



CITY COUNCIL AGENDA ITEM

April 16, 2014

To: The Honorable Mayor and City Council Members

From: Brian Kischnick, City Manager
Mark F. Miller, Director of Economic and Community Development
Tom Darling, Director of Financial Services
Glenn Lapin, Economic Development Specialist

Subject: Approval of the Troy Brownfield Redevelopment Authority (BRA) Proposed Fiscal Year 2014/15 Budget

The Troy Brownfield Redevelopment Authority (BRA) recommended approval of its proposed 2014/15 budget at the April 15, 2014 BRA meeting. City management recommends that City Council approve the BRA's proposed 2014/15 budget.

The meeting was called to order at 3:02 p.m. in the Council Boardroom, Troy City Hall by Vice Chairperson Joseph Vassallo (Chairperson Bruce Wilberding has moved out of the City and has resigned from the committee).

Members Present: Joseph Vassallo
Dan Brake
Theodore Dziurman
Rosemary Kornacki
Robert Swartz

Members Absent: None

Also Present: Lori Bluhm, City Attorney
Glenn Lapin, Economic Development Specialist
Mark F. Miller, Director of Economic & Community Development

ELECTION OF OFFICERS (Chairperson, Vice-Chairperson and Secretary/Treasurer)

Resolution # BRA 2014-04-01

Moved by Dziurman

Seconded by Swartz

RESOLVED, that Joseph Vassallo be elected as Chairperson.

Yeas: 5

Nays: 0

Absent: 0

Resolution # BRA 2014-04-02

Moved by Vassallo

Seconded by Swartz

RESOLVED, that Rosemary Kornacki be elected as Vice Chairperson.

Yeas: 5

Nays: 0

Absent: 0

Resolution # BRA 2014-04-03

Moved by Swartz

Seconded by Brake

RESOLVED, that Mark F. Miller be elected as Secretary/Treasurer.

Yeas: 5

Nays: 0

Absent: 0

2014 REGULAR MEETING SCHEDULE

2014 BRA meetings are scheduled on April 15th and October 21st at 3:00 pm. Meetings are held in the Council Boardroom at Troy City Hall.

APPROVAL OF MINUTES FROM OCTOBER 15, 2013

Resolution # BRA 2014-04-04
Moved by Dziurman
Seconded by Brake

RESOLVED, that the BRA approve the minutes of the October 15, 2013 regular meeting.

Yeas: 5
Nays: 0
Absent: 0

OLD BUSINESS

A. Brownfield Redevelopment Plan #6 - MJR Troy Grand Project Update

Mark F. Miller provided an update on the MJR Troy Grand Project including construction progress, project financing and schedule. The project is expected to open to the public in June of 2014.

NEW BUSINESS

A. 2014/15 BRA Budget

Mark F. Miller provided an overview of the budget to the BRA and answered questions related to it.

Resolution # BRA 2014-04-05
Moved by Dziurman
Seconded by Brake

RESOLVED, that the BRA approve the 2014/15 Budget.

Yeas: 5
Nays: 0
Absent: 0

BOARD MEMBER COMMENT

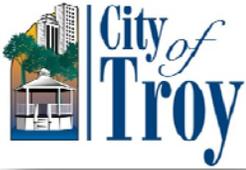
General discussion took place.

PUBLIC COMMENT

None

Meeting was adjourned at 3:37 p.m.

The next scheduled meeting is October 21, 2014 – 3:00 p.m.



Brownfield Redevelopment Authority

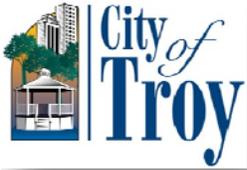
County of Oakland, State of Michigan

2014/15 through 2016/17 Budget

	2013 Actual	2014 Estimated	2014 Budget	2015 Budget	2016 Budget	2017 Budget
REVENUE						
Property Taxes-MJR	\$ -	\$ -	\$ -	\$ 22,980	\$ 69,451	\$ 69,451
Property Taxes-TCF	3,240	2,735	2,735	2,758	2,690	2,690
Interest Income	1,533	2,500	2,500	1,200	1,200	1,200
Total Revenues	4,773	5,235	5,235	26,937	73,341	73,341
EXPENDITURES						
Administrative Expenses	25,000	2,500	2,500	5,000	5,000	5,000
Audit Fees	1,800	1,800	1,800	1,800	1,800	1,800
Tax Tribunals	-	-	-	-	-	-
Payment to TCF Bank	3,240	2,735	2,735	2,758	2,690	2,690
Payment to MJR	-	463,495	-	11,585	-	-
Other expenditures	-	-	-	-	-	-
TOTAL - EXPENDITURES	30,040	470,530	7,035	21,143	9,490	9,490
Change in Fund Balance	(25,267)	(465,295)	(1,800)	5,794	63,851	63,851
BEGINNING FUND BALANCE	764,811	739,544	739,544	274,249	280,043	343,895
ENDING FUND BALANCE	\$ 739,544	\$ 274,249	\$ 737,744	\$ 280,043	\$ 343,895	\$ 407,746

Revolving Fund/Fund Balance

Beginning Balance	\$ 549,558	\$ 549,558	\$ 549,558	\$ 86,063	\$ 86,063	\$ 129,544
Loan payments from MJR	-	-	-	-	43,481	52,650
Loan payments (to) MJR	-	(463,495)	-	-	-	-
Ending Balance	549,558	86,063	549,558	86,063	129,544	182,194
Unassigned Fund Balance	189,986	188,186	188,186	193,980	214,351	225,551
Total Fund Balance	\$ 739,544	\$ 274,249	\$ 737,744	\$ 280,043	\$ 343,895	\$ 407,746



Brownfield Redevelopment Authority

County of Oakland, State of Michigan

**Tax Capture and Millage
2014/15 through 2016/17**

	2015 Budget	2016 Budget	2017 Budget	2018 Estimated	2019 Estimated
<u>TCF Bank</u>					
Base Taxable Value	\$ 197,940	\$ 197,940	\$ 197,940	\$ 197,940	\$ 197,940
Taxable Value	335,890	332,531	332,531	335,856	339,215
Captured Taxable Value	137,950	134,591	134,591	137,916	141,275
TCF Bank Tax Revenues	2,758	2,690	2,690	2,757	2,824
<u>MJR Theature</u>					
Base Taxable Value	\$ 1,025,640	\$ 1,025,640	\$ 1,025,640	\$ 1,025,640	\$ 1,025,640
Taxable Value	2,175,240	4,500,000	4,500,000	4,545,000	4,590,450
Captured Taxable Value	1,149,600	3,474,360	3,474,360	3,519,360	3,564,810
MJR Theature Tax Revenues	22,980	69,451	69,451	70,350	71,259
<u>Millage Rates</u>					
City Less Debt Service	9.8000	9.8000	9.8000	9.8000	9.8000
County	4.6461	4.6461	4.6461	4.6461	4.6461
Community College	1.5844	1.5844	1.5844	1.5844	1.5844
Oakland County Transportation	0.5900	0.5900	0.5900	0.5900	0.5900
Intermediate School District	3.3690	3.3690	3.3690	3.3690	3.3690
Total	19.9895	19.9895	19.9895	19.9895	19.9895



Brownfield Redevelopment Authority

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MJR Revolving Loan Schedule

Year	MJR Revolving Fund Debt Service							MJR Interest and Admin Fees				Totals	
	Beginning Balance	Principal	Prior Interest Outstanding	Prior Admin Fees Outstanding	Interest	Admin Fees (1% Outstanding)	Ending Balance	Interest Paid	Interest Outstanding	Admin Paid	Admin Outstanding	MJR Paid on LSRRF	Total Tax MJR
2014/2015	463,495	-			13,905	4,635	463,495	11,395	2,510	-	4,635	11,395	22,980
2015/2016	463,495	43,481	2,510	4,635	14,119	4,706	420,014	16,629	0	9,341	0	69,451	69,451
2016/2017	420,014	52,650	0	0	12,600	4,200	367,364	12,600	0	4,200	-	69,451	69,451
2017/2018	367,364	55,655	0	-	11,021	3,674	311,708	11,021	0	3,674	-	70,350	70,350
2018/2019	311,708	58,791	0	-	9,351	3,117	252,917	9,351	0	3,117	-	71,259	71,259
2019/2020	252,917	62,068	0	-	7,588	2,529	190,849	7,588	0	2,529	-	72,185	72,185
2020/2021	190,849	65,490	0	-	5,725	1,908	125,359	5,725	0	1,908	-	73,124	73,124
2021/2022	125,359	69,061	0	-	3,761	1,254	56,298	3,761	0	1,254	-	74,075	74,075
2022/2023	56,298	56,298	0	-	1,689	563	0	1,689	0	563	-	58,550	58,550