



CITY OF PLYMOUTH

www.plymouthmi.gov

201 S. Main
Plymouth, Michigan 48170-1637

Phone 734-453-1234
Fax 734-455-1892

**CITY OF PLYMOUTH
BROWNFIELD REDEVELOPMENT AUTHORITY
MEETING AGENDA
May 25, 2021
9:00 a.m.
Plymouth City Hall
201 S. Main St.
Plymouth, MI 48170**

- 1) Call to Order – Colleen Pobur, Chair
 - a. Roll Call Vote
- 2) Citizen Comments
- 3) Approval of the minutes
 - a. Approval of the May 28, 2020 Meeting Minutes
- 4) Approval of the Agenda
- 5) Board Member Comments
- 6) Old Business
- 7) New Business
 - a. 2020-21 Proposed Brownfield Budget Amendments
 - b. 2021-22 Proposed Brownfield Budget
- 8) Other Matters
- 9) Adjournment

THE CITY OF HOMES

twitter.com/PlymouthMIgov

facebook.com/CityofPlymouthMI



City of Plymouth

Brownfield Redevelopment Authority

Meeting Minutes Thursday, May 28, 2020

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

Meeting was held online at Zoom.us –Meeting ID: 817 5594 0953

Statement on the reason the public body is meeting electronically:

On March 10, 2020 the Governor of the State of Michigan declared a state of emergency across the State of Michigan under section 1 of Article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 – 421, and the Emergency Powers of the Governor Act of 1945, 1945 PA302, as amended, MCL 10.31 – 33. These sections provide the Governor with broad powers and duties to cope with dangers to this state or to the people of the state.

As a part of the response to the emergency, the Governor has deemed it reasonable and necessary to temporarily suspend rules and procedures relating to physical presence at meetings and hearings of public bodies and other governmental entities in Michigan. These public bodies and entities must continue to conduct public business during this emergency. Due to the emergency situation and the request of the Governor to not gather in groups of 10 or more it is necessary for some public boards to meet electronically.

1. CALL TO ORDER

- a. Chair Colleen Pobur called the meeting to order at 9:00 a.m.
- b. Roll call

Present: Chair Colleen Pobur, Members Alan Deal, Jennifer Kehoe, John Kehoe, John Townsend,
Paul Sincok

Excused: Denis Bila

Also present: Finance Director John Scanlon

2. CITIZENS COMMENTS

There were no citizen comments

3. APPROVAL OF THE MINUTES

Member Townsend made a motion, seconded by Member Kehoe to approve the minutes from April 11, 2019.

ROLL CALL VOTE - MOTION PASSED 6-0

4. APPROVAL OF THE AGENDA

Member Sincok made a motion, seconded by Member Townsend to approve the agenda for May 28, 2020.

ROLL CALL VOTE - MOTION PASSED 6-0

5. BOARD MEMBER COMMENTS

There was a discussion on the positive progress of the Pulte project and development in the City in general.

6. OLD BUSINESS

There was no old business

7. NEW BUSINESS

The following resolution was offered by Member Sincock and seconded by member Kehoe.

WHEREAS the Brownfield Redevelopment Authority budget amendments require the approval of the Brownfield Redevelopment Authority and the City Commission; and

NOW, THEREFORE BE IT RESOLVED that the 2019-2020 Brownfield Redevelopment Authority budget is hereby amended as indicated in the detailed line-item Budget Adjustment Summary through March 31, 2020 which is made part of this resolution.

BE IT FURTHER RESOLVED that the City Finance Director is authorized to change the budgetary appropriations as necessary in accordance with this resolution effective May 28, 2020.

FUND DEPT/ACTIVITY		Approved Budget	1st Qtr Amendments	2nd Qtr. Amendments	3rd Qtr. Amendments	4th Qtr. Amendments	Tot. All Amendments	Amended Budget
BROWNFIELD OPERATING FUND REV:	#264							
Captured Property Taxes		75,318	-	-	-	(47,718)	(47,718)	27,600
Contrib. & Other		210	-	-	-	-	-	210
Appropriation of Surplus		-	-	-	-	-	-	-
TOTAL REVENUES		75,528	-	-	-	(47,718)	(47,718)	27,610
BROWNFIELD OPERATING FUND EXP:	#264							
Administration		7,530	-	-	-	(4,770)	(4,770)	2,760
Remediation Reimbursements		87,798	-	-	-	(42,848)	(42,848)	24,950
Contrib. to Sita Remediation Fund		-	-	-	-	-	-	-
Contingency		210	-	-	-	-	-	210
TOTAL EXPENDITURES		95,528	-	-	-	(47,718)	(47,718)	27,610
FUND DEPT/ACTIVITY		Approved Budget	1st Qtr Amendments	2nd Qtr. Amendments	3rd Qtr. Amendments	4th Qtr. Amendments	Tot. All Amendments	Amended Budget
BROWNFIELD SITE REM FUND REV:	#265							
Miscellaneous		600,050	-	-	-	-	-	600,050
Appropriation of Surplus		-	-	-	-	-	-	-
TOTAL REVENUES		600,050	-	-	-	-	-	600,050
BROWNFIELD SITE REM FUND EXP:	#266							
Capital Outlay		600,000	-	-	-	-	-	600,000
Contingency		50	-	-	-	-	-	50
TOTAL EXPENDITURES		600,050	-	-	-	-	-	600,050

05/26/2020 03:53 PM
User: JOEN
DB: Plymouth

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLYMOUTH
PERIOD ENDING 03/31/2020

Page: 1/3

GL NUMBER	DESCRIPTION	YTD BALANCE 03/31/2019 NORM (ABNORM)	END BALANCE 06/30/2019 NORM (ABNORM)	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	YTD BALANCE 03/31/2020 NORM (ABNORM)	ACTIVITY FOR MONTH 03/31/20 INCR (DECR)	% BOST USED
Fund 254 - BROWNFIELD REDEV/OPMENT AUTH								
Revenues								
Dept 000 - GENERAL REVENUES	LOCAL COMMUNITY STABILIZATION	87.87	87.87	200.00	200.00	87.45	0.00	43.73
254-000-573.000	INTEREST ON INVESTMENTS	400.48	624.53	10.00	10.00	613.77	20.59	6,137.70
254-000-665.000								
Total Dept 000 - GENERAL REVENUES		488.35	712.40	210.00	210.00	701.22	20.59	333.91
Dept 050 - BROWNFIELD CAPTURE/ OLD VILLAGE								
254-050-403.000	CURRENT PROPERTY TAX/REAL	3,142.33	3,142.33	0.00	0.00	0.00	0.00	0.00
Total Dept 050 - BROWNFIELD CAPTURE/ OLD VILLAGE		3,142.33	3,142.33	0.00	0.00	0.00	0.00	0.00
Dept 070 - BROWNFIELD CAPTURE/ STARKWEATHER								
254-070-403.000	CURRENT PROPERTY TAX/REAL	26,845.36	26,845.36	27,870.00	27,870.00	27,556.45	0.00	98.87
Total Dept 070 - BROWNFIELD CAPTURE/ STARKWEATHER		26,845.36	26,845.36	27,870.00	27,870.00	27,556.45	0.00	98.87
Dept 075 - BROWNFIELD CAPTURE/ MILL STREET TOWNS								
254-075-403.000	CURRENT PROPERTY TAX/REAL	0.00	0.00	47,448.00	47,448.00	0.00	0.00	0.00
Total Dept 075 - BROWNFIELD CAPTURE/ MILL STREET TOWNS		0.00	0.00	47,448.00	47,448.00	0.00	0.00	0.00
TOTAL REVENUES		30,476.04	30,700.09	75,528.00	75,528.00	28,257.67	20.59	37.41
Expenditures								
Dept 290 - ADMINISTRATION	RESERVE FOR CONTINGENCIES	0.00	0.00	210.00	210.00	0.00	0.00	0.00
254-290-962.000								
Total Dept 290 - ADMINISTRATION		0.00	0.00	210.00	210.00	0.00	0.00	0.00
Dept 600 - BROWNFIELD - OLD VILL IND PARK								
254-600-970.000	REIMBURSEMENT/BROWNFIELD EXP	3,142.33	3,142.33	0.00	0.00	0.00	0.00	0.00
Total Dept 600 - BROWNFIELD - OLD VILL IND PARK		3,142.33	3,142.33	0.00	0.00	0.00	0.00	0.00
Dept 640 - BROWNFIELD/ STARKWEATHER								
254-640-970.000	REIMBURSEMENT/BROWNFIELD EXP	24,160.82	24,160.82	25,080.00	25,080.00	24,800.80	98.89	98.89
254-640-970.500	REIMBURSEMENT/BROWNFIELD ADM	2,684.54	2,684.54	2,790.00	2,790.00	2,755.65	98.77	98.77
Total Dept 640 - BROWNFIELD/ STARKWEATHER		26,845.36	26,845.36	27,870.00	27,870.00	27,556.45	98.87	98.87
Dept 650 - BROWNFIELD/ MILL STREET TOWNS								
254-650-970.000	REIMBURSEMENT/BROWNFIELD EXP	0.00	0.00	42,708.00	42,708.00	0.00	0.00	0.00
254-650-970.500	REIMBURSEMENT/BROWNFIELD ADM	0.00	0.00	4,740.00	4,740.00	0.00	0.00	0.00
Total Dept 650 - BROWNFIELD/ MILL STREET TOWNS		0.00	0.00	47,448.00	47,448.00	0.00	0.00	0.00
TOTAL EXPENDITURES		29,987.69	29,987.69	75,528.00	75,528.00	27,556.45	27,556.45	36.49

05/26/2020 03:53 PM
 User: JOEN
 DB: Plymouth

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLYMOUTH

Page: 2/3

DB: Plymouth		PERIOD ENDING 03/31/2020						
GL NUMBER	DESCRIPTION	YTD BALANCE 03/31/2019	END BALANCE 06/30/2019	2019-20 ORIGINAL	2019-20 BUDGET AMENDED BUDGET	YTD BALANCE 03/31/2020	ACTIVITY FOR MONTH 03/31/20	* BDRGE USED
		NORM (AENORM)	NORM (AENORM)			NORM (AENORM)	INCR (DECR)	

Fund 254 - BROWNFIELD REDEVELOPMENT AUTH:									
TOTAL REVENUES		30,476.04	30,700.09	75,528.00	75,528.00	28,257.67	20.59		37.41
TOTAL EXPENDITURES		29,987.69	29,987.69	75,528.00	75,528.00	27,556.45	27,556.45		36.49
NET OF REVENUES & EXPENDITURES		488.35	712.40	0.00	0.00	701.22	(27,535.86)		100.00
BEG. FUND BALANCE		15,456.70	15,456.70	16,169.10	16,169.10	16,169.10			
END FUND BALANCE		15,945.05	16,169.10	16,169.10	16,169.10	16,870.32			

05/26/2020 03:53 PM
User: JOHN
DB: Plymouth

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLYMOUTH

Page: 3/3

PERIOD ENDING 03/31/2020

GL NUMBER	DESCRIPTION	YTD BALANCE 03/31/2019 NORM (ABNORM)	END BALANCE 06/30/2019 NORM (ABNORM)	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	YTD BALANCE 03/31/2020 NORM (ABNORM)	ACTIVITY FOR MONTH 03/31/20 INCR (DECR)	% BGET USED
Fund 255 - BROWNFIELD SITE REMEDIATION FUND								
Revenues								
Dept 000 - GENERAL REVENUES	INTEREST ON INVESTMENTS	0.56	0.56	50.00	50.00	11.04	0.00	22.08
255-000-665.000								
Total Dept 000 - GENERAL REVENUES		0.56	0.56	50.00	50.00	11.04	0.00	22.08
Dept 004 - STATE SHARED REVENUES	STATE GRANT - BROWNFIELD	0.00	0.00	500,000.00	500,000.00	15,408.35	0.00	3.08
255-004-548.000								
Total Dept 004 - STATE SHARED REVENUES		0.00	0.00	500,000.00	500,000.00	15,408.35	0.00	3.08
TOTAL REVENUES		0.56	0.56	500,050.00	500,050.00	15,419.39	0.00	3.08
Expenditures								
Dept 290 - ADMINISTRATION	RESERVE FOR CONTINGENCIES	0.00	0.00	50.00	50.00	0.00	0.00	0.00
255-290-962.000								
Total Dept 290 - ADMINISTRATION		0.00	0.00	50.00	50.00	0.00	0.00	0.00
Dept 650 - BROWNFIELD/MILL STREET TOWNS	CAP OUTLAY/BROWNFIELD	0.00	0.00	500,000.00	500,000.00	15,408.35	0.00	3.08
255-650-971.255								
Total Dept 650 - BROWNFIELD/MILL STREET TOWNS		0.00	0.00	500,000.00	500,000.00	15,408.35	0.00	3.08
TOTAL EXPENDITURES		0.00	0.00	500,050.00	500,050.00	15,408.35	0.00	3.08
Fund 255 - BROWNFIELD SITE REMEDIATION FUND:								
TOTAL REVENUES		0.56	0.56	500,050.00	500,050.00	15,419.39	0.00	3.08
TOTAL EXPENDITURES		0.00	0.00	500,050.00	500,050.00	15,408.35	0.00	3.08
NET OF REVENUES & EXPENDITURES		0.56	0.56	0.00	0.00	11.04	0.00	100.00
BEG. FUND BALANCE		124,364.84	124,364.84	124,364.40	124,364.40	124,364.40		
END FUND BALANCE		124,364.40	124,364.40	124,364.40	124,364.40	124,375.44		
TOTAL REVENUES - ALL FUNDS								
TOTAL EXPENDITURES - ALL FUNDS		30,476.60	30,700.65	575,578.00	575,578.00	43,677.06	20.59	7.59
NET OF REVENUES & EXPENDITURES		29,987.69	29,987.69	575,578.00	575,578.00	42,964.80	27,556.45	7.46
BEG. FUND BALANCE - ALL FUNDS		488.91	712.96	0.00	0.00	712.26	(27,535.86)	100.00
END FUND BALANCE - ALL FUNDS		139,820.54	139,820.54	140,533.50	140,533.50	140,533.50		
END FUND BALANCE - ALL FUNDS		140,309.45	140,533.50	140,533.50	140,533.50	141,245.76		

ROLL CALL VOTE - MOTION PASSED 6-0

b. Proposed Brownfield Budget

The following resolution was offered by Member Sincock and seconded by Member Townsend.

WHEREAS the 2020-2021 Brownfield Redevelopment Authority budget was presented to the City Commission by the City Manager on April 16, 2020; and

WHEREAS Public Act 381 of 1996 requires the Brownfield Redevelopment Authority to adopt a budget annually and forward their approved budget to the City Commission for final adoption; and

WHEREAS the Board of the Brownfield Development Authority did review the proposed budget on May 28, 2020 and noted changes, if any; and

NOW, THEREFORE BE IT RESOLVED that the Board of the Brownfield Redevelopment Authority of the City of Plymouth hereby adopts the proposed fiscal year 2020-21 budget as proposed, with amendments, if any, as shown in the enclosed attachment.

BE IT FURTHER RESOLVED that the Board of the Brownfield Redevelopment Authority hereby directs the City Manager to submit the proposed budget to the City Commission for inclusion in the overall City budget.

The Brownfield Redevelopment Authority Fund accounts for revenues and expenditures for the Authority's development activities. Revenue sources are from captured tax revenues generated by the various projects approved by the Authority.

The Brownfield Redevelopment Authority was established in 1996 to take advantage of new legislation which gives various tools to local governmental units to facilitate the clean-up and redevelopment of environmentally contaminated sites.

Four projects, the Old Village Development Park, Daisy Square, and two additional condo projects located at 300 Hamilton and 377 Amelia were originally approved by the Authority. However, 300 Hamilton has now closed out tax capture and 377 Amelia has been abolished due to lack of activity. A fifth project located at E & E Manufacturing on Industrial Drive was also approved during 2003 but this project does not involve tax capture as part of the remediation financing. The sixth project, the Starkweather School property development, was approved early in 2016. Mill Street Towns, the most recent project, was approved by the Brownfield Board in April of 2019.

-243-

BROWNFIELD REDEVELOPMENT AUTHORITY FUND

CITY OF PLYMOUTH BROWNFIELD REDEVELOPMENT AUTHORITY

The Brownfield Redevelopment Financing Act (Act 381, Public Acts of Michigan, 1996) authorizes local governments to establish a Brownfield Redevelopment Authority to deal with contaminated properties within its jurisdiction. Brownfield's are abandoned, undeveloped or under-utilized properties which are not being developed or fully utilized due to environmental contamination. The City's bond counsel has provided a draft resolution for this purpose which is also attached.

How it Works

An authority established under the Act is authorized to capture tax increment revenues (very much like a DDA), and use the revenues to assess the environmental status of a property, to take steps to mitigate exposure to existing contamination, and to clean up existing contamination. This can include the costs of preparing a Remedial Action Plan, including the costs of review by the Michigan Department of Environmental Quality. In addition, it can include the cost of paying back an obligation issued by the authority to pay for eligible activities. However, the Authority can only capture tax increment revenues on a given site until the year in which the cost of eligible activities have been repaid, or up to five years after that if the Authority establishes a Local Site Remediation Revolving Fund.

For example, the City might enter into an agreement with the owner or buyer of a contaminated site, by which the City would finance the remediation of the contamination and the owner / buyer would redevelop the property. The City would capture taxes from the additional development to pay for the remediation costs which could be financed by a tax increment bond issue. The owner/buyer would receive Single Business Tax credits for a portion of the redevelopment costs. Thus, industrial tax abatement would not have to be used to provide a private incentive.

Limitation on School Tax Capture

An authority is able to capture both local and state school operating taxes, but only for eligible activities that are consistent with a Remedial Action Plan approved by the DEQ before January 1, 2001. There are no opt-out or sharing provisions for other governmental taxing units, in contrast to the provisions for DDA's. However, the Authority's tax capture may be limited by the percentage of tax increment revenues captured under all tax increment financing plans in the municipality.

Private Sector Incentive

The biggest incentive for private parties to develop and invest in eligible property is the potential to qualify for a 10% credit on the Michigan Single Business Tax, up to a maximum of \$1,000,000. The credit must be related to redevelopment costs occurring before January 1, 2001, and must be taken within 10 years. This provides a private tax incentive to redevelop sites which are remediated by the authority, when industrial tax abatement might be in conflict with the tax-capturing financing of the remediation.

Entire City as Redevelopment Zone

The enacting resolution established the entire City as the Brownfield Redevelopment Authority Zone. If the City decides later to create a Local Site Remediation Revolving Fund, an additional five year=s capture of taxes from a completed site (beyond its own completion costs) can be allocated to the Fund for remedial projections on other properties in the City. Since we cannot be certain if there are any unknown contaminated sites elsewhere in the City, the City-wide district provides the best opportunity to deal with such sites in the future.

The Authority

The City Commission established the Economic Development Authority as the City of Plymouth Brownfield Redevelopment Authority. The Act permits the Brownfield Redevelopment Authority to be established as a second role for the Downtown Development Authority or the Economic Development Authority, or the City Commission can establish a separate Authority board of 5 to 9 members.

Enactment

The enacting resolution was adopted by the City Commission on December 16, 1996.

BUDGET

BUDGET																	
Account #	Account Title	2018/19		2019/20				2020 / 21		2021 / 22		2022 / 23		2023 / 24		2024 / 25	
		Amended Budget	Actual	Original Budget	Amended Budget	6 Months Actual	12 Months Projected	Amended Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget				
BROWNFIELD REDEVELOPMENT AUTH FUND																	
REVENUES																	
General Revenues																	
243 000 409.000	PERSONAL PROPERTY TAX REPLACEMENT REV	90	88	0	0	0	0	0	0	0	0	0	0	0	0	0	
243 000 573.000	LOCAL COMMUNITY STABILIZATION	0	0	200	200	87	200	200	210	210	220	220	220	220	220	220	
243 000 685.000	INTEREST ON INVESTMENTS	610	625	10	10	479	10	10	10	10	10	10	10	10	10	10	
243 000 699.000	APPROP. OF FY FUND BALANCE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Total	700	712	210	210	567	210	210	220	230	230	230	230	230	230	230	
Brownfield Capture - Old Village Revenues																	
243 050 403.000	CURRENT PROPERTY TAX/REAL	3,145	3,142	0	0	0	0	0	0	0	0	0	0	0	0	0	
243 050 403.000	PENALTIES & INTEREST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Total	3,145	3,142	0	0	0	0	0	0	0	0	0	0	0	0	0	
Brownfield Capture - Shallevanther School Revenues																	
243 070 403.000	CURRENT PROPERTY TAX/REAL	26,865	26,845	27,870	27,870	24,001	28,150	36,070	116,700	117,480	118,250	112,580	112,580	112,580	112,580	112,580	
243 070 403.000	PENALTIES & INTEREST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Total	26,865	26,845	27,870	27,870	24,001	28,150	36,070	116,700	117,480	118,250	112,580	112,580	112,580	112,580	112,580	
Brownfield Capture - Mill Street Towns																	
243 075 403.000	CURRENT PROPERTY TAX/REAL	0	0	47,448	0	0	0	17,770	211,375	359,732	368,361	375,887	375,887	375,887	375,887	375,887	
243 075 403.000	PENALTIES & INTEREST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Total	0	0	47,448	0	0	0	17,770	211,375	359,732	368,361	375,887	375,887	375,887	375,887	375,887	
BROWNFIELD REDEVELOPMENT AUTH FUND		30,700	30,700	75,528	28,080	24,567	28,360	54,050	328,295	477,442	486,841	486,667	486,667	486,667	486,667	486,667	
REVENUE GRAND TOTAL																	

BUDGET

Account #	Account Title	2018/19		2019/20		2020 / 21		2021 / 22		2022 / 23		2023 / 24		2024 / 25	
		Amended Budget	Audited Actual	Original Budget	Amended Budget	6 Months Actual	12 Months Projected	Adopted Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget
BROWNFIELD REDEVELOPMENT AUTH FUND															
EXPENDITURES															
Administration Expenditures															
243 290 962.000	RESERVE FOR CONTINGENCY	710	0	210	210	0	0	210	220	230	230	230	230	230	230
243 290 965.255	CONTRIBUTION TO SITE REMEDIATION FUND	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	710	0	210	210	0	0	210	220	230	230	230	230	230	230
Brownfield - Old Village Park Expenditures															
243 600 970.000	REIMBURSEMENT/BROWNFIELD EXP	3,145	3,142	0	0	0	0	0	0	0	0	0	0	0	0
243 600 970.500	REIMBURSEMENT/BROWNFIELD ADM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
243 600 970.600	TRANSFER TO SITE REMEDIATION FUND	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	3,145	3,142	0	0	0	0	0	0	0	0	0	0	0	0
Brownfield - Shawnee/Sherwood School Expenditures															
243 640 970.000	REIMBURSEMENT/BROWNFIELD EXP	24,160	24,161	25,080	25,080	0	25,335	32,460	105,030	106,730	106,430	101,290	101,290	101,290	101,290
243 640 970.500	REIMBURSEMENT/BROWNFIELD ADM	2,685	2,685	2,790	2,790	0	2,815	3,610	11,670	11,750	11,830	11,260	11,260	11,260	11,260
243 640 970.600	TRANSFER TO SITE REMEDIATION FUND	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	26,845	26,845	27,870	27,870	0	28,150	36,070	116,700	117,480	118,250	112,550	112,550	112,550	112,550
Brownfield - Mill Street Townships															
243 650 970.000	REIMBURSEMENT/BROWNFIELD EXP	0	0	42,708	0	0	0	15,980	190,255	323,762	331,521	338,297	338,297	338,297	338,297
243 650 970.500	REIMBURSEMENT/BROWNFIELD ADM	0	0	4,740	0	0	0	1,780	21,140	35,970	36,840	37,590	37,590	37,590	37,590
243 650 970.600	TRANSFER TO SITE REMEDIATION FUND	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	47,448	0	0	0	17,760	211,395	359,732	368,361	375,887	375,887	375,887	375,887
	BROWNFIELD REDEVELOPMENT AUTH FUND	30,705	29,888	75,228	26,080	0	28,150	54,030	326,295	477,442	486,841	488,067	488,067	488,067	488,067
	EXPENDITURE GRAND TOTAL	30,705	29,888	75,228	26,080	0	28,150	54,030	326,295	477,442	486,841	488,067	488,067	488,067	488,067
BROWNFIELD REDEVELOPMENT AUTH FUND BALANCE															
	BEGINNING SURPLUS (OR DEFICIT)	15,457	15,457	15,897	15,897	16,169	16,169	16,378	16,598	16,809	17,039	17,269	17,269	17,269	17,269
	CURRENT-YEAR REVENUES	30,705	30,705	75,528	26,080	24,967	28,390	54,030	326,295	477,442	486,841	488,067	488,067	488,067	488,067
	CURRENT-YEAR EXPENDITURES	(30,705)	(29,888)	(75,528)	(26,080)	0	(28,150)	(54,030)	(326,295)	(477,442)	(486,841)	(488,067)	(488,067)	(488,067)	(488,067)
	CURRENT-YEAR SURPLUS (OR DEFICIT)	0	712	0	0	24,967	210	0	0	0	0	0	0	0	0
	+ CONTINGENCY / - APPROPRIATION OF PRO	710	0	210	210	0	0	210	220	230	230	230	230	230	230
	ENDING SURPLUS (OR DEFICIT)	16,167	16,169	16,107	16,107	40,737	16,379	16,588	16,609	17,039	17,269	17,499	17,499	17,499	17,499

The provisions of Act 381 of 1996 establishing Brownfield Authorities permit the continuing capture of taxes in any district for up to 5 years beyond the final reimbursement of site remediation costs to the developer. One of the four Brownfield districts in the city has made such final payments and, under the act, the continuing tax capture receipts are required to be deposited to a Local Site Remediation Revolving Fund. The city's Fund # 643 has been established for this purpose as a means to accumulate resources to provide for future financing of other contaminated sites in need of clean up.

-643-

BROWNFIELD SITE REMEDIATION FUND

BUDGET																
Account #	Account Title	2018/19		2019/20			2020 / 21		2021 / 22		2022 / 23		2023 / 24		2024 / 25	
		Amended Budget	Audited Actual	Original Budget	Amended Budget	6 Months Actual	12 Months Projected	Adopted Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget				
BROWNFIELD SITE REMEDIATION FUND																
REVENUES																
643 000 685,000	INTEREST ON INVESTMENTS	50	1	50	50	11	50	50	60	70	70	70	70	70	70	
643 000 675,243	CONTRIBUTION FROM BROWNFIELD OPER FUND	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
643 000 699,000	APPROP. OF FY FUND BALANCE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
643 004 548,000	Brownfield - Mill Street Towne STATE GRANT - MDEQ	0	0	500,000	500,000	15,408	500,000	500,000	500,000	500,000	0	0	0	0	0	
BROWNFIELD SITE REMEDIATION FUND																
REVENUE GRAND TOTAL		50	1	50	50	11	50	500,050	500,060	70	70	70	70	70	70	
BROWNFIELD SITE REMEDIATION FUND																
EXPENDITURES																
643 290 818,000	CONTRACTUAL SERVICES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
643 290 985,243	CONTRIB TO BROWNFIELD OPERATING FUND	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
643 290 982,000	RESERVE FOR CONTINGENCY	50	0	50	50	0	0	50	60	70	70	70	70	70	70	
643 650 971,243	Brownfield - Mill Street Towne CAP OUTLAY/BROWNFIELD	0	0	500,000	500,000	15,408	500,000	500,000	500,000	500,000	0	0	0	0	0	
BROWNFIELD SITE REMEDIATION FUND																
EXPENDITURE GRAND TOTAL		50	0	50	50	0	0	500,050	500,060	70	70	70	70	70	70	
BROWNFIELD SITE REMEDIATION FUND BALANCE																
BEGINNING SURPLUS (OR DEFICIT)		124,414	124,364	124,414	124,414	124,364	124,364	124,414	124,464	124,534	124,594	124,664	124,664	124,664	124,664	
CURRENT-YEAR REVENUES		50	1	50	50	11	50	500,060	500,060	70	70	70	70	70	70	
CURRENT-YEAR EXPENDITURES		(50)	0	(50)	(50)	0	0	(500,050)	(500,060)	(70)	(70)	(70)	(70)	(70)	(70)	
CURRENT-YEAR SURPLUS (OR DEFICIT)		0	1	0	0	11	50	0	0	0	0	0	0	0	0	
+ CONTINGENCY / - APPROPRIATION OF PRIC		50	0	50	50	0	0	60	60	70	70	70	70	70	70	
ENDING SURPLUS (OR DEFICIT)		124,464	124,364	124,464	124,464	124,375	124,414	124,464	124,524	124,594	124,664	124,664	124,664	124,664	124,734	

Finance Director John Scanlon reviewed the budget materials with the Board.

ROLL CALL VOTE – MOTION PASSED 6-0

8. OTHER MATTERS

There were no other matters to discuss.

9. ADJOURNMENT

A motion to adjourn was made by Member Sincock and seconded by Member Townsend.

ROLL CALL VOTE - MOTION PASSED 6 – 0

\\ch1-file\Shared\Manager\Sincock Files\Brownfield Board\Meeting Minutes 05-28-2020.docx



CITY OF PLYMOUTH

www.plymouthmi.gov

201 S. Main
Plymouth, Michigan 48170-1637

Phone 734-453-1234
Fax 734-455-1892

MEMORANDUM

Date: May 21, 2021
To: Brownfield Redevelopment Authority Board Members
From: John Scanlon, Finance Director
Subject: Budget Amendments

Issue: Amendments to the 2020-21 Brownfield Redevelopment Authority budget

Analysis: Please find attached the Revenue and Expenditure reports through March 31, 2021 of the 2020-21 fiscal year for the Brownfield Redevelopment Authority Fund, as well as the Brownfield Site Remediation Fund. Also included is a Budget Adjustment Summary.

The 2020-21 Brownfield Redevelopment Authority budget was adopted on May 28, 2020. At the time of the adoption, the numbers were set based on assumptions of captured tax value. These numbers are amended because of changes in millage rates, tax appeals and other circumstances. The Budget Adjustment Summary outlines those amendments.

The adoptions of these amendments are consistent with our current budget practices, as well as the Uniform Budgeting Act. A proposed resolution adopting the amendments is attached.

Requested Action: Approve the resolution to amend the 2020-21 Brownfield Redevelopment Authority Budget

Attachment(s): Budget Amendment Resolution

RESOLUTION

The following resolution was offered by Commissioner_____ and seconded by Commissioner_____.

WHEREAS, actual patterns of departmental expenditures occur differently than originally projected in the 2020-2021 Brownfield Redevelopment Authority Budget as adopted in May of 2020; and

WHEREAS, overall revenue and expenditure forecasts require modifications to the original budgetary allocations as established in the adopted budget; and

WHEREAS, the Brownfield Redevelopment Authority budget amendments require the approval of the Brownfield Redevelopment Authority and the City Commission;

NOW, THEREFORE, BE IT RESOLVED that the 2020-2021 Brownfield Redevelopment Authority budget is hereby amended as indicated in the detailed line-item Budget Adjustment Summary through March 31, 2020 which is made a part of this resolution.

BE IT FURTHER RESOLVED that the City Finance Director is authorized to change the budgetary appropriations as necessary in accordance with this resolution effective May 25, 2021.

BUDGET ADJUSTMENT SUMMARY
FOURTH QUARTER - FY 20-21

FUND DEPT/ACTIVITY	Approved Budget	1st Qtr. Amendments	2nd Qtr. Amendments	3rd Qtr. Amendments	4th Qtr. Amendments	Tot. All Amendments	Amended Budget
BROWNFIELD OPER FUND REV: #254							
Property Taxes	53,840	-	-	-	(353)	(353)	53,487
Contrib. & Other	210	-	-	-	-	-	210
Appropriation of Surplus	-	-	-	-	-	-	-
TOTAL REVENUES	54,050	-	-	-	(353)	(353)	53,697
BROWNFIELD OPER FUND EXP: #254							
Administration	5,390	-	-	-	(40)	(40)	5,350
Site Remediation	48,450	-	-	-	(313)	(313)	48,137
Contrib & Other	-	-	-	-	-	-	-
Contingency	210	-	-	-	-	-	210
TOTAL EXPENDITURES	54,050	-	-	-	(353)	(353)	53,697

FUND DEPT/ACTIVITY	Approved Budget	1st Qtr. Amendments	2nd Qtr. Amendments	3rd Qtr. Amendments	4th Qtr. Amendments	Tot. All Amendments	Amended Budget
BROWNFIELD SITE REM FUND REV: #255							
Federal/State Grants	500,000	-	-	-	(151,406)	(151,406)	348,594
Contrib. & Other	50	-	-	-	-	-	50
Appropriation of Surplus	-	-	-	-	-	-	-
TOTAL REVENUES	500,050	-	-	-	-	-	348,644
BROWNFIELD SITE REM FUND REV: #255							
Capital Improvements	500,000	-	-	-	(151,406)	(151,406)	348,595
Miscellaneous	50	-	-	-	-	-	50
Contingency	-	-	-	-	-	-	-
TOTAL EXPENDITURES	500,050	-	-	-	-	-	348,645

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLYMOUTH

PERIOD ENDING 03/31/2021

GL NUMBER	DESCRIPTION	YTD BALANCE	END BALANCE	2020-21	2020-21	YTD BALANCE	ACTIVITY FOR		% BDT USED
		03/31/2020	06/30/2020	ORIGINAL	BUDGET	03/31/2021	MONTH 03/31/21	INCR (DECR)	
NORM (ABNORM)					AMENDED BUDGET	NORM (ABNORM)			
Fund 254 - BROWNFIELD REDEVELOPMENT AUTH									
Revenues									
Dept 000 - GENERAL REVENUES									
254-000-573.000	LOCAL COMMUNITY STABILIZATION	87.45	87.45	200.00	200.00	0.00	0.00		0.00
254-000-665.000	INTEREST ON INVESTMENTS	613.77	636.22	10.00	10.00	64.68	0.00		646.80
Total Dept 000 - GENERAL REVENUES		701.22	723.67	210.00	210.00	64.68	0.00		30.80
Dept 070 - BRWNFLD CAPTURE/STARKWEATHER									
254-070-403.000	CURRENT PROPERTY TAX/REAL	27,556.45	27,556.45	36,070.00	36,070.00	35,831.37	4,633.33		99.34
Total Dept 070 - BRWNFLD CAPTURE/STARKWEATHER		27,556.45	27,556.45	36,070.00	36,070.00	35,831.37	4,633.33		99.34
Dept 075 - BRWNFLD CAPTURE/MILL STREET TOWNS									
254-075-403.000	CURRENT PROPERTY TAX/REAL	0.00	0.00	17,770.00	17,770.00	17,652.36	2,280.90		99.34
Total Dept 075 - BRWNFLD CAPTURE/MILL STREET TOWNS		0.00	0.00	17,770.00	17,770.00	17,652.36	2,280.90		99.34
TOTAL REVENUES									
		28,257.67	28,280.12	54,050.00	54,050.00	53,548.41	6,914.23		99.07
Expenditures									
Dept 290 - ADMINISTRATION									
254-290-962.000	RESERVE FOR CONTINGENCIES	0.00	0.00	210.00	210.00	0.00	0.00		0.00
Total Dept 290 - ADMINISTRATION		0.00	0.00	210.00	210.00	0.00	0.00		0.00
Dept 640 - BROWNFIELD/STARKWEATHER									
254-640-970.000	REIMBURSEMENT/BROWNFIELD EXP	24,800.80	24,800.80	32,460.00	32,460.00	32,248.23	32,248.23		99.35
254-640-970.500	REIMBURSEMENT/BROWNFIELD ADM	2,755.65	2,755.65	3,610.00	3,610.00	3,583.14	3,583.14		99.26
Total Dept 640 - BROWNFIELD/STARKWEATHER		27,556.45	27,556.45	36,070.00	36,070.00	35,831.37	35,831.37		99.34
Dept 650 - BROWNFIELD/MILL STREET TOWNS									
254-650-970.000	REIMBURSEMENT/BROWNFIELD EXP	0.00	0.00	15,990.00	15,990.00	15,887.12	15,887.12		99.36
254-650-970.500	REIMBURSEMENT/BROWNFIELD ADM	0.00	0.00	1,780.00	1,780.00	1,765.24	1,765.24		99.17
Total Dept 650 - BROWNFIELD/MILL STREET TOWNS		0.00	0.00	17,770.00	17,770.00	17,652.36	17,652.36		99.34
TOTAL EXPENDITURES									
		27,556.45	27,556.45	54,050.00	54,050.00	53,483.73	53,483.73		98.95
Fund 254 - BROWNFIELD REDEVELOPMENT AUTH:									
TOTAL REVENUES									
		28,257.67	28,280.12	54,050.00	54,050.00	53,548.41	6,914.23		99.07
TOTAL EXPENDITURES									
		27,556.45	27,556.45	54,050.00	54,050.00	53,483.73	53,483.73		98.95
NET OF REVENUES & EXPENDITURES									
		701.22	723.67	0.00	0.00	64.68	(46,569.50)		100.00
BEG. FUND BALANCE									
		16,169.10	16,169.10	16,892.77	16,892.77	16,892.77			
END FUND BALANCE									
		16,870.32	16,892.77	16,892.77	16,892.77	16,957.45			

GL NUMBER	DESCRIPTION	YTD BALANCE 03/31/2020 NORM (ABNORM)	END BALANCE 06/30/2020 NORM (ABNORM)	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	YTD BALANCE 03/31/2021 NORM (ABNORM)	ACTIVITY FOR MONTH 03/31/21 INCR (DECR)	% BDCY USED
Fund 255 - BROWNFIELD SITE REMEDIATION FUND								
Revenues								
Dept 000 - GENERAL REVENUES								
255-000-665.000	INTEREST ON INVESTMENTS	11.04	11.04	50.00	50.00	3.65	0.00	7.30
Total Dept 000 - GENERAL REVENUES		11.04	11.04	50.00	50.00	3.65	0.00	7.30
Dept 004 - STATE SHARED REVENUES								
255-004-548.000	STATE GRANT - BROWNFIELD	15,408.35	600,361.80	500,000.00	500,000.00	43,090.25	0.00	8.62
Total Dept 004 - STATE SHARED REVENUES		15,408.35	600,361.80	500,000.00	500,000.00	43,090.25	0.00	8.62
TOTAL REVENUES		15,419.39	600,372.84	500,050.00	500,050.00	43,093.90	0.00	8.62
Expenditures								
Dept 290 - ADMINISTRATION								
255-290-962.000	RESERVE FOR CONTINGENCIES	0.00	0.00	50.00	50.00	0.00	0.00	0.00
Total Dept 290 - ADMINISTRATION		0.00	0.00	50.00	50.00	0.00	0.00	0.00
Dept 650 - BROWNFIELD/MILL STREET TOWNS								
255-650-971.255	CAP OUTLAY/BROWNFIELD	15,408.35	601,726.80	500,000.00	500,000.00	43,090.25	0.00	8.62
Total Dept 650 - BROWNFIELD/MILL STREET TOWNS		15,408.35	601,726.80	500,000.00	500,000.00	43,090.25	0.00	8.62
TOTAL EXPENDITURES		15,408.35	601,726.80	500,050.00	500,050.00	43,090.25	0.00	8.62
Fund 255 - BROWNFIELD SITE REMEDIATION FUND:								
TOTAL REVENUES		15,419.39	600,372.84	500,050.00	500,050.00	43,093.90	0.00	8.62
TOTAL EXPENDITURES		15,408.35	601,726.80	500,050.00	500,050.00	43,090.25	0.00	8.62
NET OF REVENUES & EXPENDITURES		11.04	(1,353.96)	0.00	0.00	3.65	0.00	100.00
BEG. FUND BALANCE		124,364.40	124,364.40	123,010.44	123,010.44	123,010.44		
END FUND BALANCE		124,375.44	123,010.44	123,010.44	123,010.44	123,014.09		
TOTAL REVENUES - ALL FUNDS								
TOTAL EXPENDITURES - ALL FUNDS		43,677.06	628,652.96	554,100.00	554,100.00	96,642.31	6,914.23	17.44
NET OF REVENUES & EXPENDITURES		42,964.80	629,283.25	554,100.00	554,100.00	96,573.98	53,483.73	17.43
BEG. FUND BALANCE - ALL FUNDS		712.26	(630.29)	0.00	0.00	68.33	(46,569.50)	100.00
END FUND BALANCE - ALL FUNDS		140,533.50	140,533.50	139,903.21	139,903.21	139,903.21		
		141,245.76	139,903.21	139,903.21	139,903.21	139,971.54		



CITY OF PLYMOUTH

www.plymouthmi.gov

201 S. Main
Plymouth, Michigan 48170-1637

Phone 734-453-1234
Fax 734-455-1892

MEMORANDUM

Date: May 21, 2021
To: Brownfield Redevelopment Authority Board Members
From: John Scanlon, Finance Director
Subject: Budget Adoption

Issue: Adoption of 2021-22 Brownfield Redevelopment Authority budget

Analysis: Please find attached the proposed Brownfield Redevelopment Fund and Brownfield Site Remediation Fund budgets. There are currently two ongoing Brownfield projects. Their status is described below.

The Starkweather School project began to capture funds during the 2017 tax year. As agreed, the project provides a 10% reimbursement to the City's General Fund. This is reflected in account 243-640-970.500 in the attached proposed budget. To date, we still do not have a signed reimbursement agreement, and the captured tax funds sit in a liability account to be distributed upon receiving a signed agreement.

The Mill Street Towns project was approved in April of 2019. The project includes a 10% administrative fee, as well as 3% interest paid on outstanding remediation cost. Over the last two years, the majority of the environmental cleanup cost have occurred using mainly the Environmental, Great Lakes and Energy (EGLE) \$1,000,000 grant. Those cost are reflective in the Brownfield Site Remediation Fund.

Since the Brownfield Redevelopment Authority is a separate legal entity from the City, it is required to adopt an annual budget. The budget presented is based on tax information available for the upcoming year. Any adjustment would require a budget amendment. Attached is a budget resolution for your consideration.

Requested Action: Approve the resolution to adopt the Proposed Brownfield Redevelopment Fund and Brownfield Site Remediation Fund Budgets

Attachment(s): Proposed Brownfield Redevelopment Fund and Brownfield Site Remediation Fund Budget Resolution

City of Plymouth Brownfield Redevelopment Authority 2021-2022 Budget

**RESOLUTION
ADOPTION OF THE 2021-2022 BUDGET**

The following was moved by Board Member_____ and
seconded by Board Member_____.

WHEREAS, The 2021-2022 Brownfield Redevelopment Authority Budget was presented to the City Commission by the City Manager on April 13, 2021; and

WHEREAS, Public Act 381 of 1996 requires the Brownfield Redevelopment Authority to adopt a budget annually and forward their approved budget to the City Commission for final adoption; and

WHEREAS, the Board of the Brownfield Redevelopment Authority did review the proposed budget on May 25, 2021 and noted changes, if any;

NOW, THEREFORE, BE IT RESOLVED that the Board of the Brownfield Redevelopment Authority of the City of Plymouth hereby adopts the proposed fiscal year 2021-2022 budget as proposed, with amendments if any, as shown in the enclosed attachment.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of the Brownfield Redevelopment Authority hereby directs the City Manager to submit the proposed budget to the City Commission for inclusion in the overall city budget.

The Brownfield Redevelopment Authority Fund accounts for revenues and expenditures for the Authority's development activities. Revenue sources are from captured tax revenues generated by the various projects approved by the Authority.

The Brownfield Redevelopment Authority was established in 1996 to take advantage of new legislation which gives various tools to local governmental units to facilitate the clean-up and redevelopment of environmentally contaminated sites.

Four projects, the Old Village Development Park, Daisy Square, and two additional condo projects located at 300 Hamilton and 377 Amelia were originally approved by the Authority. However, 300 Hamilton has now closed out tax capture and 377 Amelia has been abolished due to lack of activity. A fifth project located at E & E Manufacturing on Industrial Drive was also approved during 2003 but this project does not involve tax capture as part of the remediation financing. The sixth project, the Starkweather School property development, was approved early in 2016. Mill Street Towns, the most recent project, was approved by the Brownfield Board in April of 2019.

-243-

BROWNFIELD REDEVELOPMENT AUTHORITY FUND

CITY OF PLYMOUTH BROWNFIELD REDEVELOPMENT AUTHORITY

The Brownfield Redevelopment Financing Act (Act 381, Public Acts of Michigan, 1996) authorizes local governments to establish a Brownfield Redevelopment Authority to deal with contaminated properties within its jurisdiction. Brownfield's are abandoned, undeveloped or under-utilized properties which are not being developed or fully utilized due to environmental contamination. The City's bond counsel has provided a draft resolution for this purpose which is also attached.

How it Works

An authority established under the Act is authorized to capture tax increment revenues (very much like a DDA), and use the revenues to assess the environmental status of a property, to take steps to mitigate exposure to existing contamination, and to clean up existing contamination. This can include the costs of preparing a Remedial Action Plan, including the costs of review by the Michigan Department of Environmental Quality. In addition, it can include the cost of paying back an obligation issued by the authority to pay for eligible activities. However, the Authority can only capture tax increment revenues on a given site until the year in which the cost of eligible activities have been repaid, or up to five years after that if the Authority establishes a Local Site Remediation Revolving Fund.

For example, the City might enter into an agreement with the owner or buyer of a contaminated site, by which the City would finance the remediation of the contamination and the owner / buyer would redevelop the property. The City would capture taxes from the additional development to pay for the remediation costs which could be financed by a tax increment bond issue. The owner/buyer would receive Single Business Tax credits for a portion of the redevelopment costs. Thus, industrial tax abatement would not have to be used to provide a private incentive.

Limitation on School Tax Capture

An authority is able to capture both local and state school operating taxes, but only for eligible activities that are consistent with a Remedial Action Plan approved by the DEQ before January 1, 2001. There are no opt-out or sharing provisions for other governmental taxing units, in contrast to the provisions for DDA=s. However, the Authority=s tax capture may be limited by the percentage of tax increment revenues captured under all tax increment financing plans in the municipality.

Private Sector Incentive

The biggest incentive for private parties to develop and invest in eligible property is the potential to qualify for a 10% credit on the Michigan Single Business Tax, up to a maximum of \$1,000,000. The credit must be related to redevelopment costs occurring before January 1, 2001; and must be taken within 10 years. This provides a private tax incentive to redevelop sites which are remediated by the authority, when industrial tax abatement might be in conflict with the tax-capturing financing of the remediation.

Entire City as Redevelopment Zone

The enacting resolution established the entire City as the Brownfield Redevelopment Authority Zone. If the City decides later to create a Local Site Remediation Revolving Fund, an additional five year=s capture of taxes from a completed site (beyond its own completion costs) can be allocated to the Fund for remedial projections on other properties in the City. Since we cannot be certain if there are any unknown contaminated sites elsewhere in the City, the City-wide district provides the best opportunity to deal with such sites in the future.

The Authority

The City Commission established the Economic Development Authority as the City of Plymouth Brownfield Redevelopment Authority. The Act permits the Brownfield Redevelopment Authority to be established as a second role for the Downtown Development Authority or the Economic Development Authority, or the City Commission can establish a separate Authority board of 5 to 9 members.

Enactment

The enacting resolution was adopted by the City Commission on December 16, 1996.

BUDGET

BUDGET												
Account #	Account Title	2019/20		2020/21			2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 /26	
		Amended Budget	Audited Actual	Original Budget	Amended Budget	6 Months Actual	12 Months Projected	Adopted Budget	Projected Budget	Projected Budget	Projected Budget	
BROWNFIELD REDEVELOPMENT AUTH FUND												
REVENUES												
General Revenues												
243 000 409,000	PERSONAL PROPERTY TAX REPLACEMENT REV	0	0	0	0	0	0	0	0	0	0	
243 000 573,000	LOCAL COMMUNITY STABILIZATION	200	87	200	200	0	200	200	210	220	220	
243 000 665,000	INTEREST ON INVESTMENTS	10	636	10	10	65	120	10	10	10	10	
243 000 699,000	APPROP. OF PY FUND BALANCE	0	0	0	0	0	0	0	0	0	0	
	Total	210	724	210	210	65	320	210	220	230	230	
Brownfield Capture - Old Village Revenues												
243 050 403,000	CURRENT PROPERTY TAX/REAL	0	0	0	0	0	0	0	0	0	0	
243 050 403,000	PENALTIES & INTEREST	0	0	0	0	0	0	0	0	0	0	
	Total	0	0	0	0	0	0	0	0	0	0	
Brownfield Capture - Startweaether School Revenues												
243 070 403,000	CURRENT PROPERTY TAX/REAL	27,870	27,556	36,070	36,070	31,198	33,000	49,820	116,700	117,480	118,250	
243 070 403,000	PENALTIES & INTEREST	0	0	0	0	0	0	0	0	0	0	
	Total	27,870	27,556	36,070	36,070	31,198	33,000	49,820	116,700	117,480	118,250	
Brownfield Capture - Mill Street Towns												
243 075 403,000	CURRENT PROPERTY TAX/REAL	47,448	0	17,770	17,770	15,371	16,500	118,020	211,375	359,732	368,361	
243 075 403,000	PENALTIES & INTEREST	0	0	0	0	0	0	0	0	0	0	
	Total	47,448	0	17,770	17,770	15,371	16,500	118,020	211,375	359,732	368,361	
BROWNFIELD REDEVELOPMENT AUTH FUND		75,528	28,280	54,050	54,050	46,634	49,820	168,050	328,295	477,442	486,841	
REVENUE GRAND TOTAL		75,528	28,280	54,050	54,050	46,634	49,820	168,050	328,295	477,442	486,841	

BUDGET

BUDGET												
Account #	Account Title	2019/20		2020/21				2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26
		Amended Budget	Audited Actual	Original Budget	Amended Budget	6 Months Actual	12 Months Projected	Adopted Budget	Projected Budget	Projected Budget	Projected Budget	
BROWNFIELD REDEVELOPMENT AUTH FUND EXPENDITURES												
Administration Expenditures												
243 290 962.000	RESERVE FOR CONTINGENCY	210	0	210	210	0	0	210	220	230	230	230
243 290 965.255	CONTRIBUTION TO SITE REMEDIATION FUND	0	0	0	0	0	0	0	0	0	0	0
	Total	210	0	210	210	0	0	210	220	230	230	230
Brownfield - Old Village Park Expenditures												
243 600 970.000	REIMBURSEMENT/BROWNFIELD EXP	0	0	0	0	0	0	0	0	0	0	0
243 600 970.500	REIMBURSEMENT/BROWNFIELD ADM	0	0	0	0	0	0	0	0	0	0	0
243 600 970.600	TRANSFER TO SITE REMEDIATION FUND	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0
Brownfield - Starkweather School Expenditures												
243 640 970.000	REIMBURSEMENT/BROWNFIELD EXP	25,080	24,801	32,460	32,460	0	29,700	44,840	105,030	105,730	106,420	101,290
243 640 970.500	REIMBURSEMENT/BROWNFIELD ADM	2,790	2,756	3,610	3,610	0	3,300	4,980	11,670	11,750	11,830	11,260
243 640 970.600	TRANSFER TO SITE REMEDIATION FUND	0	0	0	0	0	0	0	0	0	0	0
	Total	27,870	27,556	36,070	36,070	0	33,000	49,820	116,700	117,480	118,250	112,550
Brownfield - Mill Street Towns												
243 650 970.000	REIMBURSEMENT/BROWNFIELD EXP	42,708	0	15,990	15,990	0	14,850	106,220	190,235	323,762	331,521	338,297
243 650 970.500	REIMBURSEMENT/BROWNFIELD ADM	4,740	0	1,780	1,780	0	1,650	11,800	21,140	35,970	36,840	37,590
243 650 970.600	TRANSFER TO SITE REMEDIATION FUND	0	0	0	0	0	0	0	0	0	0	0
	Total	47,448	0	17,770	17,770	0	16,500	118,020	211,375	359,732	368,361	375,887
	BROWNFIELD REDEVELOPMENT AUTH FUND EXPENDITURE GRAND TOTAL	75,528	27,556	54,050	54,050	0	49,500	168,050	328,295	477,442	486,841	488,667
BROWNFIELD REDEVELOPMENT AUTH FUND BALANCE												
	BEGINNING SURPLUS (OR DEFICIT)	16,169	16,169	15,897	15,897	16,893	16,893	17,213	17,423	17,643	17,873	18,103
	CURRENT-YEAR REVENUES	75,528	28,280	54,050	54,050	46,634	49,820	168,050	328,295	477,442	486,841	488,667
	CURRENT-YEAR EXPENDITURES	(75,528)	(27,556)	(54,050)	(54,050)	0	(49,500)	(168,050)	(328,295)	(477,442)	(486,841)	(488,667)
	CURRENT-YEAR SURPLUS (OR DEFICIT)	0	724	0	0	46,634	320	0	0	0	0	0
	+ CONTINGENCY / - APPROPRIATION OF PRIOR YEAR	210	0	210	210	0	0	210	220	230	230	230
	ENDING SURPLUS (OR DEFICIT)	16,379	16,893	16,107	16,107	63,527	17,213	17,423	17,643	17,873	18,103	18,333

The provisions of Act 381 of 1996 establishing Brownfield Authorities permit the continuing capture of taxes in any district for up to 5 years beyond the final reimbursement of site remediation costs to the developer. One of the four Brownfield districts in the city has made such final payments and, under the act, the continuing tax capture receipts are required to be deposited to a Local Site Remediation Revolving Fund. The city's Fund # 643 has been established for this purpose as a means to accumulate resources to provide for future financing of other contaminated sites in need of clean up.

-643-

BROWNFIELD SITE REMEDIATION FUND

BUDGET

BUDGET													
Account #	Account Title	2019/20		2020/21				2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 /26	
		Amended Budget	Audited Actual	Original Budget	Amended Budget	6 Months Actual	12 Months Projected	Adopted Budget	Projected Budget	Projected Budget	Projected Budget		
BROWNFIELD SITE REMEDIATION FUND REVENUES													
643 000	INTEREST ON INVESTMENTS	50	11	50	50	4	50	50	60	70	70	70	
643 000	CONTRIBUTION FROM BROWNFLD OPER FUND	0	0	0	0	0	0	0	0	0	0	0	
643 000	APPROP. OF FY FUND BALANCE	0	0	0	0	0	0	0	0	0	0	0	
643 004	STATE GRANT - MIDEQ Brownfield - Mill Street Towne	500,000	600,362	500,000	500,000	43,090	399,638	353,670	0	0	0	0	
BROWNFIELD SITE REMEDIATION FUND REVENUE GRAND TOTAL		500,050	600,373	500,050	500,050	43,094	399,688	353,720	60	70	70	70	
BROWNFIELD SITE REMEDIATION FUND EXPENDITURES													
643 290	CONTRACTUAL SERVICES	0	0	0	0	0	0	0	0	0	0	0	
643 290	CONTRIB TO BROWNFIELD OPERATING FUND	0	0	0	0	0	0	0	0	0	0	0	
643 290	RESERVE FOR CONTINGENCY	50	0	50	50	0	0	50	60	70	70	70	
643 650	Brownfield - Mill Street Towne CAP OUTLAY/BROWNFIELD	500,000	601,727	500,000	500,000	43,090	399,638	353,670	0	0	0	0	
BROWNFIELD SITE REMEDIATION FUND EXPENDITURE GRAND TOTAL		500,050	601,727	500,050	500,050	43,090	399,638	353,720	60	70	70	70	
BROWNFIELD SITE REMEDIATION FUND BALANCE													
BEGINNING SURPLUS (OR DEFICIT)		124,364	124,364	124,414	124,414	123,010	123,010	123,060	123,110	123,170	123,240	123,310	
CURRENT-YEAR REVENUES		500,050	600,373	500,050	500,050	43,094	399,688	353,720	60	70	70	70	
CURRENT-YEAR EXPENDITURES		(500,050)	(601,727)	(500,050)	(500,050)	(43,090)	(399,638)	(353,720)	(60)	(70)	(70)	(70)	
CURRENT-YEAR SURPLUS (OR DEFICIT)		0	(1,354)	0	0	4	50	0	0	0	0	0	
+ CONTINGENCY / - APPROPRIATION OF PRO		50	0	50	50	0	0	50	60	70	70	70	
ENDING SURPLUS (OR DEFICIT)		124,414	123,010	124,464	124,464	123,014	123,060	123,110	123,170	123,240	123,310	123,380	