

**City of Dearborn
Brownfield Redevelopment Authority
Proposed FY2018-20 Budget Assumptions**

This fund captures revenue and expenditure information related to the Brownfield Redevelopment Authority

The purpose of this fund is to promote the redevelopment, revitalization, and reuse of certain property by providing a financial mechanism for assisting in remediation and redevelopment costs.

Revenues:

	FY2018
• Property tax capture as allowed in currently approved the below active Brownfield Plans.	
• Plan #7 Redico	\$ 388,187.11
• Plan #9 Severstal	\$ 1,985,735.27
• Plan #11 UrbCam	\$ 222,483.68
• Plan #12 Hampton Inn	\$ 44,452.35
• * Plan #13 Ford Project	\$ -
* Property tax capture expected to begin in FY2020 totaling \$517,300	<u>\$ 2,640,858.41</u>
• Bond and grant proceeds for Plan #13 are expected to total	
Bond will be issued in May 2017.	\$ 7,925,000
State pledged a \$3 million MEDC grant in FY 2017.	<u>\$ 3,000,000</u>
	<u>\$ 10,925,000</u>

Expenditures:

• Remediation/redevelopment activities as outlined in Brownfield Plans provides for tax capture reimbursement for qualified plan expenses.	
• Administration costs as allowed in Michigan Act 381, as amended. Currently this is a total of \$100,000 split between the plans as follows.	
• Plan #7 Redico Admin Fee allocation	\$ 30,834
EDDDA transfers it's portion of the Redico captured taxes to the BRA.	
SAD from Redico is billed to fill any gap between tax revenue and principal & interest payments on parking deck debt. City pays Redico for property tax capture revenue in excess of debt payments less admin fee of \$30,834 until Redico completes the Plan #7 project benchmarks.	
• Plan #9 Severstal Admin Fee allocation	\$ 30,833
Per the 2016 state Local Community Stabilization Authority (LCSA) state law Severstal's reimbursements are to also include state reimbursement for the loss of personal property.	\$ 1,031,573
• Plan #11 UrbCam Admin Fee allocation	\$ 30,833
• Plan #12 Hampton Inn Admin fee allocation capped per agreement	\$ 7,500
• Plan #13 Ford Project Admin fee allocation capped per agreement to begin with the plan capture in FY2020 when construction is completed.	\$ 20,000
SAD from Ford is billed to fill any gap between property tax capture revenue and principal & interest payments on the Wagner Place parking deck debt. City pays Ford for property tax capture revenue in excess of loan payments less admin fee of \$20,000 until Ford completes the plan #13 project benchmarks.	

Debts payments:

• GO Series 2009A: Interest payments due FY2018	\$ 522,277
• GO Series 2009A: The 1st principal payment due FY2018	\$ 235,000
• GO Series 2009B: Was paid in full 5-1-16	\$ -
• Wagner Parking Deck Bond: Interest payments due FY2019	\$ 323,360
• Wagner Parking Deck Bond: The 1st principal payment due FY2020	\$ 165,000