



CITY COUNCIL AGENDA ITEM

April 28, 2015

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 2015/16 Budget

The Troy Brownfield Redevelopment Authority (BRA) recommended approval of its proposed 2015/16 budget at the April 21, 2015 BRA meeting. City management recommends that City Council approve the BRA's proposed 2015/16 budget.

2015/2016

CITY OF TROY

Brownfield Redevelopment Authority

BUDGET

grow through community | lead through action

Members

Chairman

Joseph Vassallo

Secretary/Treasurer

Mark F. Miller

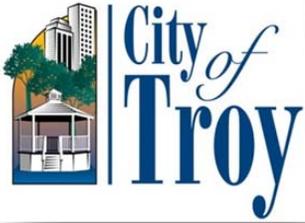
Vice Chairwoman

Rosemary Kornacki

Theodore Dziurman

Mary Kerwin

Robert Swartz



Brownfield Redevelopment Authority

County of Oakland, State of Michigan

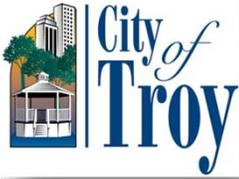
2015/16 through 2017/18 Budget

Introduction

The Brownfield Redevelopment Financing Act, Act 381 of 1996, authorized the City of Troy to create the Troy Brownfield Redevelopment Authority (TBRA), which occurred on January 18, 1999. The purpose of the TBRA is to implement Brownfield Plans, create Brownfield redevelopment zones, promote revitalization, redevelopment and reuse of distressed properties with the City. Further, to utilize tax increment financing to assist the redevelopment.

The TBRA shall consist of not less than five (5) persons and not more than nine (9) persons who serve for three year terms, and are appointed by the Mayor and approved by City Council.

Within this three year budget there are two active Brownfield Plans: Brownfield Plan # 4 for the TCF Bank Branch and Brownfield Plan # 6 for the MJR Troy Grand Digital Cinema 16.



Brownfield Redevelopment Authority

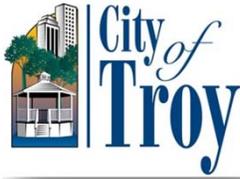
County of Oakland, State of Michigan

2015/16 through 2017/18 Budget

	2014	2015	2015	2016	2017	2018
	Actual	Estimated	Budget	Budget	Budget	Budget
REVENUE						
Property Taxes-TCF	\$ 2,735	\$ 2,814	\$ 2,758	\$ 2,920	\$ 3,030	\$ 3,150
Property Taxes-MJR	-	13,501	22,980	91,670	93,280	94,930
Interest Income	2,577	1,100	1,200	1,200	1,200	1,200
Total Revenues	5,312	17,415	26,938	95,790	97,510	99,280
EXPENDITURES						
Administrative Expenses	2,500	5,000	5,000	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	2,735	2,814	2,758	2,920	2,690	2,690
Payment to MJR	463,495	11,585	11,585	-	-	-
Other expenditures	-	-	-	-	-	-
TOTAL - EXPENDITURES	470,530	21,199	21,143	9,720	9,490	9,490
Change in Fund Balance	(465,218)	(3,784)	5,795	86,070	88,020	89,790
BEGINNING FUND BALANCE	739,544	274,326	274,326	270,542	356,612	444,632
ENDING FUND BALANCE	\$ 274,326	\$ 270,542	\$ 280,121	\$ 356,612	\$ 444,632	\$ 534,422

Revolving Fund/Fund Balance

Beginning Balance	\$ 551,558	\$ 88,063	\$ 88,063	\$ 89,979	\$ 181,649	\$ 274,929
Loan payments from MJR	-	1,916	-	91,670	93,280	94,930
Loan payments (to) MJR	(463,495)	-	-	-	-	-
Ending Balance	88,063	89,979	88,063	181,649	274,929	369,859
Unassigned Fund Balance	186,263	180,563	192,058	174,963	169,703	164,563
Total Fund Balance	\$ 274,326	\$ 270,542	\$ 280,121	\$ 356,612	\$ 444,632	\$ 534,422



Brownfield Redevelopment Authority

County of Oakland, State of Michigan

Tax Capture and Millage 2014/15 through 2016/17

	2016 Budget	2017 Budget	2018 Budget	2019 Estimated	2020 Estimated
<u>TCF Bank</u>					
Base Taxable Value	\$ 197,940	\$ 197,940	\$ 197,940	\$ 197,940	\$ 197,940
Taxable Value	341,260	346,720	352,268	357,904	363,630
Captured Taxable Value	143,320	148,780	154,328	159,964	165,690
TCF Bank Tax Revenues	2,923	3,035	3,148	3,263	3,380
<u>MJR Theater</u>					
Base Taxable Value	\$ 1,025,640	\$ 1,025,640	\$ 1,025,640	\$ 1,025,640	\$ 1,025,640
Taxable Value	5,519,770	5,599,111	5,679,632	5,761,350	5,844,284
Captured Taxable Value	4,494,130	4,573,471	4,653,992	4,735,710	4,818,644
MJR Theater Tax Revenues	91,666	93,285	94,927	96,594	98,285
<u>Millage Rates</u>					
City Less Debt Service	9.7974	9.7974	9.7974	9.7974	9.7974
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	1.0000	1.0000	1.0000	1.0000	1.0000
Intermediate School District	3.3690	3.3690	3.3690	3.3690	3.3690
Total	20.3969	20.3969	20.3969	20.3969	20.3969