



Brownfield Redevelopment Authority

Regular Meeting Agenda

Tuesday, May 27, 2025 3:30 p.m.
Plymouth City Hall

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

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

1. **CALL TO ORDER**
 - a. Roll Call
2. **APPROVAL OF MINUTES**
 - a. May 23, 2024, Brownfield Redevelopment Authority Regular Meeting Minutes
3. **APPROVAL OF THE AGENDA**
4. **CITIZEN COMMENTS**
5. **BOARD COMMENTS**
6. **OLD BUSINESS**
7. **NEW BUSINESS**
 - a. Proposed 2024 – 25 Brownfield Budget Amendments
 - b. Proposed 2025 – 26 Brownfield Budget
8. **OTHER MATTERS**
9. **ADJOURNMENT**

Consent Agenda- The items on the Consent Agenda will be approved by one motion as Agenda Item #4. There will be no separate discussion of these items unless a Commissioner or citizen so requests, in which case that item will then be placed on the regular agenda.

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues for items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting so an attempt can be made to make reasonable accommodations. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

“The government in this community is small and accessible to all concerned.”

-Plymouth Mayor Joe Bida
November 1977



City of Plymouth
Brownfield Redevelopment Authority
Meeting Minutes
May 23, 2024 – 9:00 a.m.

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

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

1. CALL TO ORDER

- a. Chair Colleen Pobur called the meeting to order at 9:07 a.m.

Present: Chair Pobur, Members Steve Anderson, Alan Deal, Josh Rimatzki, Paul Sincock
Excused: Members Nancy Anderson and Greg Donofrio

Also present: Economic Development Director John Buzuvis and (via Zoom) Finance Director John Scanlon

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Sincock offered a motion, seconded by S. Anderson, to approve the minutes of the of the June 29, 2023 meeting.

MOTION PASSED

4. APPROVAL OF THE AGENDA

Sincock offered a motion, seconded by Rimatzki, to approve the agenda for May 23, 2024.

MOTION PASSED

5. BOARD MEMBER COMMENTS

There were no board member comments.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

- a. Proposed 2023-24 Brownfield Budget Amendments

The following motion was offered by Sincock and seconded by Deal

WHEREAS Actual patterns of departmental expenditures occur differently than originally projected in the 2023-24 Brownfield Redevelopment Authority Budget as adopted in June of 2023; 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 2023-24 Brownfield Redevelopment Authority budget is hereby amended as indicated in the detailed line-item Budget Adjustment Summary through March 31, 2024, 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 23, 2024.

BUDGET ADJUSTMENT SUMMARY FOURTH QUARTER - FY 23-24							
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: #242							
Federal/State Grants	-	-	-	-	-	-	-
Contrib. & Other	50	-	-	-	-	-	50
Appropriation of Surplus	-	-	-	-	-	-	-
TOTAL REVENUES	50	-	-	-	-	-	50
BROWNFIELD SITE REM FUND REV: #242							
Capital Improvements	-	-	-	-	-	-	-
Miscellaneous	50	-	-	-	-	-	50
Contingency	-	-	-	-	-	-	-
TOTAL EXPENDITURES	50	-	-	-	-	-	50

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: #243							
Property Taxes	572,440	-	-	-	-	-	572,440
Contrib. & Other	210	-	-	-	10,000	10,000	10,210
Appropriation of Surplus	-	-	-	-	-	-	-
TOTAL REVENUES	572,650	-	-	-	10,000	10,000	582,650
BROWNFIELD OPER FUND EXP: #243							
Administration	57,240	-	-	-	-	-	57,240
Site Remediation	515,200	-	-	-	-	-	515,200
Contrib & Other	-	-	-	-	-	-	-
Contingency	210	-	-	-	-	-	210
TOTAL EXPENDITURES	572,650	-	-	-	-	-	572,650

MOTION PASSED UNANIMOUSLY

b. Proposed 2023-24 Brownfield Budget

The following motion was offered by S. Anderson and seconded by Deal.

WHEREAS The 2024-25 Brownfield Redevelopment Authority Budget was presented to the City Commission by the City Manager on April 1, 2024; 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 23, 2024 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 2024-25 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 UNANIMOUSLY

- c. Pulte Phase One Brownfield Reimbursement
City Brownfield Attorney Charles Dunn reviewed his document recommending approval of the Pulte Eligible Costs Reimbursement Request in a total amount of \$1,153,081.09.

S. Anderson offered a motion, seconded by Sincok, to approve the TIF reimbursement.

MOTION PASSED UNANIMOUSLY

- d. 100 S. Mill Street Pulte Brownfield Plan Amendment to Include Phase Two
Dunn explained that the amended plan was similar to the original plan, approved by the BRA in 2019, and that the amendment was to include the second phase of the project. He recommended approval.

Townsend offered a motion, seconded by Anderson, to approve the amendment.

Pulte representative Chris Plumb and PM Environmental representative Adam Patton commented that they expected phase two to move quickly since they already know what needs to be done due to their experience with phase one.

There was a discussion about the benefits to the city, including a one-acre native pollinator garden and infrastructure improvements. The board asked for a groundbreaking ceremony.

MOTION PASSED UNANIMOUSLY

8. OTHER MATTERS

There were no other matters before the board.

9. ADJOURNMENT

A motion to adjourn was offered at 9:37 a.m. by Sincok and seconded by S. Anderson

MOTION PASSED UNANIMOUSLY

MEMORANDUM

Date: May 23, 2025
To: Brownfield Redevelopment Authority Board Members
From: John Scanlon, Finance Director
Subject: Budget Amendments

Issue: Amendments to the 2024-25 Brownfield Redevelopment Authority budget

Analysis: Please find attached the Revenue and Expenditure reports through April 30, 2025 of the 2024-25 fiscal year for the Brownfield Redevelopment Authority Fund, as well as the Brownfield Site Remediation Fund. Also included is a Budget Adjustment Summary.

The 2024-25 Brownfield Redevelopment Authority budget was adopted on May 23, 2024. 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 2024-25 Brownfield Redevelopment Authority Budget

Attachment(s): Budget Amendment Resolution

QTR REV AND EXP REPORT FOR CITY OF PLYMOUTH

Balance As of 06/30/2025

GL Number	Description	YTD Balance 06/30/2024 Norm (Abnorm)	End Balance 06/30/2024	24-25 Original Budget	24-25 Amended Budget	YTD Balance 06/30/2025 Norm (Abnorm)	Activity For 06/30/2025 Incr (Decr)	% Bdgt Used
Fund: 242 BROWNFIELD SITE REMEDIATION FUND								
Account Category: Revenues								
Department: 000 GENERAL REVENUES								
242-000-665.000	INTEREST ON INVESTMENTS	208.46	208.46	50.00	50.00	75.62	0.00	151.24
Total Dept 000 - GENERAL REVENUES		208.46	208.46	50.00	50.00	75.62	0.00	151.24
Revenues		208.46	208.46	50.00	50.00	75.62	0.00	151.24
Account Category: Expenditures								
Department: 261 ADMINISTRATION								
242-261-962.000	RESERVE FOR CONTINGENCIES	0.00	0.00	50.00	50.00	0.00	0.00	0.00
Total Dept 261 - ADMINISTRATION		0.00	0.00	50.00	50.00	0.00	0.00	0.00
Expenditures		0.00	0.00	50.00	50.00	0.00	0.00	0.00
Fund 242 - BROWNFIELD SITE REMEDIATION FUND:								
TOTAL REVENUES		208.46	208.46	50.00	50.00	75.62	0.00	151.24
TOTAL EXPENDITURES		0.00	0.00	50.00	50.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES:		208.46	208.46	0.00	0.00	75.62	0.00	
BEG. FUND BALANCE		122,331.59	122,331.59	122,540.05	122,540.05	122,540.05		
END FUND BALANCE		122,540.05	122,540.05	122,540.05	122,540.05	122,615.67		

QTR REV AND EXP REPORT FOR CITY OF PLYMOUTH

Balance As of 06/30/2025

GL Number	Description	YTD Balance 06/30/2024 Norm (Abnorm)	End Balance 06/30/2024	24-25 Original Budget	24-25 Amended Budget	YTD Balance 06/30/2025 Norm (Abnorm)	Activity For 06/30/2025 Incr (Decr)	% Bdgt Used
Fund: 243 BROWNFIELD REDEVELOPMENT AUTHORITY FUND								
Account Category: Revenues								
Department: 000 GENERAL REVENUES								
243-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE	4,559.75	4,559.75	200.00	200.00	3,292.12	0.00	1,646.06
243-000-665.000	INTEREST ON INVESTMENTS	8,276.88	8,276.88	10.00	10.00	1,232.53	0.00	12,325.30
Total Dept 000 - GENERAL REVENUES		12,836.63	12,836.63	210.00	210.00	4,524.65	0.00	2,154.60
Department: 070 BRWNFLD CAPTURE/STARKWEATHER								
243-070-402.000	CURRENT PROPERTY TAX/REAL	93,375.75	93,375.75	108,120.00	108,120.00	115,142.13	0.00	106.49
Total Dept 070 - BRWNFLD CAPTURE/STARKWEATHER		93,375.75	93,375.75	108,120.00	108,120.00	115,142.13	0.00	106.49
Department: 075 BRWNFLD CAPTURE/MILL STREET TOWNS								
243-075-402.000	CURRENT PROPERTY TAX/REAL	472,714.56	472,714.56	488,840.00	488,840.00	488,061.19	0.00	99.84
Total Dept 075 - BRWNFLD CAPTURE/MILL STREET TOWNS		472,714.56	472,714.56	488,840.00	488,840.00	488,061.19	0.00	99.84
Revenues		578,926.94	578,926.94	597,170.00	597,170.00	607,727.97	0.00	101.77
Account Category: Expenditures								
Department: 261 ADMINISTRATION								
243-261-962.000	RESERVE FOR CONTINGENCIES	0.00	0.00	210.00	210.00	0.00	0.00	0.00
Total Dept 261 - ADMINISTRATION		0.00	0.00	210.00	210.00	0.00	0.00	0.00
Department: 606 BROWNFIELD/STARKWEATHER								
243-606-970.000	REIMBURSEMENT/BROWNFIELD EXP	84,038.17	84,038.17	97,310.00	97,310.00	103,627.92	0.00	106.49
243-606-970.500	REIMBURSEMENT/BROWNFIELD ADM	9,337.58	9,337.58	10,810.00	10,810.00	11,514.21	0.00	106.51
Total Dept 606 - BROWNFIELD/STARKWEATHER		93,375.75	93,375.75	108,120.00	108,120.00	115,142.13	0.00	106.49
Department: 607 BROWNFIELD/MILL STREET TOWNS								
243-607-970.000	REIMBURSEMENT/BROWNFIELD EXP	425,443.10	425,443.10	439,960.00	439,960.00	439,255.07	0.00	99.84
243-607-970.500	REIMBURSEMENT/BROWNFIELD ADM	47,271.46	47,271.46	48,880.00	48,880.00	48,806.12	0.00	99.85
Total Dept 607 - BROWNFIELD/MILL STREET TOWNS		472,714.56	472,714.56	488,840.00	488,840.00	488,061.19	0.00	99.84
Expenditures		566,090.31	566,090.31	597,170.00	597,170.00	603,203.32	0.00	101.01
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:								
TOTAL REVENUES		578,926.94	578,926.94	597,170.00	597,170.00	607,727.97	0.00	101.77
TOTAL EXPENDITURES		566,090.31	566,090.31	597,170.00	597,170.00	603,203.32	0.00	101.01
NET OF REVENUES & EXPENDITURES:		12,836.63	12,836.63	0.00	0.00	4,524.65	0.00	
BEG. FUND BALANCE		24,293.12	24,293.12	37,129.75	37,129.75	37,129.75		
END FUND BALANCE		37,129.75	37,129.75	37,129.75	37,129.75	41,654.40		
Report Totals:								
TOTAL REVENUES - ALL FUNDS		579,135.40	579,135.40	597,220.00	597,220.00	607,803.59	0.00	101.77
TOTAL EXPENDITURES - ALL FUNDS		566,090.31	566,090.31	597,220.00	597,220.00	603,203.32	0.00	101.00
NET OF REVENUES & EXPENDITURES:		13,045.09	13,045.09	0.00	0.00	4,600.27	0.00	

BUDGET ADJUSTMENT SUMMARY

FOURTH QUARTER - FY 24-25

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: #242							
Federal/State Grants	-	-	-	-	-	-	-
Contrib. & Other	50	-	-	-	135	135	185
Appropriation of Surplus	-	-	-	-	-	-	-
TOTAL REVENUES	50	-	-	-	135	135	185
BROWNFIELD SITE REM FUND REV: #242							
Capital Improvements	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Contingency	50	-	-	-	135	135	185
TOTAL EXPENDITURES	50	-	-	-	135	135	185

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: #243							
Property Taxes	596,960	-	-	-	7,025	7,025	603,985
Contrib. & Other	210	-	-	-	7,390	7,390	7,600
Appropriation of Surplus	-	-	-	-	-	-	-
TOTAL REVENUES	597,170	-	-	-	14,415	14,415	611,585
BROWNFIELD OPER FUND EXP: #243							
Administration	59,690	-	-	-	705	705	60,395
Site Remediation	537,270	-	-	-	6,320	6,320	543,590
Contrib & Other	-	-	-	-	-	-	-
Contingency	210	-	-	-	7,390	7,390	7,600
TOTAL EXPENDITURES	597,170	-	-	-	14,415	14,415	611,585

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 2024-2025 Brownfield Redevelopment Authority Budget as adopted in May of 2024; 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 2024-2025 Brownfield Redevelopment Authority budget is hereby amended as indicated in the detailed line-item Budget Adjustment Summary through April 30, 2025, 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 27, 2025.

MEMORANDUM

Date: May 23, 2025
To: Brownfield Redevelopment Authority Board Members
From: John Scanlon, Finance Director
Subject: Budget Adoption

Issue: Adoption of 2025-26 Brownfield Redevelopment Authority budget

Analysis: Please find attached the proposed budgets for the Brownfield Redevelopment Fund and the Brownfield Site Remediation Fund. Currently, there are two active Brownfield projects, summarized below.

Starkweather School Project

This project began capturing funds in the 2017 tax year. As agreed, it includes a 10% reimbursement to the City's General Fund, which is reflected in account 243-606-970.500 in the attached proposed budget. The City has received all required documentation for reimbursement requests, and reimbursements will continue through the 2026-27 fiscal year.

Mill Street Towns Project

Originally approved in April 2019, this project was amended in May 2024 to expand the Brownfield coverage area. It includes a 10% administrative fee and 3% interest on outstanding remediation costs. The first set of reimbursements was approved in May 2024 and has been fully paid within the current fiscal year.

As the Brownfield Redevelopment Authority is a separate legal entity from the City, it is required to adopt an annual budget. The proposed budget is based on current tax information for the upcoming fiscal year. Any changes would require a formal budget amendment. A budget resolution is attached 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

BUDGET												
Account #	Account Title	2023 /24		2024 /25				2025 /26	2026 /27	2027 /28	2028 /29	2029 /30
		Amended Budget	Audited Actual	Original Budget	Amended Budget	6 Months Actual	12 Months Projected	Proposed Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget
	BROWNFIELD SITE REMEDIATION FUND REVENUES											
242 000 665.000	INTEREST ON INVESTMENTS	50	208	50	50	76	135	50	60	70	70	70
242 000 674.254	CONTRIBUTION FROM BROWNFLD OPER FUND	0	0	0	0	0	0	0	0	0	0	0
242 000 699.000	APPROP. OF PY FUND BALANCE	0	0	0	0	0	0	0	0	0	0	0
	Brownfield - Mill Street Towns											
242 004 548.000	STATE GRANT - MDEQ	0	0	0	0	0	0	0	0	0	0	0
	BROWNFIELD SITE REMEDIATION FUND REVENUE GRAND TOTAL	50	208	50	50	76	135	50	60	70	70	70
	BROWNFIELD SITE REMEDIATION FUND EXPENDITURES											
242 261 818.000	CONTRACTUAL SERVICES	0	0	0	0	0	0	0	0	0	0	0
242 261 965.254	CONTRIB TO BROWNFIELD OPERATING FUND	0	0	0	0	0	0	0	0	0	0	0
242 261 962.000	RESERVE FOR CONTINGENCY	50	0	50	50	0	135	50	60	70	70	70
	Brownfield - Mill Street Towns											
242 650 971.255	CAP OUTLAY/BROWNFIELD	0	0	0	0	0	0	0	0	0	0	0
	BROWNFIELD SITE REMEDIATION FUND EXPENDITURE GRAND TOTAL	50	0	50	50	0	135	50	60	70	70	70
	BROWNFIELD SITE REMEDIATION FUND BALANCE											
	BEGINNING SURPLUS (OR DEFICIT)	122,332	122,332	122,540	122,540	122,540	122,540	122,675	122,725	122,785	122,855	122,925
	CURRENT-YEAR REVENUES	50	208	50	50	76	135	50	60	70	70	70
	CURRENT-YEAR EXPENDITURES	(50)	0	(50)	(50)	0	(135)	(50)	(60)	(70)	(70)	(70)
	CURRENT-YEAR SURPLUS (OR DEFICIT)	0	208	0	0	76	0	0	0	0	0	0
	+ CONTINGENCY / - APPROPRIATION OF PRIO	50	0	50	50	0	135	50	60	70	70	70
	ENDING SURPLUS (OR DEFICIT)	122,382	122,540	122,590	122,590	122,616	122,675	122,725	122,785	122,855	122,925	122,995

BUDGET												
Account #	Account Title	2023 /24		2024 /25				2025 /26	2026 /27	2027 /28	2028 /29	2029 /30
		Amended Budget	Audited Actual	Original Budget	Amended Budget	6 Months Actual	12 Months Projected	Proposed Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget
	BROWNFIELD REDEVELOPMENT AUTH FUND REVENUES											
	General Revenues											
243 000 405.000	TAXES RECOVERED BY COUNTY	0		0	0	0	0	0	0	0	0	0
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	4,560	200	200	3,292	4,600	200	210	220	220	220
243 000 665.000	INTEREST ON INVESTMENTS	10	8,277	10	10	1,233	3,000	10	10	10	10	10
243 000 674.255	CONTRIBUTIONS FROM LSRR FUND	0	0	0	0	0	0	0	0	0	0	0
243 000 699.000	APPROP. OF PY FUND BALANCE	0	0	0	0	0	0	0	0	0	0	0
	Total	210	12,837	210	210	4,525	7,600	210	220	230	230	230
	Brownfield Capture - Old Village Revenues											
243 050 402.000	CURRENT PROPERTY TAX/REAL	0	0	0	0	0	0	0	0	0	0	0
243 050 402.000	PENALTIES & INTEREST	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0
	Brownfield Capture - Daisy Condos Revenues											
243 055 402.000	CURRENT PROPERTY TAX/REAL	0	0	0	0	0	0	0	0	0	0	0
243 055 403.000	PENALTIES & INTEREST	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0
	Brownfield Capture - Starkweather School Revenues											
243 070 402.000	CURRENT PROPERTY TAX/REAL	94,340	93,376	108,120	108,120	95,181	115,145	175,614	116,700	117,480	118,250	0
243 070 402.000	PENALTIES & INTEREST	0	0	0	0	0	0	0	0	0	0	0
	Total	94,340	93,376	108,120	108,120	95,181	115,145	175,614	116,700	117,480	118,250	0
	Brownfield Capture - Mill Street Towns											
243 075 402.000	CURRENT PROPERTY TAX/REAL	478,100	472,715	488,840	488,840	403,460	488,840	539,386	211,375	359,732	368,361	375,887
243 075 402.000	PENALTIES & INTEREST	0	0	0	0	0	0	0	0	0	0	0
	Total	478,100	472,715	488,840	488,840	403,460	488,840	539,386	211,375	359,732	368,361	375,887
	BROWNFIELD REDEVELOPMENT AUTH FUND REVENUE GRAND TOTAL	572,650	578,927	597,170	597,170	503,166	611,585	715,210	328,295	477,442	486,841	376,117

BUDGET												
Account #	Account Title	2023 /24		2024 /25				2025 /26	2026 /27	2027 /28	2028 /29	2029 /30
		Amended Budget	Audited Actual	Original Budget	Amended Budget	6 Months Actual	12 Months Projected	Proposed Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget
	BROWNFIELD REDEVELOPMENT AUTH FUND EXPENDITURES											
	Administration Expenditures											
243 261 962.000	RESERVE FOR CONTINGENCY	210	0	210	210	0	7,600	210	220	230	230	230
243 261 965.255	CONTRIBUTION TO SITE REMEDIATION FUND	0	0	0	0	0	0	0	0	0	0	0
	Total	210	0	210	210	0	7,600	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 - Daisy Condos Expenditures											
243 602 970.000	REIMBURSEMENT/BROWNFIELD EXP	0	0	0	0	0	0	0	0	0	0	0
243 602 970.500	REIMBURSEMENT/BROWNFIELD ADM	0	0	0	0	0	0	0	0	0	0	0
243 602 970.600	TRANSFER TO SITE REMEDIATION FUND	0	0	0	0	0	0	0	0	0	0	0
243 602 970.600	RETURN TO TAXING UNITS	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											
243 606 970.000	REIMBURSEMENT/BROWNFIELD EXP	84,910	84,038	97,310	97,310	0	103,630	158,054	105,030	105,730	106,420	0
243 606 970.500	REIMBURSEMENT/BROWNFIELD ADM	9,430	9,338	10,810	10,810	0	11,515	17,560	11,670	11,750	11,830	0
243 606 970.600	TRANSFER TO SITE REMEDIATION FUND	0	0	0	0	0	0	0	0	0	0	0
	Total	94,340	93,376	108,120	108,120	0	115,145	175,614	116,700	117,480	118,250	0
	Brownfield - Mill Street Towns											
243 607 970.000	REIMBURSEMENT/BROWNFIELD EXP	430,290	425,443	439,960	439,960	0	439,960	485,446	190,235	323,762	331,521	338,297
243 607 970.500	REIMBURSEMENT/BROWNFIELD ADM	47,810	47,271	48,880	48,880	0	48,880	53,940	21,140	35,970	36,840	37,590
243 607 970.600	TRANSFER TO SITE REMEDIATION FUND	0	0	0	0	0	0	0	0	0	0	0
	Total	478,100	472,715	488,840	488,840	0	488,840	539,386	211,375	359,732	368,361	375,887
	BROWNFIELD REDEVELOPMENT AUTH FUND EXPENDITURE GRAND TOTAL	572,650	566,090	597,170	597,170	0	611,585	715,210	328,295	477,442	486,841	376,117
	BROWNFIELD REDEVELOPMENT AUTH FUND BALANCE											
	BEGINNING SURPLUS (OR DEFICIT)	24,293	24,293	37,130	37,130	37,130	37,130	44,730	44,940	45,160	45,390	45,620
	CURRENT-YEAR REVENUES	572,650	578,927	597,170	597,170	503,166	611,585	715,210	328,295	477,442	486,841	376,117
	CURRENT-YEAR EXPENDITURES	(572,650)	(566,090)	(597,170)	(597,170)	0	(611,585)	(715,210)	(328,295)	(477,442)	(486,841)	(376,117)
	CURRENT-YEAR SURPLUS (OR DEFICIT)	0	12,837	0	0	503,166	0	0	0	0	0	0
	+ CONTINGENCY / - APPROPRIATION OF PRIO	210	0	210	210	0	7,600	210	220	230	230	230
	ENDING SURPLUS (OR DEFICIT)	24,503	37,130	37,340	37,340	540,295	44,730	44,940	45,160	45,390	45,620	45,850

City of Plymouth Brownfield Redevelopment Authority 2025-2026 Budget

**RESOLUTION
ADOPTION OF THE 2025-2026 BUDGET**

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

WHEREAS, The 2025-2026 Brownfield Redevelopment Authority Budget was
presented to the City Commission by the City Manager on April 7, 2025; 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 27, 2025, 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 2025-2026
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.