



April 26, 2023

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 2021

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 2021.

The enclosed report lists Brownfield Plans that the DBRA received tax increment revenue capture for tax year 2021. Total tax capture from 70 brownfield plans from all taxing authorities for the 2021 tax year is \$6,917,800. The total capital investment reported to date for the 70 brownfield plans is \$2,031,809,898. 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](mailto: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 2021 Annual Report

		TAX INCREMENT REVENUES RECEIVED (1)												
Project #	Brownfield Plan Name	Initial Taxable Value	Captured Taxable Value	Total School Tax Capture Approved	Total Local Tax Capture Approved	Cumulative School Tax Capture Received	Cumulative Local Tax Capture Received	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 Local Intermediate School District (ISD) Tax Capture Abated Received	Total Tax Capture Received
1	3100 Woodward	\$ 58,587	\$ 11,443,759	\$ 4,271,759	\$ 3,518,872	\$ 1,347,225	\$ 376,486	\$ 1,723,711	\$ 78,309	\$ 181,298	\$ 57,082	\$ 8,009	\$ 676	\$ 325,374
2	1001 Woodward	\$ 2,953,297	\$ 5,648,466	\$ 4,174,458	\$ 1,473,192	\$ 1,013,057	\$ 211,657	\$ 1,224,714	\$ 46,508	\$ 73,507	\$ -	\$ 31,678	\$ -	\$ 151,693
3	10108 W. Seven Mile Road	\$ 30,181	\$ 164,229	\$ 192,006	\$ 311,697	\$ 39,788	\$ 76,619	\$ 116,407	\$ 1,005	\$ 2,319	\$ 6,004	\$ 913	\$ -	\$ 10,241
4	2119 Field Street	\$ 66,400	\$ (23,388)	\$ 101,879	\$ 175,166	\$ 1	\$ 2	\$ 3	\$ 1	\$ -	\$ 2	\$ -	\$ -	\$ 3
5	220 West Congress	\$ 228,427	\$ 1,752,714	\$ 988,415	\$ -	\$ 39,128	\$ 323	\$ 39,451	\$ 10,156	\$ 28,458	\$ 38	\$ 96	\$ -	\$ 38,748
6	3408 Woodward	\$ 46,095	\$ 343,655	\$ 127,730	\$ 225,116	\$ 76,711	\$ 130,582	\$ 207,293	\$ 2,062	\$ 5,793	\$ 12,314	\$ 1,874	\$ -	\$ 22,043
7	3750 and 3800 Woodward	\$ 165,000	\$ 7,612,121	\$ 27,958,362	\$ 30,373,292	\$ 415,679	\$ 504,632	\$ 920,311	\$ 30,177	\$ 82,637	\$ 140,888	\$ 21,436	\$ -	\$ 275,138
8	40 Hague	\$ 559,200	\$ 599	\$ 268,907	\$ 462,999	\$ 18	\$ 31	\$ 49	\$ 4	\$ 10	\$ 21	\$ 3	\$ -	\$ 38
9	4830 Cass Avenue	\$ 103,824	\$ 2,531,994	\$ 164,947	\$ 265,051	\$ 83,312	\$ 62,529	\$ 145,841	\$ -	\$ -	\$ 6,477	\$ 2,008	\$ 196	\$ 8,681
10	511 Woodward	\$ -	\$ 419,900	\$ 1,491,728	\$ 72,414	\$ 25,848	\$ 8,394	\$ 34,242	\$ 2,519	\$ 7,043	\$ 910	\$ 2,289	\$ -	\$ 12,761
11	607 Shelby	\$ 609,600	\$ 1,077,392	\$ 395,830	\$ 26,645	\$ 105,046	\$ 1,719	\$ 106,765	\$ 7,025	\$ 18,822	\$ -	\$ 416	\$ -	\$ 26,263
12	640 Temple	\$ -	\$ 4,346,039	\$ 4,422,720	\$ 1,392,409	\$ 411,506	\$ 132,467	\$ 543,973	\$ 26,076	\$ 73,261	\$ 9,424	\$ 1,685	\$ 22,010	\$ 132,456
13	7.Liv	\$ 152,200	\$ 685,800	\$ 394,221	\$ 639,544	\$ 77	\$ 132	\$ 209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	711 West Alexandrine	\$ 5,512	\$ 1,147,444	\$ 344,992	\$ 212,365	\$ 209,700	\$ 32,430	\$ 242,130	\$ 6,887	\$ 19,350	\$ 4,082	\$ 26	\$ 594	\$ 30,939
15	751 Griswold	\$ 826,904	\$ 327,571	\$ 836,869	\$ 146,767	\$ 14,855	\$ 7,769	\$ 22,624	\$ 1,965	\$ 2,252	\$ 623	\$ 1,568	\$ -	\$ 6,408
16	Albert Kahn Building	\$ 1,342,128	\$ 1,247,822	\$ 1,153,370	\$ 1,818,605	\$ 112,859	\$ 196,717	\$ 309,576	\$ 7,487	\$ 21,036	\$ 44,712	\$ 4,895	\$ 1,908	\$ 80,038
17	Argonaut Building	\$ 151,250	\$ 207,250	\$ 7,487,857	\$ 3,712,143	\$ 129,236	\$ 174,843	\$ 304,079	\$ 4,300	\$ -	\$ 12,517	\$ 2,455	\$ -	\$ 19,272
18	Ashley	\$ 210,499	\$ 2,037,051	\$ 482,075	\$ -	\$ 326,230	\$ 1,511	\$ 327,741	\$ 12,223	\$ 34,340	\$ -	\$ 53	\$ -	\$ 46,616
19	Ashton Redevelopment	\$ 1,942,400	\$ 269,361	\$ 4,640,417	\$ 3,827,497	\$ 10,219	\$ 23,613	\$ 33,832	\$ 1,621	\$ 2,711	\$ 9,680	\$ 1,017	\$ 456	\$ 15,485
20	Auto Body One	\$ 448,006	\$ (200,188)	\$ 32,976	\$ 143,549	\$ 16,928	\$ 51,501	\$ 68,429	\$ -	\$ -	\$ 579	\$ 56	\$ -	\$ 635
21	Bellview/Uniroyal	\$ 1,198,127	\$ (233,320)	\$ 44,568,536	\$ 87,752,973	\$ 26,804	\$ 43,578	\$ 70,382	\$ 601	\$ 1,542	\$ 3,590	\$ 546	\$ -	\$ 6,279
22	Broderick Tower	\$ 459,577	\$ 4,675,306	\$ 2,920,160	\$ 238,144	\$ 870,356	\$ 7,092	\$ 877,448	\$ 29,966	\$ 78,933	\$ -	\$ 906	\$ -	\$ 109,805
23	Brush Park A&B	\$ -	\$ 28,773,269	\$ 6,471,319	\$ 10,294,512	\$ 841,022	\$ 1,117,512	\$ 1,958,534	\$ 118,566	\$ 254,387	\$ 362,160	\$ 37,819	\$ 17,749	\$ 790,681
24	Canfield Lofts	\$ 36,999	\$ 273,020	\$ 238,108	\$ 912,142	\$ 56,403	\$ 94,263	\$ 150,666	\$ 1,931	\$ 4,716	\$ 10,460	\$ 1,554	\$ -	\$ 18,661
25	Cardinal Health	\$ 562,977	\$ 5,993,389	\$ 4,444,218	\$ 7,211,221	\$ 573,956	\$ 801,516	\$ 1,375,472	\$ 36,059	\$ 52,134	\$ 110,814	\$ 955	\$ 15,905	\$ 215,867
26	Casamira	\$ 144,043	\$ 954,454	\$ 415,130	\$ 445,345	\$ 89,103	\$ 8,538	\$ 97,641	\$ 5,826	\$ 16,335	\$ 1,272	\$ 104	\$ 119	\$ 23,656
27	*City Club Apartments	\$ -	\$ 720,986,400	\$ -	\$ 4,118,324	\$ -	\$ 295	\$ 295	\$ -	\$ -	\$ 54	\$ 134	\$ -	\$ 188
28	Comprehensive Logistics	\$ 1,250,000	\$ 4,475,933	\$ 374,796	\$ 624,204	\$ 358,009	\$ 536,741	\$ 894,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29	Corktown Housing	\$ 16,426	\$ 133	\$ 429,253	\$ 62,333	\$ 3	\$ 6	\$ 9	\$ 1	\$ 2	\$ 4	\$ 1	\$ 1	\$ 9
30	*Corktown Lofts	\$ 272,312	\$ 1,733,890	\$ -	\$ 13,850,114	\$ -	\$ 141,453	\$ 141,453	\$ -	\$ -	\$ 62,429	\$ 9,153	\$ -	\$ 71,582
31	Detroit Pistons Headquarters and Practice Facility Campus Project	\$ 25,931	\$ 10,480,194	\$ 8,685,578	\$ 9,220,475	\$ 482,851	\$ 272,104	\$ 754,955	\$ 63,036	\$ 170,880	\$ 113,231	\$ 17,228	\$ -	\$ 364,375
32	Du Charme Place	\$ 131,614	\$ 9,796,505	\$ 2,719,199	\$ 2,040,152	\$ 1,030,756	\$ 6,406	\$ 1,037,162	\$ 58,779	\$ 164,786	\$ 1,506	\$ 229	\$ -	\$ 225,300
33	East Jefferson Neighborhood	\$ 735,699	\$ 38,763	\$ 234,182	\$ 379,911	\$ 51,293	\$ 274,557	\$ 325,850	\$ 755	\$ 2,121	\$ 20,466	\$ 686	\$ 1,541	\$ 25,569
34	Eastern Market Gateway	\$ 200,933	\$ (18,054)	\$ 30,320,000	\$ 10,266,307	\$ 150	\$ 271	\$ 421	\$ 39	\$ 111	\$ 235	\$ 36	\$ -	\$ 421
35	*Eastwood Senior Leasing	\$ 99,900	\$ 3,193,495	\$ 49,418	\$ 3,033,442	\$ 49,432	\$ 264,381	\$ 313,813	\$ -	\$ -	\$ 114,506	\$ 17,422	\$ -	\$ 131,928
36	El Moore Greens	\$ 31,653	\$ 877,681	\$ 326,992	\$ 507,568	\$ 88,547	\$ 14,034	\$ 102,581	\$ 5,319	\$ 14,646	\$ 2,384	\$ 146	\$ 216	\$ 22,711
37	Forest Arms	\$ 477,250	\$ 1,746,581	\$ 113,260	\$ 195,484	\$ 113,258	\$ 2,660	\$ 115,918	\$ 2,394	\$ 6,727	\$ 459	\$ 21	\$ 48	\$ 9,649
38	Former Free Press Building	\$ 1,000,000	\$ 71,582	\$ 7,989,347	\$ 998,123	\$ 25,666	\$ 8,681	\$ 34,347	\$ 2,349	\$ 4,689	\$ 849	\$ 1,338	\$ 797	\$ 10,022
39	**Garfield Area	\$ 331,055	\$ 2,415,920	\$ 6,786,862	\$ 5,831,405	\$ 241,689	\$ 457,531	\$ 699,220	\$ 14,352	\$ 39,412	\$ 85,697	\$ 13,049	\$ -	\$ 152,510
40	Godfrey Hotel	\$ 102,430	\$ 326,070	\$ 1,899,117	\$ 3,269,954	\$ 7,409	\$ 13,381	\$ 20,790	\$ 1,945	\$ 5,464	\$ 11,614	\$ 1,767	\$ -	\$ 20,790
41	Grand River and Six Mile Road	\$ 74,265	\$ 641,200	\$ 244,558	\$ 423,042	\$ 59,158	\$ 106,477	\$ 165,635	\$ 5,925	\$ 7,177	\$ 20,441	\$ 3,110	\$ -	\$ 36,653
42	Green Garage	\$ 141,983	\$ 189,224	\$ 9,500	\$ 15,500	\$ 10,154	\$ 21,908	\$ 32,062	\$ -	\$ -	\$ 875	\$ 75	\$ 58	\$ 1,008
43	Harbortown Riverside Apartments	\$ 157,629	\$ 6,747,116	\$ 1,530,134	\$ 2,475,597	\$ 923,304	\$ 1,603,190	\$ 2,526,494	\$ 40,521	\$ 113,747	\$ 241,997	\$ 36,820	\$ -	\$ 433,085
44	Herman Kiefer Health Complex	\$ 157,624	\$ 46,263	\$ 37,726	\$ 45,984,433	\$ 5,553	\$ 10,029	\$ 15,582	\$ 909	\$ 2,554	\$ 5,427	\$ 740	\$ 85	\$ 9,715
45	I-94 Industrial Park	\$ 592,092	\$ 20,834,908	\$ 3,154,559	\$ 5,146,912	\$ 908,392	\$ 1,432,384	\$ 2,340,776	\$ 88,681	\$ 149,889	\$ 327,886	\$ 21,827	\$ 35,019	\$ 623,302
46	*Lafayette Towers	\$ 3,004,869	\$ 7,360,604	\$ -	\$ 512,750	\$ -	\$ 3,602	\$ 3,602	\$ -	\$ -	\$ 1,196	\$ 158	\$ -	\$ 1,354
47	Mack Alter North	\$ 52,657	\$ 310,944	\$ 173,917	\$ 283,758	\$ 61,883	\$ 108,761	\$ 170,644	\$ 2,699	\$ 5,489	\$ 12,579	\$ 1,852	\$ -	\$ 22,619
48	Mack Alter South	\$ 182,850	\$ 1,175,734	\$ 427,538	\$ 697,562	\$ 116,327	\$ 420,290	\$ 536,617	\$ -	\$ -	\$ 44,401	\$ 6,629	\$ -	\$ 51,030

# Detroit Brownfield Redevelopment Authority

## Tax Year 2021 Annual Report

		TAX INCREMENT REVENUES RECEIVED (1)												
Project #	Brownfield Plan Name	Initial Taxable Value	Captured Taxable Value	Total School Tax Capture Approved	Total Local Tax Capture Approved	Cumulative School Tax Capture Received	Cumulative Local Tax Capture Received	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 Local Intermediate School District (ISD) Tax Capture Abated Received	Total Tax Capture Received
49	Mack Athletic Complex	\$ 1,350	\$ 123,342	\$ 384,209	\$ 629,524	\$ 18,970	\$ 36,403	\$ 55,373	\$ 748	\$ 1,412	\$ 4,468	\$ 680	\$ -	\$ 7,308
50	Marston and Morrow	\$ 141,000	\$ 516,443	\$ 37,830	\$ 4,673,816	\$ 15,027	\$ 27,142	\$ 42,169	\$ 3,944	\$ 11,083	\$ 23,558	\$ 3,584	\$ -	\$ 42,169
51	Mexicantown	\$ 15,400	\$ 61,489	\$ 489,762	\$ 833,918	\$ 179,857	\$ 391,860	\$ 571,717	\$ -	\$ -	\$ 4,985	\$ 526	\$ -	\$ 5,511
52	Morgan Waterfront Estates	\$ 1,184	\$ 11,483,742	\$ 1,488,170	\$ 9,515,668	\$ 183,576	\$ 1,463,017	\$ 1,646,593	\$ -	\$ -	\$ 223,742	\$ 23,337	\$ 10,704	\$ 257,783
53	NDC #1-Jefferson Village	\$ 199,423	\$ 1,823,299	\$ 1,314,347	\$ 2,218,844	\$ 327,654	\$ 573,843	\$ 901,497	\$ 13,464	\$ 22,645	\$ 56,123	\$ 9,472	\$ -	\$ 101,704
54	**Oakman Woodrow Wilson	\$ 902,467	\$ 1,088,450	\$ 1,816,648	\$ 3,204,927	\$ 143,978	\$ 394,803	\$ 538,781	\$ 14,627	\$ 11,877	\$ 49,985	\$ 2,584	\$ 2,815	\$ 81,888
55	Orleans Landing	\$ -	\$ 9,602,660	\$ 4,356,360	\$ 5,156,900	\$ 1,250,814	\$ 395,434	\$ 1,646,248	\$ 50,439	\$ 141,717	\$ 71,088	\$ 4,645	\$ 6,171	\$ 274,060
56	Queen Lillian I	\$ -	\$ 3,062,387	\$ 168,704	\$ 1,211,082	\$ 184,841	\$ 969,780	\$ 1,154,621	\$ -	\$ -	\$ 109,732	\$ 16,696	\$ -	\$ 126,428
57	Redford High School	\$ -	\$ 8,456,394	\$ 2,522,665	\$ 4,045,860	\$ 731,471	\$ 2,346,213	\$ 3,077,684	\$ -	\$ -	\$ 302,523	\$ 46,104	\$ -	\$ 348,627
58	Seven Mile & Gratiot	\$ 752,360	\$ 757,316	\$ 261,270	\$ 423,445	\$ 119,451	\$ 478,343	\$ 597,794	\$ -	\$ -	\$ 51,405	\$ 7,851	\$ -	\$ 59,256
59	SOMA	\$ 1,216,546	\$ 2,668,238	\$ 5,135,000	\$ 4,865,000	\$ 2,826	\$ 5,104	\$ 7,930	\$ 742	\$ 2,084	\$ 4,430	\$ 674	\$ -	\$ 7,930
60	South University Village	\$ -	\$ 3,015,013	\$ 2,727,670	\$ 4,822,400	\$ 589,746	\$ 1,055,540	\$ 1,645,286	\$ 23,318	\$ 50,903	\$ 108,035	\$ 17,615	\$ -	\$ 199,871
61	St. Charles School	\$ 105,100	\$ 2,311,233	\$ 151,709	\$ 780,460	\$ 84,402	\$ 150,970	\$ 235,372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
62	Standard Federal	\$ 18,132	\$ 130,658	\$ 89,355	\$ 152,145	\$ 35,012	\$ 62,640	\$ 97,652	\$ 784	\$ 2,201	\$ 4,682	\$ 712	\$ -	\$ 8,379
63	The Exchange	\$ 266,052	\$ 631,642	\$ 2,553,172	\$ 158,444	\$ 12,235	\$ 2,918	\$ 15,153	\$ 3,212	\$ 9,023	\$ -	\$ 2,918	\$ -	\$ 15,153
64	Third and Grand	\$ -	\$ 10,986,425	\$ 6,741,361	\$ 8,360,255	\$ 667,771	\$ 27,907	\$ 695,678	\$ 65,918	\$ 185,208	\$ 4,997	\$ 760	\$ -	\$ 256,883
65	Tiger Stadium	\$ -	\$ 10,176,512	\$ 1,736,421	\$ 1,158,579	\$ 297,831	\$ 254,128	\$ 551,959	\$ 44,075	\$ 91,476	\$ 109,198	\$ 11,234	\$ 5,380	\$ 261,363
66	Union at Midtown	\$ 40,700	\$ 3,661	\$ 6,875	\$ 806,634	\$ 248	\$ 434	\$ 682	\$ 22	\$ 62	\$ 131	\$ 20	\$ -	\$ 235
67	West Grand Boulevard	\$ 36,422	\$ 97,005	\$ 113,011	\$ 48,519	\$ 5,999	\$ 2,569	\$ 8,568	\$ 3	\$ -	\$ 123	\$ 19	\$ -	\$ 145
68	Wolverine Packing Company Brownfield Redevelopment Plan	\$ -	\$ 2,844,531	\$ 1,123,225	\$ 1,266,096	\$ 98,847	\$ 159,782	\$ 258,629	\$ 17,067	\$ 25,570	\$ 54,351	\$ 1,031	\$ 7,239	\$ 105,258
69	Woodward Millennium	\$ 470,150	\$ 5,927,470	\$ 596,240	\$ 1,267,010	\$ 297,274	\$ 855,346	\$ 1,152,620	\$ -	\$ -	\$ 114,405	\$ 11,485	\$ 6,002	\$ 131,892
70	Wurlitzer Hotel	\$ 82,500	\$ 3,678,120	\$ 1,646,357	\$ 135,362	\$ 162,553	\$ 5,568	\$ 168,121	\$ 12,344	\$ 29,633	\$ -	\$ 2,334	\$ 45	\$ 44,356
	Total:	\$ 25,589,191	\$ 954,352,825	\$ 219,955,286	\$ 321,323,898	\$ 16,779,284	\$ 19,425,342	\$ 36,204,626	\$ 969,685	\$ 2,233,472	\$ 3,159,846	\$ 419,063	\$ 135,734	\$ 6,917,800
	NOTES													
	Brownfield plans approved before 2013													
	Brownfield plans for which reimbursement is not active													
	*Local only plan-no Act 381 Work Plan approval													
	**Waiting for additional cost certifications and work plan approval													

Detroit Brownfield Redevelopment Authority  
Tax Year 2021 Annual Report

		PURPOSE OF TAX INCREMENT REVENUES (2)								
Project #	Brownfield Plan Name	Amount of State Tax Capture to be Reimbursed	Amount of Local Tax Capture to be Reimbursed	Amount of Local Tax Capture to be Reimbursed	Amount of Local Administrative Fees to be Reimbursed	Amount of Local Brownfield Revolving Fund to be Reimbursed	Amount of State Brownfield Fund to be Reimbursed	(EGLE) Amount of Environmental Tax Capture to be Reimbursed	(MSF) Amount of Non-Environmental Tax Capture to be Reimbursed	Total Eligible Activity Reimbursement to Developer
1	3100 Woodward	\$ 259,607	\$ 17,748	\$ -	\$ 48,019	\$ -	\$ -	\$ -	\$ 277,355	\$ 277,355
2	1001 Woodward	\$ 120,015	\$ 24,093	\$ -	\$ 7,585	\$ -	\$ -	\$ -	\$ 144,108	\$ 144,108
3	10108 W. Seven Mile Road	\$ 3,324	\$ 5,406	\$ -	\$ 1,511	\$ -	\$ -	\$ 4,082	\$ 4,648	\$ 8,730
4	2119 Field Street	\$ 1	\$ 1	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ 2	\$ 2
5	220 West Congress	\$ 33,536	\$ -	\$ -	\$ 134	\$ -	\$ 5,078	\$ 380	\$ 33,156	\$ 33,536
6	3408 Woodward	\$ 7,855	\$ 10,935	\$ -	\$ 3,253	\$ -	\$ -	\$ -	\$ 18,790	\$ 18,790
7	3750 and 3800 Woodward	\$ 112,814	\$ 121,719	\$ -	\$ 40,605	\$ -	\$ -	\$ -	\$ 234,533	\$ 234,533
8	40 Hague	\$ 11	\$ 19	\$ -	\$ 6	\$ -	\$ 2	\$ 7	\$ 23	\$ 30
9	4830 Cass Avenue	\$ -	\$ 7,580	\$ -	\$ 1,101	\$ -	\$ -	\$ -	\$ 7,580	\$ 7,580
10	511 Woodward	\$ 8,302	\$ 1,316	\$ -	\$ 1,883	\$ -	\$ 1,260	\$ -	\$ 9,618	\$ 9,618
11	607 Shelby	\$ 22,335	\$ -	\$ -	\$ 416	\$ -	\$ 3,512	\$ 598	\$ 21,737	\$ 22,335
12	640 Temple	\$ 86,300	\$ 13,570	\$ -	\$ 19,548	\$ -	\$ 13,038	\$ 14,988	\$ 84,882	\$ 99,870
13	7.Liv	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	711 West Alexandrine	\$ 22,793	\$ 137	\$ -	\$ 4,566	\$ -	\$ 3,443	\$ -	\$ 22,930	\$ 22,930
15	751 Griswold	\$ 3,235	\$ 1,245	\$ -	\$ 946	\$ -	\$ 982	\$ -	\$ 4,480	\$ 4,480
16	Albert Kahn Building	\$ 24,779	\$ 39,704	\$ -	\$ 11,812	\$ -	\$ 3,743	\$ 94	\$ 64,389	\$ 64,483
17	Argonaut Building	\$ 4,300	\$ 12,155	\$ -	\$ 2,817	\$ -	\$ -	\$ -	\$ 16,455	\$ 16,455
18	Ashley	\$ 40,452	\$ -	\$ -	\$ 53	\$ -	\$ 6,111	\$ -	\$ 40,452	\$ 40,452
19	Ashton Redevelopment	\$ 3,522	\$ 8,868	\$ -	\$ 2,285	\$ -	\$ 810	\$ 708	\$ 11,682	\$ 12,390
20	Auto Body One	\$ -	\$ 635	\$ -	\$ -	\$ -	\$ -	\$ 635	\$ -	\$ 635
21	Bellview/Uniroyal	\$ 2,143	\$ 3,822	\$ -	\$ 314	\$ -	\$ -	\$ 89	\$ 5,876	\$ 5,965
22	Broderick Tower	\$ 108,899	\$ -	\$ -	\$ 906	\$ -	\$ -	\$ -	\$ 108,899	\$ 108,899
23	Brush Park A&B	\$ 313,670	\$ 319,341	\$ -	\$ 98,387	\$ -	\$ 59,283	\$ 37,151	\$ 595,860	\$ 633,011
24	Canfield Lofts	\$ 6,647	\$ 9,403	\$ -	\$ 2,611	\$ -	\$ -	\$ -	\$ 16,050	\$ 16,050
25	Cardinal Health	\$ 88,192	\$ 95,817	\$ -	\$ 31,858	\$ -	\$ -	\$ 72,452	\$ 111,557	\$ 184,009
26	Casamira	\$ 19,248	\$ -		\$ 1,495		\$ 2,913	\$ 883	\$ 18,365	\$ 19,248
27	*City Club Apartments	\$ -	\$ -	\$ 160	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -
28	Comprehensive Logistics	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29	Corktown Housing	\$ 3	\$ 4	\$ -	\$ 1	\$ -	\$ 1	\$ 1	\$ 6	\$ 7
30	*Corktown Lofts	\$ -	\$ -	\$ 61,018	\$ 10,564	\$ -	\$ -	\$ -	\$ -	\$ -
31	Detroit Pistons Headquarters and Practice Facility Campus Project	\$ 202,398	\$ 76,684	\$ -	\$ 53,775	\$ -	\$ 31,518	\$ 29,999	\$ 249,083	\$ 279,082
32	Du Charme Place	\$ 194,176	\$ -	\$ -	\$ 1,735	\$ -	\$ 29,389	\$ 2,107	\$ 192,069	\$ 194,176
33	East Jefferson Neighborhood	\$ 2,876	\$ 18,920	\$ -	\$ 3,773	\$ -	\$ -	\$ 6,788	\$ 15,008	\$ 21,796
34	Eastern Market Gateway	\$ 130	\$ 209		\$ 62	\$ -	\$ 20	\$ -	\$ -	\$ -
35	*Eastwood Senior Leasing	\$ -		\$ 101,678	\$ 30,250	\$ -	\$ -	\$ 101,678	\$ -	\$ 101,678
36	El Moore Greens	\$ 17,305	\$ -	\$ -	\$ 2,746	\$ 2,660	\$ -	\$ 1,796	\$ 15,509	\$ 17,305
37	Forest Arms	\$ 9,121	\$ -	\$ -	\$ 528	\$ -	\$ -	\$ -	\$ 9,121	\$ 9,121
38	Former Free Press Building	\$ 7,038	\$ 1,505	\$ -	\$ 1,479	\$ -	\$ -	\$ -	\$ 8,543	\$ 8,543
39	**Garfield Area	\$ 53,764	\$ 76,239	\$ -	\$ 22,507	\$ -	\$ -	\$ -	\$ 130,003	\$ 130,003
40	Godfrey Hotel	\$ 6,437	\$ 10,313	\$ -	\$ 3,068	\$ -	\$ 972	\$ 283	\$ 16,466	\$ 16,749
41	Grand River and Six Mile Road	\$ 13,103	\$ 18,141	\$ -	\$ 5,409	\$ -	\$ -	\$ 2,383	\$ 28,861	\$ 31,244
42	Green Garage	\$ -	\$ -	\$ -	\$ 524	\$ 484	\$ -	\$ -	\$ -	\$ -
43	Harbortown Riverside Apartments	\$ 154,269	\$ 214,901	\$ -	\$ 63,915	\$ -	\$ -	\$ 100,203	\$ 268,967	\$ 369,170
44	Herman Kiefer Health Complex	\$ 3,008	\$ 4,819	\$ -	\$ 1,433	\$ -	\$ 455	\$ 538	\$ 7,289	\$ 7,827
45	I-94 Industrial Park	\$ 238,571	\$ 293,590	\$ -	\$ 91,141	\$ -	\$ -	\$ 26,740	\$ 505,421	\$ 532,161
46	*Lafayette Towers	\$ -	\$ -	\$ 1,177	\$ 177	\$ -	\$ -	\$ -	\$ -	\$ -
47	Mack Alter North	\$ 8,188	\$ 11,329	\$ -	\$ 3,102	\$ -	\$ -	\$ 5,987	\$ 13,530	\$ 19,517
48	Mack Alter South	\$ -	\$ 43,867	\$ -	\$ 7,163	\$ -	\$ -	\$ -	\$ 43,867	\$ 43,867

# Detroit Brownfield Redevelopment Authority

## Tax Year 2021 Annual Report

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Detroit Brownfield Redevelopment Authority  
Tax Year 2021 Annual Report

		BROWNFIELD PLAN METRICS (3)										
Project #	Brownfield Plan Name	Project Status	Amount of Capital Investment	Number of 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 Square Feet of Public Infrastructure	New Permanent Jobs Created	Detroit Resident New Permanent Jobs Created
1	3100 Woodward	Complete	\$ 62,300,000	199	300,000	15,000			10,000	800	5	2
2	1001 Woodward	Complete	\$ 28,103,645			20,233	260,120		260,500			
3	10108 W. Seven Mile Road	Complete	\$ 1,395,000			9,180						
4	2119 Field Street	Complete	\$ 2,300,000	8	11,761				500	50	1	1
5	220 West Congress	Under Construction	\$ 8,000,000			5,433			4,650	275	1	1
6	3408 Woodward	Complete	\$ 3,000,000				32,000					
7	3750 and 3800 Woodward	Not Started	\$ -								9	5
8	40 Hague	Complete	\$ 8,356,670	48	37,000				9,195	1,170		
9	4830 Cass Avenue	Complete	\$ 10,500,000	81	70,000	6,000						
10	511 Woodward	Complete	\$ 16,000,000			7,500	22,500		7,000		15	
11	607 Shelby	Complete	\$ 3,040,000			6,400	36,400				37	10
12	640 Temple	Under Construction	\$ 43,300,000									
13	7.Liv	Under Construction	\$ 8,500,000	10	10,960	19,022			23,690			
14	711 West Alexandrine	Complete	\$ -	36	35,513	1,835			8,000			
15	751 Griswold	Complete	\$ 6,800,000				26,454		5,800			
16	Albert Kahn Building	Complete	\$ 59,500,000	206	92,168							
17	Argonaut Building	Complete	\$ 134,999,342	100	82,500	1,887		59,241			189	
18	Ashley	Complete	\$ 9,700,000	67	40,475	3,600	3,600		725		25	10
19	Ashton Redevelopment	Under Construction	\$ 51,000,000			20,000	255,000		75,000	300		
20	Auto Body One	Complete	\$ 1,000,000				44,000					
21	Bellview/Uniroyal	Complete	\$ -									
22	Broderick Tower	Complete	\$ 55,000,000	124	164,784	25,216			400	400	12	11
23	Brush Park A&B	Complete	\$ 213,194,135	401	456,856	30,679			54,434	16,547	41	23
24	Canfield Lofts	Complete	\$ 8,500,000			4,500	59,500					
25	Cardinal Health	Complete	\$ 30,000,000					275,000			97	24
26	Casamira	Complete	\$ 9,863,760	44	35,509				1,016		2	2
27	*City Club Apartments	Complete	\$ 109,000,000	288	228,657	11,291			122,812		34	
28	Comprehensive Logistics	Complete	\$ 18,610,192	0				365,000	0			
29	Corktown Housing	Under Construction	\$ 3,736,491	14					8,503	2,517		
30	*Corktown Lofts	Complete	\$ 53,511,225	32	46,000		73,000		163,336	163,336	288	45
31	Detroit Pistons Headquarters and Practice Facility Campus Project	Complete	\$ 92,000,000			22,500	361,500		187,750	2,325	224	50
32	Du Charme Place	Complete	\$ 53,350,000	185	188,583				12,500	1,200		
33	East Jefferson Neighborhood	Complete	\$ 50,000,000	152	83,030		38,187				158	93
34	Eastern Market Gateway	Started	\$ 8,000,000									0
35	*Eastwood Senior Leasing	Complete	\$ -									0
36	El Moore Greens	Complete	\$ 6,346,590	46	16,384	2,804			9,057	200	25	18
37	Forest Arms	Complete	\$ 13,591	74	48,000		5,000					
38	Former Free Press Building	Complete	\$ 113,000,000	105	72,445	16,586	54,889		13,857		12	5
39	**Garfield Area	Complete	\$ 36,771,460	92	26,272	12,013	12,966		91,200	690		
40	Godfrey Hotel	Under Construction	\$ 93,000,000			4,000	130,000		9,000	532		
41	Grand River and Six Mile Road	Complete	\$ 3,100,000			18,000	18,000					
42	Green Garage	Complete	\$ 1,500,000				14,593					
43	Harbortown Riverside Apartments	Complete	\$ 18,936,653	134	196,425							
44	Herman Kiefer Health Complex	Under Construction	\$ 8,586,316									
45	I-94 Industrial Park	Complete	\$ 3,552,300									
46	*Lafayette Towers	Complete	\$ -	584								
47	Mack Alter North	Complete	\$ 3,000,000				5,200		40,000	200		
48	Mack Alter South	Complete	\$ 10,000,000			60,000			160,000	500		

# Detroit Brownfield Redevelopment Authority

## Tax Year 2021 Annual Report

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## DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY (DBRA)

### TAX YEAR 2021 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 School Tax Capture Approved** means the total amount of School Operating and State Education tax capture approved under the Brownfield Plan.
4. **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.
5. **Cumulative School Capture Received** means the amount that the DBRA has captured for the Brownfield Plan to date, including tax year 2021.
6. **Cumulative Local Capture Received** means the amount that the DBRA has captured for the Brownfield Plan to date, including tax year 2021.
7. **Cumulative Tax Increment Revenue Received** is the amount that the DBRA has captured for the Brownfield Plan to date, including tax year 2021.
8. **Amount of State Education Tax Capture Received** means the amount of State Education tax capture received for tax year 2021.
9. **Amount of School Operating Tax Capture Received** means the amount of School Operating tax capture received for tax year 2021.
10. **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 2021.
11. **Amount of Local Intermediate School District Tax Capture Received** means the total amount of Regional Education Service Agency tax capture received for tax year 2021.
12. **Amount of Local Intermediate School District Tax Capture Abated Received** means the total amount of Regional Education Service Agency tax capture received for tax year 2021 for taxes that are abated.
13. **Total Capture Received** means the total capture received for tax year 2021.

#### 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 2021.
2. **Amount of Local Tax Capture Reimbursed** is the amount of Local Tax Capture to be reimbursed for tax year 2021.
3. **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.
4. **Amount of Local Administrative Fees to be Reimbursed** is the amount of Local Tax Capture to be reimbursed for tax year 2021 or DBRA administrative fees to administer the DBRA program.
5. **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 the 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.
6. **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.
7. **EGLE (Michigan Department of Environment, Great Lakes and Energy) 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. **MSF (Michigan Strategic Fund) 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 2021, 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** resulting from the project.
11. **New Permanent Detroit Jobs Created** resulting from 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 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.