$ 2,090,336	\$ 9,847,880	Total TIF Revenue	\$596,855.86

Send completed form to: Treas-StateSharePropTaxes@michigan.gov Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2022. MCL 125.4911(2)	Enter Municipality Name in this cell	TIF Plan Name Second Amended and Restated Jefferson Corner TIF Plan	For Fiscal Years ending in 2022
	Local Development Finance Authority		
	Year AUTHORITY (not TIF plan) was created:	1988	
	Year TIF plan was created or last amended to extend its duration:	1988	
	Current TIF plan scheduled expiration date:		
	Did TIF plan expire in FY22?	NO	
	Year of first tax increment revenue capture:	1990	
	Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	Yes	
	If yes, authorization for capturing school tax:	Eligible Obligation	
	Year school tax capture is scheduled to expire:	2022	

Revenue:	Tax Increment Revenue	\$ 1,617,195
	Property taxes - from DDA millage only	\$ -
	Interest	\$ -
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$ 3,169,838
	Other income (grants, fees, donations, etc.)	\$ -
	Total	\$ 4,787,033

Tax Increment Revenues Received		Revenue Captured	Millage Rate Captured
From counties		\$ 201,438	7.8031
From cities		\$ 515,064	19.9520
From townships		\$ -	
From villages		\$ -	
From libraries (if levied separately)		\$ 119,542	4.6307
From community colleges		\$ 83,584	3.2378
From regional authorities (type name in next cell)	HCMA	\$ 5,393	0.2089
From regional authorities (type name in next cell)		\$ -	
From regional authorities (type name in next cell)		\$ -	
From local school districts-operating		\$ -	16.8579
From local school districts-debt		\$ -	
From intermediate school districts		\$ 140,744	5.4520
From State Education Tax (SET)		\$ 144,744	6.0000
From state share of IFT and other specific taxes (school taxes)		\$ 406,685	
Total		\$ 1,617,194	

Expenditures	Reimbursement for Eligible Project Costs	\$	4,637,033
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
Transfers to other municipal fund (list fund name)		\$	-
Transfers to other municipal fund (list fund name)		\$	-
	Transfers to General Fund	\$	150,000

Total outstanding non-bonded indebtedness	Principal	\$	-
	Interest	\$	-
Total outstanding bonded indebtedness	Principal	\$	-
	Interest	\$	-
	Total	\$	-

Bond Reserve Fund Balance	\$ -
Unencumbered Fund Balance	\$ -
Encumbered Fund Balance	\$ -

CAPTURED VALUES				Overall Tax rates captured by TIF plan	
PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value		TIF Revenue
Valorem PRE Real	\$ -	- \$	-	0.000000	\$0.00
Valorem non-PRE Real	\$ 24,614,911	\$ 490,470	\$ 24,124,441	64.1424000	\$1,547,399.54
Valorem industrial personal	\$ 1,691,100	- \$	1,691,100	41.2845000	\$69,816.22
Valorem commercial personal	- \$	- \$	-	0.0000000	\$0.00
Valorem utility personal	- \$	- \$	-	0.0000000	\$0.00
Valorem other personal	- \$	- \$	-	0.0000000	\$0.00
New Facility real property, 0% SET exemption	- \$	- \$	-	0.0000000	\$0.00
New Facility real property, 50% SET exemption	- \$	- \$	-	0.0000000	\$0.00
New Facility real property, 100% SET exemption	- \$	- \$	-	0.0000000	\$0.00
New Facility personal property on industrial class land	- \$	- \$	-	0.0000000	\$0.00
New Facility personal property on commercial class land	- \$	- \$	-	0.0000000	\$0.00
New Facility personal property, all other	- \$	- \$	-	0.0000000	\$0.00
Commercial Facility Tax New Facility	- \$	- \$	-	0.0000000	\$0.00
Replacement Facility (frozen values)	- \$	- \$	-	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	- \$	- \$	-	0.0000000	\$0.00
Commercial Rehabilitation Act	- \$	- \$	-	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	- \$	- \$	-	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	- \$	- \$	-	0.0000000	\$0.00
Revolving Tax Reverted Property (Land Bank Sale)	- \$	- \$	-	0.0000000	\$0.00
Exempt (from all property tax) Real Property	\$ -	- \$	-	0.0000000	\$0.00
Total Captured Value	\$ 490,470	\$ 490,470	\$ 25,815,541	Total TIF Revenue	\$1,617,215.76