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 28, 2020
9:00 a.m.
Online Video Zoom Meeting: https://us02web.zoom.us/j/81755940953
Meeting ID: 817 5594 0953 Password: 019193

1) Call to Order – Colleen Pobur, Chair
    a. Roll Call Vote

2) Citizen Comments

3) Approval of the minutes
    a. Approval of the April 11, 2019 Meeting Minutes

4) Approval of the Agenda

5) Board Member Comments

6) Old Business

7) New Business
    a. 2019-20 Proposed Brownfield Budget Amendments
    b. 2020-21 Proposed Brownfield Budget

8) Other Matters

9) Adjournment

Brownfield Redevelopment Authority
Meeting Minutes
Thursday, April 11, 2019 8:30 a.m.
Plymouth City Hall

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

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1. CALL TO ORDER
Chair Colleen Pobur called the meeting to order at 8:00 a.m.

PRESENT: Chairperson Colleen Pobur, Member Dennis Bila, Member Alan Deal, Member Jennifer Kehoe, Member John Townsend and Member and City Manager Paul Sincock

ALSO PRESENT: Community Development Director John Buzuvis and Finance Director John Scanlon

2. APPROVAL OF MINUTES – February 28, 2019
It was moved by Bila and seconded by Sincock to approve the minutes of the February 28, 2019 meeting.

MOTION PASSED

3. PROPOSED MILL STREET TOWNS BROWNFIELD PLAN
Buzuvis, Scanlon and a representative from Pulte gave a brief overview of the various elements of the project. They also explained state funding and why the loan from the state is no longer needed or eligible. It was moved by Sincock and seconded by Bila to approve the following resolution:

WHEREAS, the Brownfield Redevelopment Authority of the City of Plymouth reviewed the Mill Street Towns Brownfield Plan at their April 11, 2019 meeting; and

WHEREAS, the City Commission of the City of Plymouth has approved the Rezoning to Plan Unit Development (PUD) and Site Plan; and

WHEREAS, the Brownfield Redevelopment Authority and the City Commission has supported the partnership with Michigan Department of Environmental Quality (MDEQ);

NOW THEREFORE BE IT RESOLVED THAT the City of Plymouth Brownfield Redevelopment Authority hereby approves the Brownfield Plan for the Mill Street Towns as attached.

MOTION PASSED

4. PROPOSED MILL STREET TOWNS REIMBURSEMENT AGREEMENT
Scanlon described the agreement and how the pace of the development affects repayment.
It was moved by Sincock and seconded by Bila to approve the following resolution:

WHEREAS, the Brownfield Redevelopment Authority of the City of Plymouth reviewed the Mill Street Towns Brownfield Reimbursement Agreement at their April 11, 2019 meeting, and

WHEREAS, the City Commission of the City of Plymouth has approved the Rezoning to Plan Unit Development (PUD) and Site Plan; and

WHEREAS, the Brownfield Redevelopment Authority and the City Commission has supported the partnership with Michigan Department of Environmental Quality (MDEQ);

NOW THEREFORE BE IT RESOLVED that the City of Plymouth Brownfield Redevelopment Authority hereby approves the Brownfield Reimbursement Agreement for the Mill Street Towns as attached.

MOTION PASSED

5. 2018-2019 PROPOSED BROWNFIELD BUDGET AMENDMENTS

Scanlon explained the various amendments to the current budget. It was moved by Sincock and seconded by Bila to approve the following resolution:

WHEREAS, actual patterns of departmental expenditures occur differently than originally projected in the 2018-2019 Brownfield Redevelopment Authority Budget as adopted in June of 2018; 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 2018-2019 Brownfield Redevelopment Authority budget is hereby amended as indicated in the detailed line-item Budget Adjustment Summary through March 31, 2019 which is made a part of this resolution.

BE IT FURTHER RESOLVED that the City Finance Director is authorized to change the budget appropriations as necessary in accordance with this resolution effective April 11, 2019.

MOTION PASSED

7. 2019-2020 PROPOSED BROWNFIELD BUDGET

Scanlon presented the new fiscal 2019-2020 budget. He explained how it will change based on actual tax collections. It was moved by Sincock and seconded by Kehoe to approve the following resolution:

WHEREAS, the 2019-2020 Brownfield Redevelopment Authority Budget was presented to the City Commission by the City Manager on April 1, 2019; 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 April 11, 2019 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 2018-2019 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.

MOTION PASSED

7. OTHER MATTERS
None

7. ADJOURNMENT
Hearing no further discussion, Pobur asked for a motion to adjourn. A motion to adjourn was made by Sincock and seconded by Bila for adjournment of the meeting.

MOTION PASSED

Respectfully submitted,

Paul J. Sincock
Recording Secretary

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Phone 734-453-1234
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MEMORANDUM

Date: May 26, 2020
To: Brownfield Redevelopment Authority Board Members
From: John Scanlon, Finance Director
Subject: Budget Amendments

Issue: Amendments to the 2019-20 Brownfield Redevelopment Authority budget

Analysis: Please find attached the Revenue and Expenditure reports through March 31, 2020 of the 2019-20 fiscal year for the Brownfield Redevelopment Authority Fund, as well as the Brownfield Site Remediation Fund. Also included is a Budget Adjustment Summary.

The 2019-20 Brownfield Redevelopment Authority budget was adopted on April 11, 2019. 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 2019-20 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 2019-2020 Brownfield Redevelopment Authority Budget as adopted in April of 2019; 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 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 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 28, 2020.

BUDGET ADJUSTMENT SUMMARY
FOURTH QUARTER - FY 19-20

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:	**#254**							
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)	27,810
BROWNFIELD OPERATING FUND EXP:	**#254**							
Administration		7,530	-	-	-	(4,770)	(4,770)	2,760
Remediation Reimbursements		67,788	-	-	-	(42,948)	(42,948)	24,840
Contrib. to Site Remediation Fund		-	-	-	-	-	-	-
Contingency		210	-	-	-	-	-	210
TOTAL EXPENDITURES		75,528	-	-	-	(47,718)	(47,718)	27,810

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**							
Miscellaneous		500,050	-	-	-	-	-	500,050
Appropriation of Surplus		-	-	-	-	-	-	-
TOTAL REVENUES		500,050	-	-	-	-	-	500,050
BROWNFIELD SITE REM FUND EXP:	**#255**							
Capital Outlay		500,000	-	-	-	-	-	500,000
Contingency		50	-	-	-	-	-	50
TOTAL EXPENDITURES		500,050	-	-	-	-	-	500,050

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLYMOUTH

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)	% BDGT USED
Fund 254 - BROWNFIELD REDEVELOPMENT AUTH								
Revenues								
Dept 000 - GENERAL REVENUES								
254-000-573.000	LOCAL COMMUNITY STABILIZATION	87.87	87.87	200.00	200.00	87.45	0.00	43.73
254-000-665.000	INTEREST ON INVESTMENTS	400.48	624.53	10.00	10.00	613.77	20.59	6,137.70
Total Dept 000 - GENERAL REVENUES		488.35	712.40	210.00	210.00	701.22	20.59	333.91
Dept 050 - BRWNFLD 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 - BRWNFLD CAPTURE/ OLD VILLAGE		3,142.33	3,142.33	0.00	0.00	0.00	0.00	0.00
Dept 070 - BRWNFLD 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 - BRWNFLD CAPTURE/STARKWEATHER		26,845.36	26,845.36	27,870.00	27,870.00	27,556.45	0.00	98.87
Dept 075 - BRWNFLD 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 - BRWNFLD 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								
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 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	24,800.80	98.89
254-640-970.500	REIMBURSEMENT/BROWFIELD ADM	2,684.54	2,684.54	2,790.00	2,790.00	2,755.65	2,755.65	98.77
Total Dept 640 - BROWNFIELD/STARKWEATHER		26,845.36	26,845.36	27,870.00	27,870.00	27,556.45	27,556.45	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/BROWFIELD 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

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)	% BDGT USED
Fund 254 - BROWNFIELD REDEVELOPMENT AUTH								
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		

REVENUE AND EXPENDITURE REPORT FOR CITY OF PLYMOUTH

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)	% BDGT USED
Fund 255 - BROWNFIELD SITE REMEDIATION FUND								
Revenues								
Dept 000 - GENERAL REVENUES								
255-000-665.000	INTEREST ON INVESTMENTS	0.56	0.56	50.00	50.00	11.04	0.00	22.08
Total Dept 000 - GENERAL REVENUES		0.56	0.56	50.00	50.00	11.04	0.00	22.08
Dept 004 - STATE SHARED REVENUES								
255-004-548.000	STATE GRANT - BROWNFIELD	0.00	0.00	500,000.00	500,000.00	15,408.35	0.00	3.08
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								
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	0.00	0.00	500,000.00	500,000.00	15,408.35	0.00	3.08
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		124,363.84	124,363.84	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		30,476.60	30,700.65	575,578.00	575,578.00	43,677.06	20.59	7.59
TOTAL EXPENDITURES - ALL FUNDS		29,987.69	29,987.69	575,578.00	575,578.00	42,964.80	27,556.45	7.46
NET OF REVENUES & EXPENDITURES		488.91	712.96	0.00	0.00	712.26	(27,535.86)	100.00
BEG. 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		

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MEMORANDUM

Date: May 26, 2020
To: Brownfield Redevelopment Authority Board Members
From: John Scanlon, Finance Director
Subject: Budget Adoption

Issue: Adoption of 2020-21 Brownfield Redevelopment Authority budget

Analysis: Please find attached the proposed Brownfield Redevelopment Fund and Brownfield Site Remediation Fund budgets. There are currently on ongoing Brownfield project and one for your consideration. 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 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. Thus far, the majority of the environmental cleanup cost have occurred using mainly the Environmental, Great Lakes and Energy (EGLE) $1million 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 2020-2021 Budget

RESOLUTION
ADOPTION OF THE 2020-2021 BUDGET

The following was moved by Board Member__________________________ and seconded by Board Member________________________________.

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 Redevelopment Authority did review the proposed budget on May 28, 2020 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 2020-2021 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.

TABLE OF CONTENTS

BUDGET

Account #	Account Title	2018/19 Amended Budget	2018/19 Audited Actual	2019/20 Original Budget	2019/20 Amended Budget	2019/20 6 Months Actual	2019/20 12 Months Projected	2020 / 21 Adopted Budget	2021 / 22 Projected Budget	2022 / 23 Projected Budget	2023 / 24 Projected Budget	2024 /25 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
243 000 573.000	LOCAL COMMUNITY STABILIZATION	0	0	200	200	87	200	200	210	220	220	220
243 000 665.000	INTEREST ON INVESTMENTS	610	625	10	10	479	10	10	10	10	10	10
243 000 699.000	APPROP. OF PY FUND BALANCE	0	0	0	0	0	0	0	0	0	0	0
	Total	**700**	**712**	**210**	**210**	**567**	**210**	**210**	**220**	**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
243 050 403.000	PENALTIES & INTEREST	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**
	Brownfield Capture - Starkweather School Revenues											
243 070 403.000	CURRENT PROPERTY TAX/REAL	26,855	26,845	27,870	27,870	24,001	28,150	36,070	116,700	117,480	118,250	112,550
243 070 403.000	PENALTIES & INTEREST	0	0	0	0	0	0	0	0	0	0	0
	Total	**26,855**	**26,845**	**27,870**	**27,870**	**24,001**	**28,150**	**36,070**	**116,700**	**117,480**	**118,250**	**112,550**
	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
243 075 403.000	PENALTIES & INTEREST	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**
	BROWNFIELD REDEVELOPMENT AUTH FUND REVENUE GRAND TOTAL	**30,700**	**30,700**	**75,528**	**28,080**	**24,567**	**28,360**	**54,050**	**328,295**	**477,442**	**486,841**	**488,667**

BUDGET

Account #	Account Title	2018/19 Amended Budget	2018/19 Audited Actual	2019/20 Original Budget	2019/20 Amended Budget	2019/20 6 Months Actual	2019/20 12 Months Projected	2020 / 21 Adopted Budget	2021 / 22 Projected Budget	2022 / 23 Projected Budget	2023 / 24 Projected Budget	2024 /25 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
243 290 965.255	CONTRIBUTION TO SITE REMEDIATION FUND	0	0	0	0	0	0	0	0	0	0	0
	Total	**710**	**0**	**210**	**210**	**0**	**0**	**210**	**220**	**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
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	**3,145**	**3,142**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Brownfield - Starkweather School Expenditures											
243 640 970.000	REIMBURSEMENT/BROWNFIELD EXP	24,160	24,161	25,080	25,080	0	25,335	32,460	105,030	105,730	106,420	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
243 640 970.600	TRANSFER TO SITE REMEDIATION FUND	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**
	Brownfield - Mill Street Towns											
243 650 970.000	REIMBURSEMENT/BROWNFIELD EXP	0	0	42,708	0	0	0	15,990	190,235	323,762	331,521	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
243 650 970.600	TRANSFER TO SITE REMEDIATION FUND	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**
	BROWNFIELD REDEVELOPMENT AUTH FUND EXPENDITURE GRAND TOTAL	**30,700**	**29,988**	**75,528**	**28,080**	**0**	**28,150**	**54,050**	**328,295**	**477,442**	**486,841**	**488,667**
	BROWNFIELD REDEVELOPMENT AUTH FUND BALANCE											
	BEGINNING SURPLUS (OR DEFICIT)	15,457	15,457	15,897	15,897	16,169	16,169	16,379	16,589	16,809	17,039	17,269
	CURRENT-YEAR REVENUES	30,700	30,700	75,528	28,080	24,567	28,360	54,050	328,295	477,442	486,841	488,667
	CURRENT-YEAR EXPENDITURES	(30,700)	(29,988)	(75,528)	(28,080)	0	(28,150)	(54,050)	(328,295)	(477,442)	(486,841)	(488,667)
	CURRENT-YEAR SURPLUS (OR DEFICIT)	**0**	**712**	**0**	**0**	**24,567**	**210**	**0**	**0**	**0**	**0**	**0**
	+ CONTINGENCY / - APPROPRIATION OF PRIO	710	0	210	210	0	0	210	220	230	230	230
	ENDING SURPLUS (OR DEFICIT)	**16,167**	**16,169**	**16,107**	**16,107**	**40,737**	**16,379**	**16,589**	**16,809**	**17,039**	**17,269**	**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 Amended Budget	2018/19 Audited Actual	2019/20 Original Budget	2019/20 Amended Budget	2019/20 6 Months Actual	2019/20 12 Months Projected	2020 / 21 Adopted Budget	2021 / 22 Projected Budget	2022 / 23 Projected Budget	2023 / 24 Projected Budget	2024 /25 Projected Budget
	BROWNFIELD SITE REMEDIATION FUND REVENUES											
643 000 665.000	INTEREST ON INVESTMENTS	50	1	50	50	11	50	50	60	70	70	70
643 000 675.243	CONTRIBUTION FROM BROWNFLD OPER FUNI	0	0	0	0	0	0	0	0	0	0	0
643 000 699.000	APPROP. OF PY FUND BALANCE	0	0	0	0	0	0	0	0	0	0	0
	Brownfield - Mill Street Towns											
643 004 548.000	STATE GRANT - MDEQ	0	0	500,000	500,000	15,408	500,000	500,000	500,000	0	0	0
	BROWNFIELD SITE REMEDIATION FUND REVENUE GRAND TOTAL	**50**	**1**	**50**	**50**	**11**	**50**	**500,050**	**500,060**	**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
643 290 965.243	CONTRIB TO BROWNFIELD OPERATING FUND	0	0	0	0	0	0	0	0	0	0	0
643 290 962.000	RESERVE FOR CONTINGENCY	50	0	50	50	0	0	50	60	70	70	70
	Brownfield - Mill Street Towns											
643 650 971.243	CAP OUTLAY/BROWNFIELD	0	0	500,000	500,000	15,408	500,000	500,000	500,000	0	0	0
	BROWNFIELD SITE REMEDIATION FUND EXPENDITURE GRAND TOTAL	**50**	**0**	**50**	**50**	**0**	**0**	**500,050**	**500,060**	**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	124,524	124,594	124,664
	CURRENT-YEAR REVENUES	50	1	50	50	11	50	500,050	500,060	70	70	70
	CURRENT-YEAR EXPENDITURES	(50)	0	(50)	(50)	0	0	(500,050)	(500,060)	(70)	(70)	(70)
	CURRENT-YEAR SURPLUS (OR DEFICIT)	**0**	**1**	**0**	**0**	**11**	**50**	**0**	**0**	**0**	**0**	**0**
	+ CONTINGENCY / - APPROPRIATION OF PRIO	50	0	50	50	0	0	50	60	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**	**124,734**