

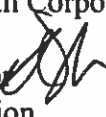
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TO: Kevin Johnson, President & CEO
Detroit Economic Growth Corporation (DEGC)

FROM: David Whitaker, Director 
Legislative Policy Division

DATE: March 09, 2020

RE: 2020-2021 Budget Analysis

Attached is our budget analysis regarding your agency's budget for the upcoming 2020-2021 Fiscal Year.

Please be prepared to respond to the issues/questions raised in our analysis during your scheduled hearing on **Wednesday, March 11, 2020 at 11:00 a.m.** We would then appreciate a written response to the issues/questions at your earliest convenience subsequent to your budget hearing. Please forward a copy of your responses to the Council members and the City Clerk's Office.

Please contact us if you have any questions regarding our budget analysis. Thank you for your cooperation in this matter.

Attachments

cc: Councilmembers
Auditor General's Office
Glen Long, Jr., DEGC CFO
Nick Khouri, Group Executive-Economic Development & Jobs
David Massaron, Chief Financial Officer
Tanya Stoudemier, OCFO-Budget Director
Renee Short, Budget Team Leader
James George, Agency CFO
Stephanie Washington, Mayor's Office

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Detroit Economic Growth Corporation/
Economic Development Corporation/
Downtown Development Authority

FY 2020-2021 Budget Analysis by the Legislative Policy Division

Detroit Economic Growth Corporation (DEGC)

The DEGC was established in 1978. The mission is to design and implement innovative solutions that drive investment, create jobs, and advance the economy of Detroit through public private collaborations. The DEGC is a private nonprofit development organization of public, business, labor and community leaders established to assist businesses in expanding or locating in Detroit and bringing new investments to the City. The DEGC provides staff and other administrative services to the Downtown Development Authority (DDA), Local Development Financing Authority (LDFA), the Economic Development Corporation (EDC), Detroit Brownfield Redevelopment Authority (DBRA), the Detroit Next Michigan Development Corporation (DNMDC) and the Eight Mile Woodward Corridor Improvement Authority. These development entities do not contain any staff.

The DEGC also works directly for the City of Detroit under contract and manages economic development efforts funded by private and foundation contributions, grants and contracts. The DEGC receives funding primarily from the City of Detroit through its Housing & Revitalization Department (HRD), the DDA, the EDC, the LDFA, the DBRA and corporate contributions. The DDA, EDC, LDFA and DBRA contributions to the DEGC's budget serve as reimbursement to the DEGC for staff services, office space, and operating expenses.

In Mayor Duggan's budget for 2020-21 the for HRD, the City through the HRD is contributing \$1,936,304, which includes the base contribution of \$1,117,000 to the DEGC, a \$694,304 contribution for the District Business Liaison program that would be administered by the DEGC in FY 2021, and a \$125,000 contribution for additional land assemblage work that is anticipated (see Attachment I). The chart below shows the City's contributions to the DEGC since 2014-15:

City of Detroit's Contribution to the Detroit Economic Growth Corporation from its Housing and Revitalization Department								Recommended
	FY	FY	FY	FY	FY	FY	FY	
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	
Contri- bution								
Amount	\$850,000	\$1,112,833 (1)	\$1,117,000 (2)	\$1,117,000	\$1,861,304	\$1,936,304 (3)	\$1,936,304	

(1) The original FY 2015-16 DEGC contribution was \$867,000. It should be noted that two (2) budget amendments in FY 2015-16 brought the City's contribution funding level for the DEGC to \$1,112,833.

(2) It should be noted that through one (1) budget amendment in FY 2016-17 brought the City's funding level for the DEGC to \$1,117,000.

(3) It should be noted that the addition of \$694,304 for the District Business Liaison program and \$50,000 for a retail corridor study in zip code 48217 brought the City's funding level for the DEGC to \$1,861,304.

The DEGC feels the City's contribution helps the organization provide citywide proactive business attraction and retention efforts, work on vital economic development projects, and

continue to work with the HRD and the Administrations during pre-development stages on City projects.

It is important to note that the DEGC bylaws require its operating budget to be recommended by the Finance Committee and adopted by the Executive Committee of the DEGC Board of Directors. As of the date of this report, the DEGC has not completed the development of its operating budget for 2020-21.

Attachment II represents DEGC’s operating budget for 2019-20, which totals \$9.4 million. The major sources of the operating budget is \$1.94 million from the City’s contribution; \$3.4 million from contributions from the various public development authorities-EDC, DDA, LDFA, DBRA, Eight Mile Woodward Corridor Improvement Authority and the DNMD; and \$1.5 million from Other Contracts¹.

Attachment III represents the DEGC’s current organizational chart.

Attachment IV represents the DEGC’s responses to LPD’s FY 2020-21 preliminary DEGC budget questions and requests.

Economic Development Corporation (EDC)

In Mayor Duggan’s budget for 2020-21 for HRD, the City through the HRD is contributing \$275,000 to the EDC (see Attachment I). Council should note that \$255,000 is for EDC operations and \$20,000 is for operations of the Detroit Next Michigan Development Corporation, which is under the aegis of the EDC. The chart below shows the City’s contributions to the EDC since 2014-15:

City of Detroit's Contribution to the Economic Development Corporation from Its Housing and Revitalization Department (formerly the Planning and Development Department)								
	FY	FY	FY		FY	FY	Recommended	
	2014-15	2015-16	2016-17		2017-18	2018-19	2019-20	2020-21
Contribution								
Amount	\$255,000	\$200,000	\$255,000	(1)	\$275,000	(2)	\$275,000	\$275,000

(1) EDC's general fund subsidy started out at \$200,000 but was eventually increased to \$255,000 per a contract amendment.
 (2) In FY 2017-18, \$20,000 was added to the City's contribution to the EDC in order to help the DNMD pay for insurance, audit and administrative costs.

It is important to note that the EDC Board of Directors approves its operating budget. As of the date of this report, the DEGC has not completed the development of the EDC operating budget for 2020-21.

¹ "Other Contracts" represent contracts for administration of projects where the amounts are generally variable from year to year or non-recurring. Items showing up in this for 2019-20 would include Motor City Match and Motor City ReStore, DDR, as well as Green Grocer, NEIdeas, and D2D, among others.

Attachment V represents EDC's total operating budget for 2019-20. The EDC receives transfers from other funds or projects in the form of project fees. The EDC receives project fees for the Motor City Match/Restore Program, the Casino Development Fund, the Waterfront East Reclamation project, etc., as well as other service fees and loan repayments consistent with the current fiscal year. The project fees are temporary sources of revenue. The EDC board approves this budget. Council approves the City contribution and project fees stemming from contracts your Honorable Body approved between the EDC and the City of Detroit for a particular project/fund, such as the Casino Development Fund. Attachment VI represents the most recent EDC-Casino Development Fund report.

Downtown Development Authority (DDA)

The DDA, a public corporation for the City of Detroit, was established for the purpose of promoting and developing economic growth in the City of Detroit's downtown business district. The DDA has been authorized to fund its General Fund (operating) budget by an ad valorem tax of one mill on real and tangible personal property not exempt by law in the downtown development district, and by a levy on the increased assessed value of a tax increment district, and the issuance of negotiable revenue and tax increment bonds to finance the development activities of the DDA.

Note: the DDA could receive two mills on real and personal property for operating purposes based on the 2010 Census count results.

Unlike the DEGC and EDC, the DDA does not receive a General Fund contribution. Therefore technically, the DDA is not a part of the DEGC and EDC budget hearing, but of course, the DEGC will address any questions City Council may have regarding the DDA. However, the City Council does approve the DDA's operating budget per State Public Act 197 of 1975. The DDA's operating budget is usually presented to City Council in June. Attachment VII represents the DDA's 2019-20 operating budget Council approved in July 2019.

Also in accordance with PA 197 of 1975, Council approves the Tax Increment Finance Plan, which delineates the anticipated development projects in the downtown area. Whenever the TIF Plan is amended, the DDA board must first approve the amendments, and then the amendments come before Council for approval. This process additionally gives Council an opportunity to review the DDA's policies, plans, and procedures as they relate to development activity in the downtown area.

Attachment VIII represents DBRA's operating budget for 2019-20. The DBRA Board of Directors approves its operating budget.

Attachment IX represents LDFA's operating budget for 2019-20. By State The LDFA's operating budget is approved by City Council per State Statute, and it is usually presented to City Council in June.

Attachment X represents Eight Mile Woodward Corridor Improvement Authority's operating budget for 2019-20. The Eight Mile Woodward Corridor Improvement Authority's operating budget is approved by City Council per State Statute, and it is usually presented to City Council in June.

Issues and Questions

DEGC

1. Last year at this time, the DEGC had 63 positions filled out of the 70 budgeted positions. Is this coincidental, or is it a challenge filling the 7 vacant positions?
2. Amongst DEGC's budgeted positions, please explain any major deviation from the current fiscal year that helps to explain a major shift in focus as an organization.
3. Attachment II represents the DEGC's operating budget for FY 2020 and Attachment II.A is the operating budget for FY 2019. Please explain the following:
 - a. On the revenue side, please explain the \$200,000 increase in DBRA Contract revenue in FY 2020.
 - b. On the revenue side, please explain the \$190,000 increase in Legal Reimbursement revenue in FY 2020.
 - c. On the revenue side, please explain the \$265,000 decrease in Other Contracts revenue in FY 2020.
 - d. On the expenditure side, Personnel increases by 2%. Is this due primarily to a general wage increase?
4. The Mayor is recommending \$1,936,304 as the general fund subsidy for DEGC's operations for FY 2020. Please address the following:
 - a. Please explain the need for this contribution for the DEGC in FY 2021.
 - b. Recently, the DEGC provided City Council a progress report on the District Business Liaison program as of January 2020. In addition, Attachment XIII represents DEGC's status report on the District Business Liaison program. Also, the following link represents an update on the Motor City Match program by district: <https://www.dropbox.com/sh/6h0ww2rjidv9abc/AAAdsC8JylmBN6dwL68uV566a?dl=0> Does the DEGC feel the City's contribution of \$694,304 is sufficient to adequately fund the District Business Liaison program in FY 2021? How can the program be improved in FY 2021?
 - c. Attachment XI represents a recent list of District Business Liaisons. Currently, it appears the District Business Liaison position for District Five and Six is vacant. What is the status of filling these positions? How has District Five and Six been served under the District Business Liaison program while these positions have been vacant?
 - d. During FY 2019, the DEGC reallocated \$50,000 initially used for a one-time retail corridor study in zip code 48217 to the Industrial Land Assemblage Services, which caused the funding to increase from \$75,000 to \$125,000. Did the retail corridor study assist in creating more retail activity in zip code 48217? Please explain the need to maintain this increased level of funding for Industrial Land Assemblage Services.
5. Given the current economic climate, does the DEGC foresee a slowdown in economic activity in the City of Detroit in FY 2021?
6. Attachment XII represents community budget priorities questions relative to the DEGC from a recent community forum hosted by Council President Brenda Jones and Council Member

Janeé Ayers. The DEGC may have already received a copy of these questions. Please respond to these questions, if you have not already begun to do so.

EDC

7. Please explain the need for the contribution of \$275,000 for the EDC, which includes the \$20,000 contribution for the DNMDCC.
8. Attachment VI shows that there is approximately \$3.9 million in unspent Casino Development Fund dollars relative to the National Retail, Non-Affiliated/Resident Retail and Resident Real Estate programs. Now that the Auditor General has completed its audit of the Casino Development Funds, is it still the intention of the EDC to request City Council to reprogram these dollars while lifting geographic limitations to better expend these dollars throughout the City of Detroit?

BRDA

9. Has the number of brownfield redevelopment projects this fiscal year increased or decreased as compared to last year?

LDFA

10. Attachment IX shows that a transfer of \$150,000 from LDFA's prior year operating fund balances had to be made during FY 2019-20 in order to have sufficient monies to cover expenses. Fortunately, LDFA's General Fund (operating fund) had a positive \$10.1 million in fund balance as of June 30, 2019. Please explain, however, why LDFA's Governmental Activities (government-wide) financial statements show a negative \$7.1 million net position as of June 30, 2019.

Attachments

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Attachment I

**CITY OF DETROIT
BUDGET DEVELOPMENT
FINANCIAL DETAIL BY DEPARTMENT, FUND, APPROPRIATION, & COST CENTER - EXPENDITURES
DEPARTMENT 36 - HOUSING & REVITALIZATION DEPARTMENT**

Department # - Department Name Fund # - Fund Name Appropriation # - Appropriation Name Cost Center # - Cost Center Name	FY2020 Adopted	FY2021 Mayor	FY2022 Forecast	FY2023 Forecast	FY2024 Forecast
36 - Housing & Revitalization Department	113,079,805	67,930,305	63,011,186	63,081,354	63,192,448
1000 - General Fund	22,537,958	24,732,725	19,813,606	19,883,774	19,994,868
00014 - HRD Community Development	2,412,474	2,412,474	2,412,474	2,412,474	2,412,474
360130 - Community Development	2,412,474	2,412,474	2,412,474	2,412,474	2,412,474
00015 - HRD Real Estate	526,291	507,404	515,711	522,934	531,576
360131 - HRD Special Projects	526,291	507,404	515,711	522,934	531,576
* 00595 - HRD Economic Development Corporation	275,000	275,000	275,000	275,000	275,000
360134 - Economic Development Corporation	275,000	275,000	275,000	275,000	275,000
* 00597 - HRD Economic Growth Corporation	1,936,304	1,936,304	1,936,304	1,936,304	1,936,304
360135 - Economic Growth Corporation	1,936,304	1,936,304	1,936,304	1,936,304	1,936,304
13168 - HRD Real Estate & GIS	855,692	1,109,828	1,464,939	1,474,954	1,495,369
365080 - HRD Policy Development & Implementation	855,692	1,109,828	1,464,939	1,474,954	1,495,369
13758 - HRD FRM Indirect Staffing Costs	1,263,872	1,353,070	1,375,392	1,396,161	1,419,385
360054 - Administration Indirect Costs	1,263,872	1,353,070	1,375,392	1,396,161	1,419,385
20235 - HRD Administration (Indirect) - Records/Audit & Admin	3,629,329	3,033,328	3,040,858	3,041,539	3,049,374
365702 - Administration (Indirect) - Records/Audit & Admin Su	3,629,329	3,033,328	3,040,858	3,041,539	3,049,374
365709 - HRD Indirect Cost	536,779	459,278	466,808	472,489	480,324
20236 - HRD OPPP Direct - Tax Incentives, Policy, & Development	2,309,767	2,442,434	2,482,017	2,512,392	2,553,574
365703 - OPPP Direct - Tax Incentives, Policy, & Development	2,309,767	2,442,434	2,482,017	2,512,392	2,553,574
20237 - HRD Housing Underwriting - Single Family	509,229	376,811	382,614	381,534	387,572
365704 - Housing Underwriting - Single Family	509,229	376,811	382,614	381,534	387,572
20389 - Senior Home Repair	500,000	-	-	-	-
364136 - Senior Home Repair	500,000	-	-	-	-

Attachment II

**DETROIT ECONOMIC GROWTH CORP
OPERATING AND PROGRAM REVENUE SOURCES
2019-20**

<u>SOURCES</u>	<u>2019-20 BUDGET</u>
CITY CONTRACT	1,936,304
EDC CONTRACT	800,000
DDA CONTRACT	1,900,000
LDFA CONTRACT	125,000
DBRA CONTRACT	600,000
CIA/NMDC CONTRACTS	60,000
EDA GRANT	303,000
LEGAL REIMBURSEMENT	480,000
PRIVATE SECTOR	490,000
EDC PROJECTS	600,000
BUSINESS ATTRACTION ALLOCATION	542,000
OTHER CONTRACTS	1,495,000
SERVICE FEES/OTHER INCOME	68,696
BUDGET DEFICIT	<u>0</u>
TOTAL REVENUE	<u>9,400,000</u>
<u>USES</u>	
PERSONNEL	7,900,000
CONTRACT SERVICES	262,500
TRAVEL/MEETINGS& MARKETING	395,000
RENT/UTILITIES/INSURANCE	537,000
EQUIPMENT	175,000
OTHER	<u>130,500</u>
TOTAL EXPENSES	<u>9,400,000</u>
DIFFERENCE	<u><u>0</u></u>

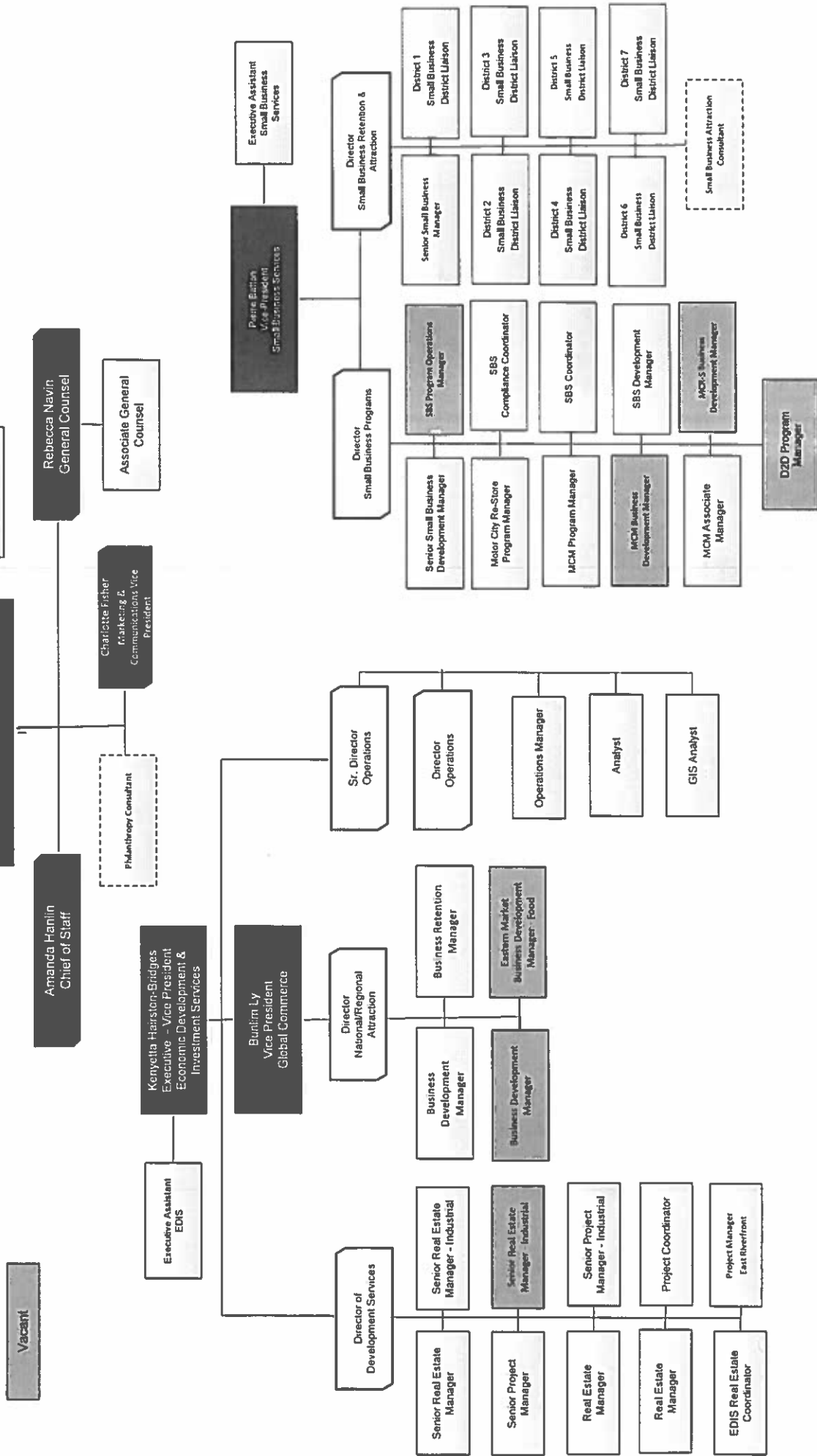
Attachment II. A

**DETROIT ECONOMIC GROWTH CORP
OPERATING AND PROGRAM REVENUE SOURCES
2018-19**

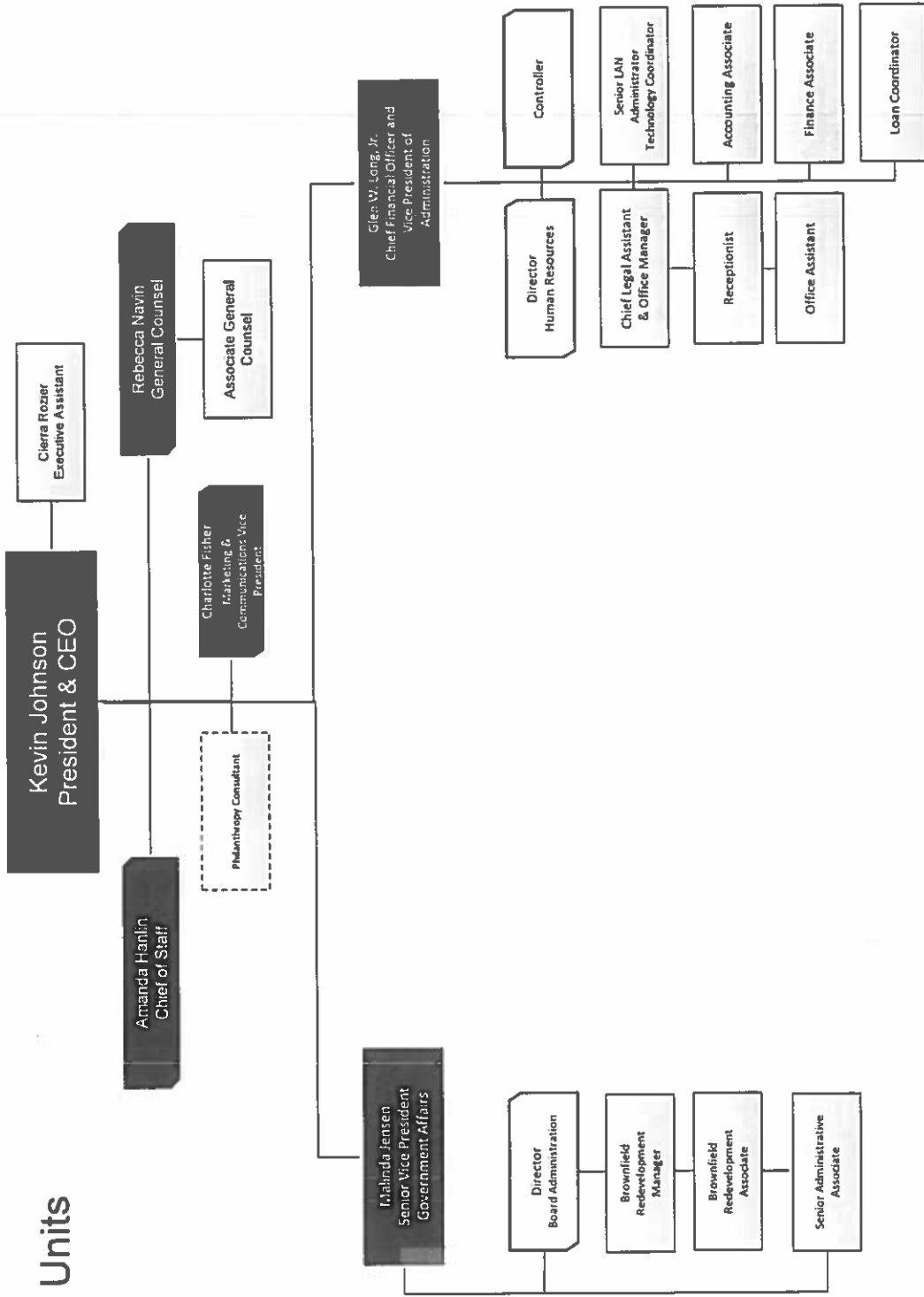
<u>SOURCES</u>	<u>2018-19 BUDGET</u>
CITY CONTRACT	1,861,304
EDC CONTRACT	800,000
DDA CONTRACT	1,900,000
LDFA CONTRACT	125,000
DBRA CONTRACT	400,000
CIA/NMDC CONTRACTS	60,000
EDA GRANT	303,000
LEGAL REIMBURSEMENT	290,000
PRIVATE SECTOR	490,000
EDC PROJECTS	600,000
BUSINESS ATTRACTION ALLOCATION	642,000
OTHER CONTRACTS	1,760,000
SERVICE FEES/OTHER INCOME	68,696
BUDGET DEFICIT	<u>0</u>
TOTAL REVENUE	<u>9,300,000</u>
<u>USES</u>	
PERSONNEL	7,745,000
CONTRACT SERVICES	333,000
TRAVEL/MEETINGS& MARKETING	409,000
RENT/UTILITIES/INSURANCE	511,000
EQUIPMENT	175,000
OTHER	<u>127,000</u>
TOTAL EXPENSES	<u>9,300,000</u>
DIFFERENCE	<u><u>0</u></u>

Attachment III

Transactional Units



Administrative Units





TO: Irvin Corley, Jr., Executive Policy Manager
Legislative Policy Division

FROM: Kevin Johnson, President & CEO
Detroit Economic Growth Corporation (DEGC)

DATE: March 6, 2020

RE: FY 2020-21 Preliminary DEGC Budget Questions

This memo is in response to questions included in your e-mail dated March 3, 2020.

1. Please provide 2019-20 operating budgets . . .

Sent via e-mail by Glen Long on 3/4/20.

2. Please provide June 30, 2019 audits . . .

Sent via e-mail by Glen Long on 3/4/20.

3. Please provide the latest Casino Development Fund report

12/31/19 report Sent via e-mail by Glen Long on 3/4/20.

4. Please provide latest DEGC Org Chart

See Attachment A

5. Number of vacancies . . .

The DEGC has 70 full-time positions. At the time of this report, there are 63 employees with 7 vacancies (highlighted in Orange on the attached Org Chart). We anticipate that most of these will be filled quickly. We are working through resource allocation issues. There has been a slight problem in the grant funding for the D2D Program Manager that we believe has been solved.

6. Please provide the latest project updates and a list of additional projects . . .

The DEGC operates several programs and manages a multitude of projects and initiatives on behalf of our largest partner, the City of Detroit.

The DEGC has drafted six key goals for 2020:

- Create jobs through business attraction and expansion, resulting in 2500 new jobs and \$500MM in capital investment
- Assemble 100 acres of industrial land (in addition to approximately 200 acres to be assembled for Fiat Chrysler (FCA))



- Activate 1MM square feet of commercial and industrial land in neighborhoods;
- Develop Detroit's commercial corridors by opening 40 new businesses and providing retention services to existing businesses
- Lead industrial land assembly initiatives that capitalizes on the city's ability to create future manufacturing and industrial employment opportunities
- Lead equitable development strategy to increase inclusion of Detroiters in the City's growth

DEGC's Small Business Services Unit

DEGC's Small Business Services Unit is focused on providing a comprehensive suite of services to the small business community. In addition to its flagship program, Motor City Match, this unit launched Motor City Restore in the fall of 2017 in an effort to provide assistance to existing building owners located on commercial corridors. This program offers cash awards and funding for façade improvements to accommodate the demand for available commercial space citywide. Additionally, the DEGC houses the District Business Liaison program (DBL). The District Business Liaisons help business owners navigate city processes and procedures as they aim to open, expand, and become compliant businesses in the city of Detroit.

Statistics demonstrate that each new business opened generates on average 9.2 jobs, so the successful operations of the program directly impacts the city's overall goal to increase job opportunities for Detroit residents.

- **Motor City Match brick and mortar businesses:** 106 new stores have opened since program's inception in 2015, with an additional 57 under construction. After 17 Rounds of Motor City Match, 81 percent of overall winners are minority-owned businesses, 71 percent women-owned, 64 percent are businesses owned by Detroit residents, 1,418 total businesses served, \$8.1 million in cash grants, \$44 million total in leveraged investment. We provide a compendium of Motor City Match businesses in Appendix 1.
- **Motor City Match open home businesses:** more than 300 home-based businesses have opened using MCM resources.
- **Motor City Re-Store:** 20 facades completed since program's inception in 2017
- **District Business Liaisons (DBLs):** DEGC created a District Business Liaison program in 2018 whereby we have dedicated one individual to each of the seven Council Districts.
DBL achievements: Over 2,000 businesses supported by the District Business Liaisons since May 2018. Assisted over 50 new businesses in opening in the city of Detroit.
Please see Appendix 2 for specific accomplishments.



- **Minority Procurement**: With the City and partners DTE, TCF Bank and others, DEGC is relaunching a new initiative to connect minority Detroit businesses with buyers from local and regional firms.
- **Livernois Streetscape**: DEGC supported businesses during Livernois construction with a variety of resources, including 23 micro loans totaling \$415,000. With our City partners, we also provided marketing support, parking and shuttle service.
- DEGC's Small Business group continues to conduct a variety of workshops for new and experienced entrepreneurs in the area of funding, capacity building, new opportunities and marketing.
- DEGC's Small Business team led second annual **Shop Small Saturday** in Detroit, promoting Detroit businesses throughout neighborhood commercial corridors.

DEGC's Economic Development and Investment Services is focused on unlocking economic growth citywide by focusing on creating economic prosperity for the City of Detroit and its residents through the attraction and retention of businesses, resulting in good jobs and careers, while diversifying the local economy. In addition, the team implements strategies to increase the availability of land to accommodate industrial and commercial development. Highlights resulting from these efforts are below:

Business Development

- One of Michigan's fastest growing companies, MyLocker has expanded its headquarters in Detroit with a state-of-the-art, three-story production facility. The \$15 million investment, which adds 120,000 sq. ft., is expected to increase MyLocker's total employees to 1,200 by 2022. Nearly 75 percent of MyLocker's workforce is comprised of Detroit residents; more than two-thirds of its employees are female.
- WPP -- Global advertising agency WPP announced it will lease 150,000 square feet and invest approximately \$22 million in the historic Marquette Building in downtown Detroit, creating in excess of 1,000 new jobs across multiple functions of their business.
- Kuehne + Nagel: Data-driven logistics solutions provider will occupy 20,000 sqft of commercial space at 150 W Jefferson. Total investment estimated \$3M and projected to create 152 jobs.
- Italian automotive supplier, Tiberina announced it will construct a 96k sq. ft hot stamping facility to manufacture critical components for FCA's Detroit plant. The Company will invest approximately \$19 million in the new facility and create 63 new jobs.
- Waymo, Google's self-driving vehicle unit, announced it would establish the world's first factory dedicated to the mass production of Level 4 autonomous vehicles at retrofitted space in the former American Axle manufacturing complex. The project will create up to 400 jobs and require approximately \$14 million in capital investment.



- Boston Consulting Group announced it would relocate its Troy office to 30,000 square feet of space in a new ground-up development at 2715 Woodward Ave. BCG will initially relocate approximately 100 employees to Detroit and expects the office to grow to up to 300 total employees over the term of the lease.

Development Services

- Fiat Chrysler (FCA) –For 2019, the Fiat Chrysler expansion was named the top economic development project in the U.S. FCA’s \$4.5 billion investment in Detroit and nearby Macomb County was selected from among 40 nationally recognized projects by Facilities for the honor. Leading environmental and construction services facilitated the disposition of 65+ Acres of land to FCA. Work completed included: Managed services related to the removal of the St. Jean Berm, Installation of Wall Buffer and excavation of pond and performed various demolition (3 houses), as well as \$2.5 million in environmental investigation and site readiness work, survey and title services
- Facilitated ongoing land assembly and environmental work for the AMC including development of the \$500,000 tank removal package.
- Georgia Street Construction –Completed ½ mile road replacement
- Joe Louis Greenway – 2019 – Currently facilitating the Framework plan with the City of Detroit and Smithgroup.
- Campau Greenway Construction -Completed Phase 1 of the project from Jefferson to Robert Bradby St. connecting neighborhoods north of Jefferson to the Riverfront.
- Completed the \$880K comprehensive planning study for Eastern Market. Launched implementation action items with immediate and near-term initiatives.
- Closed on the Food Accelerator/ Eastern Market Mosaic land sales including the facilitation of all government approvals and public incentives.
- Negotiated land sales to retain and expand 2 major Businesses in Eastern Market.
- Continued work on the Hudson’s Block including Transformational Brownfield Plan (TBP) valued at \$2.1B, first designation awarded in State of Michigan. Anticipated 7,200 direct permanent jobs to be created. Projects scheduled to be completed in 2022.
- The DDA closed on the following two projects:
 - Randolph Centre 2020 -1435 Randolph and surface lot located at 1455 Centre
 - Gotham Capital Partners -1407-27 Randolph Street



- Detroit Brownfield Redevelopment Authority acquired the former Kettering High School for \$2.6M
 - The site is approximately 30± acres of which 19 acres were sold to Dakkota Integrated Systems and DBRA retained ~12 acres.
 - Dakkota is constructing a 300K sf light manufacturing facility to perform sequencing operations for instrument panels for FCA. The company will employ 419 people for the operations prioritizing the hiring of Detroiters
- State of Michigan Community Revitalization Program funds leveraged:
 - \$5.6M secured in 2019
 - \$24 M secured to date for 2020
 - Example Project: West End (business location: 3820 Grand River) - Secured tax abatement, Brownfield TIF and Commercial Revitalization Program award. Minority Developer: Rod Hardoman
- DEGC facilitated procurement of local incentives to support 26 projects representing \$3.9B investment that will result in the activation of 5M SF. Of these total projects, 13 were located outside of Greater Downtown. Highlights of this work include:
 - Local approvals completed for the Obama Building in Lahser-Grand River, West End (Rod Hardoman) on Grand River, Jefferson-Van Dye in the Villages, and 40 Hague in the Northend.
 - In 2018, secured \$5.6M in grants & loans from the Michigan Economic Development Corporation Community Revitalization Program that leveraged \$610M in private investment.
 - Facilitating the local approval process and supported the CBO engagement for The MID, a mixed-use project in Midtown.
 - Currently, there are 47 projects under review for incentives representing approximately \$4.8B in investment. Approximately 38% of the projects are in neighborhoods outside of the central business district.
- In addition, DEGC maintained its work on the following projects:
 - Continued work in Catalyst Development District
 - Continued work on Joe Louis Arena site
 - Continued work on East Riverfront project area
 - Continued work on proposed redevelopment projects in Corktown
 - Continued work in Paradise Valley to complete the land transfer agreements for mixed use development projects
 - Continued work in Eastern Market – Implementation for market and adjacent area underway
 - Continued work in key commercial and industrial nodes – citywide such as I-94 Industrial Park, former AMC site, Michigan State Fairgrounds, Herman Kiefer, West Riverfront, Corktown, New Center
 - Support neighborhood transformational projects in West Village, Livernois corridor, Southwest Detroit



- o Managing construction services on behalf of the city for major infrastructure upgrades for I-94 Industrial Park, Jos A Campau Greenway, and the Beltline.
- o DEGC facilitated procurement of local incentives to support 25 projects representing \$1.3B investment that will result in the activation of \$2.7M SF.
- o Serving as Project Manager for negotiations of 152 acres of land at the State Fairgrounds.
- o Serving as representative for City of Detroit and DEGC for the redevelopment of Conner Creek Power Plant, currently in Pre-Development Stage.

DEGC's Board Administration and Finance Units continue to provide administrative support for the DEGC and various public authorities. The Unit plans to complete the following in 2020:

- o Continue to provide staff services to Detroit's economic development authorities including The Downtown Development Authority (DDA), The Detroit Brownfield Redevelopment Authority (DBRA), The Economic Development Corporation (EDC), The Eight Mile Woodward Corridor Improvement Authority (EMWCIA), Detroit Next Michigan Development Corporation (DNMDC), Neighborhood Development Corporation (NDC) and the Local Development Finance Authority (LDFA).
- o Manage the DBRA program from project application through state and local legislative approval process including the reimbursement of eligible costs for active brownfield projects.
- o To date, DBRA staff facilitated approval of 15 brownfield plans and there are currently six brownfield plans in process for review and approval by June 30, 2020.
- o Continue to manage the Authority Board Meeting Process in accordance with Open Meeting Act requirements.
- o Ensure compliance with PA 57 which creates reporting requirements for tax increment finance authorities in Michigan.
- o Continue to manage Freedom of Information Act inquiries in accordance with statutory guidelines.
- o Continue to achieve "Clean" Audits for each of the public authorities managed by the DEGC.

7. Most recent accomplishments . . .

In addition to the latest project updates outlined in response #6, EDIS is leading efforts to optimize incentives that will augment neighborhood development along the neighborhood commercial corridors. Including deal structuring for the Strategic Neighborhood Fund.

EDIS is leading the East & West Riverfront Implementation Strategy to redevelop vacant public land that will overtime increase retail amenities, encourage inclusive residential.

In 2019, secured \$7.3M in grants & loans from the Michigan Economic Development Corporation Community Revitalization Program that leveraged \$72.9M in private investment

- o Detroit City Council approved the Livernois-McNichols retail area as an Obsolete Property Rehabilitation Act District (OPRA), representing the first broad-scale commercial incentive district created specifically for a Detroit neighborhood. OPRA, Public Act 146 of 2000,



provides a tax incentive to encourage the redevelopment of obsolete buildings. Covering 22.2 acres and inclusive of 103 properties, the Livernois-McNichols OPRA District allows all existing buildings the opportunity to participate. The Incentive District will immediately support the \$9.7M redevelopment of four properties slated to begin construction by Spring 2020 within the Livernois-McNichols area:

- 7434 W. McNichols – Willing Developers, LLC will redevelop this space to feature approximately 4,000 sq. ft. for retail use.
- 7400 W. McNichols – Spearman Partners, LLC will focus on redeveloping this commercial space to anchor the Liv6 corridor with a multi-purpose and flexible cultural hub called “SuperNatural”.
- 7316 W. McNichols – Legacy City’s development team will transform this commercial space into 4,500 sq. ft. to be the future home of The Detroit Pizza Bar.
- 7303 W. McNichols – URGE Development, N’Namdi Holdings, LLC, and Hosey Development, LLC have partnered to construct over 7,000 sq. ft. of future mixed-use space and up to 30 residential units.

8.. What major projects do you have on the horizon?

DEGC is leading implementation of the economic development action items on the East Riverfront and Eastern Market. This includes facilitation of public land redevelopment, business attraction and expansion, and construction management services for public infrastructure. DEGC is supporting the City in the launch and development of the Corktown Planning process.

Our real estate development pipeline includes \$40M of grant and loan requests to the MEDC that will leverage \$300M in private investment. Of these projects, there are 8 mixed use projects in the City’s SNF neighborhoods including: Southwest Detroit, Northwest/Grand River, Livernois-McNichols, Jefferson Chalmers and the Villages. In addition, DEGC is working closely with small businesses participating in the Motor City Match program to access local incentives such as abatements and brownfield tax increment financing to support their planned investments. Key projects include:

- Hubbard Vernor Mixed Use
- The Atrium (Liv-6)
- 7303 W McNichols
- Bagley – 16th
- Hotel Sauve
- Obama Building
- Chemical Bank Headquarters
- Brush Park South
- Sugar Hill
- Stone Soap



- 3570 Woodward
- Leland

DEGC's project management team is also supporting the land assembly, site preparation, and demolition for the planned investment for FCA.

We have a robust pipeline at the various stages of the Global Business Development process. Currently the pipeline is valued at \$622M with an estimated 4,661 jobs. We are supporting actively managing a pipeline of approximately 35 priority business attraction projects which have the near-term potential to result in investment and job creation in Detroit. The projects are distributed across the following industry sectors:

- Automotive/Mobility
- Food Processing/Distribution
- Apparel Manufacturing
- Financial Services
- Logistics
- Job Training
- Construction
- Sports & Recreation

DEGC staff is exploring the option of expanding the footprint of existing EDC plans citywide or creating new project plan areas as an incentive tool to increase the amount of industrial land for business attraction and expansion opportunities.

The Business Development team is working with several manufacturers that are currently seeking expansion opportunities in the city of Detroit. The clients represent existing businesses that are growing and actively seeking real estate options for lease or purchase. While most clients prefer an existing building, we are seeing a trend toward built to suit opportunities to satisfy modern industrial specifications.

DEGC's business development pipeline continues to grow. The team is managing over 250 leads and about 75 prospects.

Business Retention & Expansion

DEGC Business Retention Program is launching its Business Roundtable Series:

The Roundtable will engage emerging to large sized companies based on City geography and connect to key decision makers in government, economic development, and business development. This program will promote open segmented discussions to lead to strategic solutions to increase capacity and promote sustainability and growth in the City.

Other Business Retention & Expansion initiatives:



- Focus on building a program centered on promoting Detroit companies to participate in the global export market.
- Strategically connect with mid-large Detroit based companies to offer available resources and tackle high level issues.
- Promote scale increase for minority owned, woman owned, and Detroit based companies who wish to grow.

Increase ecosystem connections to increase DEGC resource offerings.

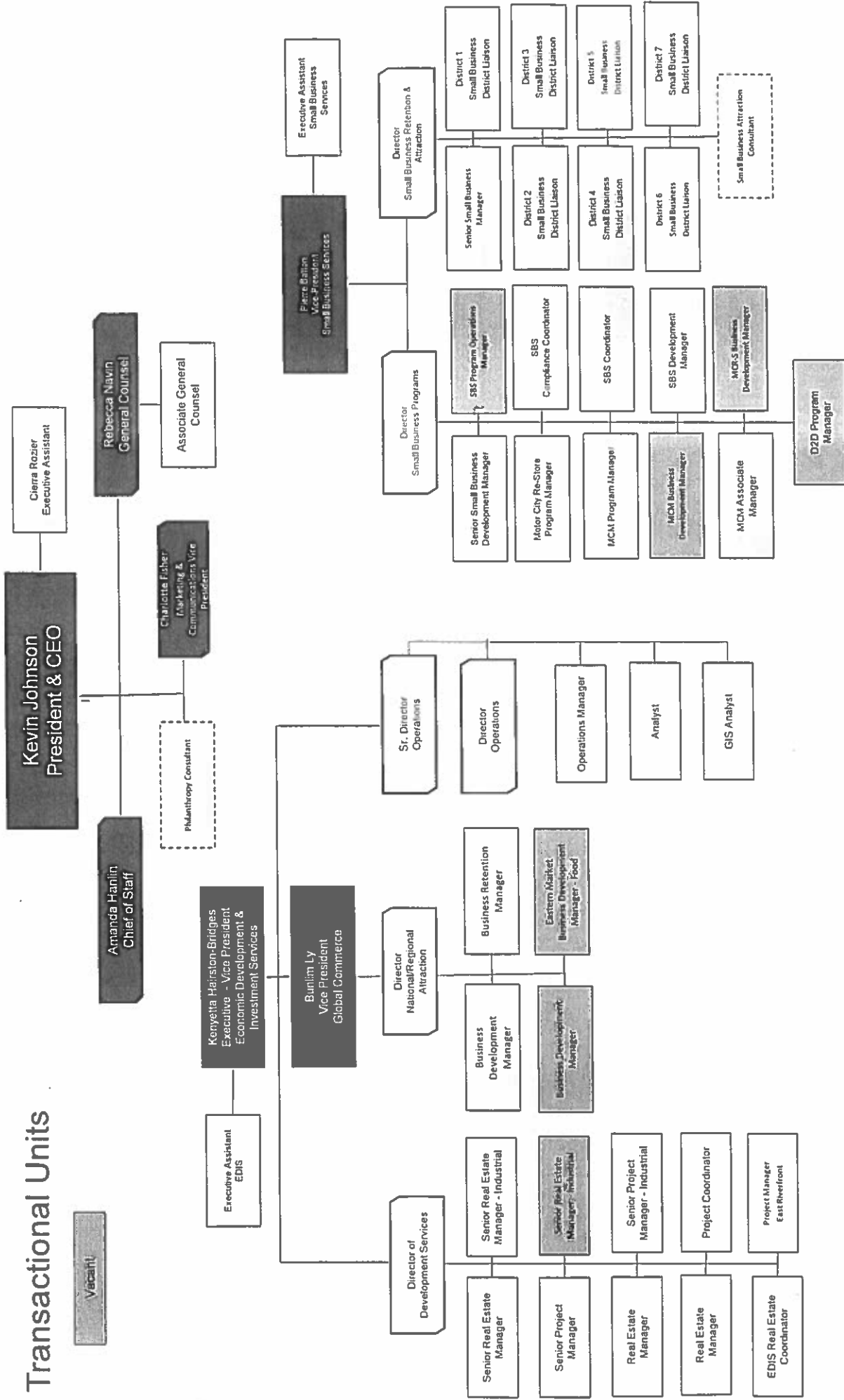
9. Please provide the DBRA spreadsheet of projects

See Attachment B. We will also provide copies of this report in a 11x17 format to your office on Monday, March 9, 2020.

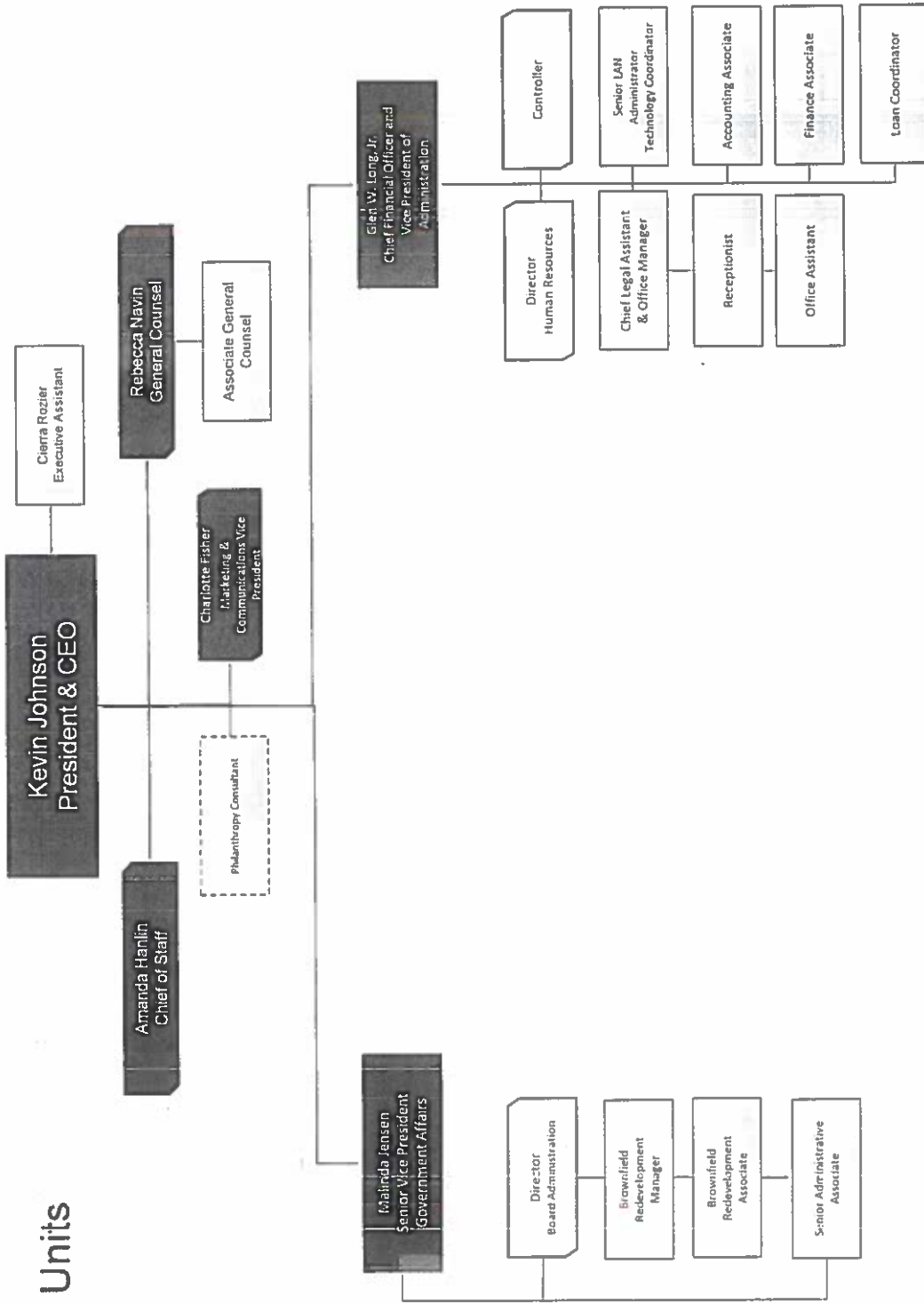
10.. Briefly explain the DEGC's new expense initiatives, new capital funding requests, operational reforms and savings proposals, and new revenue initiatives/proposals to be implemented . . .

The DEGC will be continuing the same initiatives it has been working on for the City. This includes Industrial Land Assemblage, the District Business Liaison program, and our Small Business initiatives. DEGC staff is always on the lookout for operational reforms and savings opportunities, but also faces the challenges of rising rents and utility costs.

Transactional Units



Administrative Units



Attachment V

**ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
DETROIT
OPERATING BUDGET
JULY 1, 2019 TO JUNE 30, 2020**

**Proposed Budget
June 30, 2020**

REVENUE

City of Detroit	275,000
TSF From Waterfront Reclamation	300,000
TSF From Motor City Match/Restore	1,375,000
TSF From Projects for DEGC Legal	100,000
TSF From Casino Development Fund	350,000
TSF From Repaid Loans	550,000
TSF From Other Projects	25,000
Other Revenue & Service Fees	25,000

TOTAL REVENUE 3,000,000

EXPENSES

Detroit Economic Growth Corp	800,000
Detroit Economic Growth Corp Special Proj	600,000
Other Projects Administrative Fees	1,400,000
Next Michigan Development Corp	20,000
DEGC Legal Services	120,000
Legal Services	10,000
Audit	30,000
Miscellaneous	20,000

TOTAL EXPENSES 3,000,000

Operating Surplus/(Shortfall) 0

Debt Service 0
(Increase)/Decrease in Reserve 0

NET SURPLUS/(SHORTFALL) 0

Attachment VI

**EDC
CASINO DEVELOPMENT FUNDS
12/31/19**

	Original Budget	Revised Budget	Received	Balance
Receipts				
City of Detroit	42,750,000.00	32,500,000.00	32,500,000.00	0.00
Interest Income	1,475,000.00	1,475,000.00	1,539,042.56	64,042.56
Proj Funds and Loan Repayments	3,425,000.00	3,425,000.00	4,054,889.82	629,889.82
	<u>47,650,000.00</u>	<u>37,400,000.00</u>	<u>38,093,932.38</u>	<u>693,932.38</u>

	Original Budget	Revised Budget	Disbursed	Balance
Expenses				
Tech Town	4,000,000.00	3,040,936.00	3,040,936.00 x	0.00
JEPAB	2,000,000.00	1,520,468.00	1,251,764.00 x	268,704.00
ONCR Small Bus Loan Fund	1,500,000.00	1,500,000.00	1,500,000.00 x	0.00
ONCR	7,000,000.00	2,924,733.00	2,924,733.00 x	0.00
DCLF	4,500,000.00	3,421,053.00	3,421,053.00 x	0.00
Black Chamber	500,000.00	380,117.00	380,117.00 x	0.00
AABD	10,250,000.00	10,000,000.00	10,000,000.00 x	0.00
National Retail	5,000,000.00	3,985,808.00	2,629,632.55 x	1,356,175.45
Non-Affiliated/Resident Retail	2,000,000.00	2,000,000.00	1,725,000.00 x	275,000.00
Resident Real Estate	6,000,000.00	3,726,885.00	1,488,509.30 x	2,238,375.70
Administration	4,900,000.00	4,900,000.00	4,900,000.00 x	0.00
	<u>47,650,000.00</u>	<u>37,400,000.00</u>	<u>33,261,744.85</u>	<u>4,138,255.15</u>
	<u>0.00</u>	<u>0.00</u>	<u>4,832,187.53</u>	<u>4,832,187.53</u>

**DOWNTOWN DEVELOPMENT AUTHORITY
BUDGET
2019-2020**

	2019-20 BUDGET
REVENUES:	
Current taxes - one mil	\$ 1,050,000
Earnings on investments	100,000
Transfer from Tax Increment Fund	750,000
Parking Operations	800,000
Other/Event Center	15,000
From/(To) prior year balance	<u>350,000</u>
TOTAL REVENUES	<u>\$ 3,065,000</u>
EXPENSES:	
Contractual Services	
Detroit Economic Growth Corp	\$ 1,900,000
Annual Audit	<u>40,000</u>
Sub-Total	\$ 1,940,000
Professional Service Fees	
Legal Services	\$ 200,000
Insurance	325,000
Advertising/Marketing	15,000
Computer Support	<u>10,000</u>
Sub-Total	\$ 550,000
Parking Lots Management	\$ 75,000
Special Projects & Contingencies	<u>\$ 500,000</u>
TOTAL EXPENSES	<u>\$ 3,065,000</u>

Attachment VIII

**CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
OPERATING BUDGET
JULY 1, 2019 TO JUNE 30, 2020**

	Proposed Budget 30-Jun-20
<u>REVENUE</u>	
BROWNFIELD APPLICATION / ADMIN. FEES	885,000
SPECIAL PROJECTS	800,000
INTEREST/OTHER INCOME	65,000
	<hr/>
TOTAL REVENUE	1,750,000
	<hr/>
<u>EXPENSES</u>	
DETROIT ECONOMIC GROWTH CORPORATION	600,000
PUBLIC NOTICES/ADVERTISING	5,000
LEGAL	250,000
AUDIT	10,000
INSURANCE	50,000
WORKSHOPS/PROMOTION	10,000
CONTRACTORS	20,000
SPECIAL PROJECTS	800,000
OTHER EXPENSES	5,000
	<hr/>
TOTAL EXPENSES	1,750,000
	<hr/>
Operating Surplus/(Shortfall)	0
(Increase)/Decrease in Reserve	0
	<hr/>
NET SURPLUS/(SHORTFALL)	0
	<hr/> <hr/>

**LOCAL DEVELOPMENT FINANCE AUTHORITY
OPERATING BUDGET
JULY 1, 2019 TO JUNE 30, 2020**

**Proposed Budget
June 30, 2020**

REVENUE

REVENUES RELEASED CURRENT YEAR	0
CITY REIMBURSEMENT	0
INTEREST/OTHER INCOME	10,000
	<hr/>
TOTAL OPERATING REVENUE	10,000
Transfer (to) from Prior Year Operating Fund Balances	150,000
	<hr/>
TOTAL TRANSFERS (TO) FROM FUND BALANCES	150,000
	<hr/>
TOTAL REVENUE	160,000
	<hr/> <hr/>

EXPENSES

DETROIT ECONOMIC GROWTH CORPORATION	125,000
MAINTENANCE/OTHER	35,000
	<hr/>
TOTAL OPERATING EXPENSES	160,000
Operating Surplus/(Shortfall)	0
(Increase)/Decrease in Reserve	0
	<hr/>
NET SURPLUS/(SHORTFALL)	0
	<hr/> <hr/>

Attachment X

**EIGHT MILE WOODWARD COORIDOR IMPROVEMENT AUTHORITY
OPERATING BUDGET
JULY 1, 2019 TO JUNE 30, 2020**

	Proposed Budget June 30, 2020
<u>REVENUE</u>	
TIF OPERATING REVENUE	100,000
INTEREST/OTHER INCOME	0
	<hr/>
TOTAL REVENUE	100,000
	<hr/>
<u>EXPENSES</u>	
DETROIT ECONOMIC GROWTH CORPORATION	50,000
LEGAL	15,000
AUDIT	10,000
INSURANCE	20,000
OTHER EXPENSES	5,000
	<hr/>
TOTAL EXPENSES	100,000
	<hr/>
Operating Surplus/(Shortfall)	0
(Increase)/Decrease in Reserve	0
	<hr/>
NET SURPLUS/(SHORTFALL)	0
	<hr/> <hr/>

District Business Liaisons

The District Business Liaisons help Detroit business owners navigate City processes; connect businesses with resources to expand their business; and improve the business environment in Detroit neighborhoods.

DISTRICT ONE



Tenecla Johnson
313-460-0775
tjohnson@degc.org

DISTRICT TWO



Lashawna Manigault
313-657-8495
lmanigault@degc.org

DISTRICT THREE



Md Abdul Muhit
313-452-7704
mmuhit@degc.org

DISTRICT FOUR



M. Bivings
313-510-5288
mbivings@degc.org

DISTRICT FIVE



Vacant

DISTRICT SIX



Vacant

DISTRICT SEVEN



Brianna Walker
313-515-6979
bwalker@degc.org



Department of
Neighborhoods



We're all business.

Attachment XII

MEMO

To: Kevin Johnson, President/CEO
Detroit Economic Growth Corporation

From: Honorable Brenda Jones, President *BJ*
Detroit City Council
Council Member Janee' Ayers, Chair *JA*
Budget, Audit and Finance Standing Committee

CC: Honorable Colleagues
Avery Peoples, Legislative Liaison

Date: March 3, 2020

RE: Community Budget Priorities Questions

Affordable Housing and Home Repair

1. What is the feasibility of those receiving tax abatements being required to invest into affordable housing?
2. Why does the City of Detroit not require every developer that comes into the City of Detroit to put money aside for 0% interest loans or senior home repair?
3. What outreach and engagement strategies are in place to inform and engage residents on the services, strategies, and operations related to development within the City of Detroit?
4. Why is every developer that does business within the City of Detroit not required to offer affordable housing?
5. What measures are in place to ensure equal distribution of affordable housing funds throughout single-family and multi-family developments?

City Wide – Small Business Support

1. What measures are in place to enhance marketing and outreach mechanisms to ensure that residents are informed and aware of Motor City Match and Motor City Restore?
 - a. What are the costs to enhance marketing efforts?

Attachment XIII

District Business Liaisons

- To date through this program we have served over 2,000 businesses with nearly 3,000 discreet issues including both navigating through City processes, as well as business development goals. Attached is more data from this fiscal year – let me know what would be helpful to distill from that.
- We have helped 125 businesses get certified with CRIO's business opportunity program so they can have increased access to City contracts.
- We helped 49 businesses open in 2019, 22 of which overlapped w Motor City Match.
- We hosted our 2nd annual Small Business Saturday event, which generated foot traffic and income to over 150 businesses.
- We hosted our first Flavors of Detroit event at Eastern Market to provide extra income and exposure to 54 businesses.
- We published the Open for Business Guide – Detroit's first ever comprehensive guide to opening a business including every step you should take to be compliant with the City – vetted by BSEED and other critical City departments.
- We got over \$400K in the hands of small business owners struggling with the Livernois streetscape project, as well as free advertising and technical assistance to them and the other corridors impacted by construction.
- We hosted a Finance Summit in partnership with banks, non-traditional lenders and community partners, as well as several follow up events in the community. Over 100 business owners attended the summit.
- We hosted 2 Personal Property Tax Exemption workshops in partnership w the Assessor's Office
- We brought business associations citywide together through the Business Association Consortium to learn about resources and techniques for successful corridor management and development.

Detroit Brownfield Redevelopment Plans

Project Title	Project Address	Zip Code	Project Type	Investment	MBT/TIF	TIF Base Year	TIF Reimbursement Amount **	Revolving Loan Fund (TIF)	Jobs	Housing Units	City Council Approval
									3600		11/01/00
Kern/Hudsons/Crowleys Development	1206 Woodward, 1230 Library et al	48226	Office/Commercial	\$400,000,000	SBT						04/11/01
Auto Body One	1301 Leverette	48215	Retail	\$1,000,000	SBT/TIF	2000	\$326,563.00	\$225,000.00	20		05/16/01
AAM Headquarters	1401 Holbrook	48212	Office/Commercial	\$45,000,000	SBT				500	82	07/01/01
Kales	76 W. Adams	48226	Residential	\$12,000,000	SBT				300		11/14/01
ArvinMeritor	6401 W. Fort	48209	Industrial	\$10,000,000	SBT				100		11/30/01
Mexicantown	1740 20th Street, et al	48216	Retail	\$12,300,000	SBT/TIF	2001	\$1,323,680.00	\$1,300,000.00	20		11/30/01
6331 E. Jefferson	6331 E. Jefferson	48207	Retail	\$4,377,600	SBT						11/30/01
GM Riverfront East	201 St. Antoine	48226	Mixed Use	\$80,000,000	SBT				50	163	11/30/01
Merchants Row	1241 Woodward, et al	48226	Mixed Use	\$30,000,000	SBT				20		06/12/02
Federal Reserve	1428 & 1488 Warren, 4700 Russell	48207	Office/Commercial	\$65,000,000	TIF	2002	\$3,217,692.00	\$2,750,000.00	15		07/17/02
AAM St.Aubin/Clay	7881 St. Aubin, et al	48211	Industrial	\$28,700,000	SBT					30	07/17/02
DFD Lofts	3434 Russell	48207	Residential	\$2,872,000	SBT					16	07/17/02
Iodent Building	2233 Park Avenue	48201	Mixed Use	\$4,000,000	SBT				50		07/17/02
Parkside Plaza	4705-4707 Conner	48215	Retail	\$4,125,000	SBT						07/17/02
404 W. Congress	440 W. Congress	48226	Office/Commercial	\$6,000,000	SBT					40	07/17/02
41-47 Burroughs	41-47 Burroughs	48202	Residential	\$6,500,000	SBT					62	07/17/02
6200 Second	6200 Second	48202	Residential	\$9,000,000	SBT						09/12/02
I-94	6538 Huber, et al	48211	Industrial	\$200,000,000	SBT/TIF	2002	\$7,884,346.00	\$4,931,068.00	1500		09/12/02
7 Mile/Gratiot Retail	14141 E. Seven Mile, et al	48205	Retail	\$6,000,000	SBT/TIF	2002	\$684,715.00	\$710,000.00	40		11/20/02
Odd Fellows Hall	8701 W. Vernor, et al	48209	Mixed Use	\$2,840,000	SBT				10	7	11/20/02
449 W. Willis	449 W. Willis	48201	Residential	\$750,000	SBT						11/20/02
Fort Shelby Hotel	525-529 W. Lafayette, et al	48226	Hotel	\$52,000,000	SBT				300	77	11/21/02
Hartz Building	1529 Broadway	48226	Mixed Use	\$4,487,000	SBT				25		02/21/03
5981 W. Warren	5981 W. Warren, 5900 McGraw	48210	Industrial	\$14,760,000	SBT				30		02/26/03
English Village	1798 Townsend, et al	48214	Residential	\$2,845,000	SBT					90	02/26/03
Research Lofts	5766 Trumbull, et al	48208	Residential	\$4,500,000	SBT				18		03/12/03
20201-51 Sherwood	20201-51 Sherwood	48234	Industrial	\$2,000,000	SBT					30	06/25/03
1250 Hubbard	1250 Hubbard	48209	Residential	\$4,150,000	SBT					10	06/25/03
University Lofts	627-635 W. Alexandrine	48201	Residential	\$1,939,000	SBT					9	06/25/03
Brenton & Dean	477 Alexan, 127-137 W. Willis	48201	Residential	\$792,000	SBT				225		07/30/03
Grinnell Properties	9390-9440 Grinnell	48213	Industrial	\$5,000,000	SBT						08/01/03
Hudson's Warehouse	1940-90 Brush, et al	48226	Office/Commercial	\$38,000,000	SBT				35		09/10/03
VITEC	2627 Clark Street	48210	Industrial	\$18,000,000	SBT					123	10/15/03
Jefferson North Park Residential	2669 Beniteau, et al	48214	Residential	\$15,000,000	SBT					88	11/14/03
Bellemere Apartments	14824 Greenfield, et al	48227	Residential	\$9,550,000	SBT				8	4	11/14/03
1322 Broadway	1322 Broadway	48226	Mixed Use	\$2,000,000	SBT				8		11/26/03
Standard Federal Gratiot Conner	10640 Gratiot	48213	Office/Commercial	\$2,000,000	SBT/TIF	2003	\$241,500.00	\$69,958.00			11/26/03
Family Dollar West Vernor	6365 - 6389 W. Vernor	48209	Retail	\$750,000	SBT/TIF	2003	\$39,559.00	\$108,650.00		13	11/26/03
Brush Park North Condominiums	240-262 Mack Avenue	48201	Residential	\$2,453,000	SBT					46	11/26/03
Gratiot McDougall Homes	3163 E. Vernor, et al	48207	Residential	\$8,100,000	SBT					29	11/26/03
Art Center Town and Carriage Homes	262-322 Palmer, et al	48202	Residential	\$3,500,000	SBT					31	11/26/03
West Town Homes I	16301 Tireman, et al	48228	Residential	\$8,100,000	SBT					10	11/26/03
Nailah Condominiums East	504-520 E. Ferry	48202	Residential	\$2,161,000	SBT				150		06/09/04
Warren Conner	East Warren/4907 Conner	48207	Retail	\$7,386,000	SBT					120	07/02/04
Brainard Street Apartments	Brainard, 2nd, 3rd & Myrtle Streets	48201	Residential	\$10,000,000	SBT						07/28/04
Mack/Alter South Amended	14740 E. Mack, et al	48224	Retail	\$10,000,000	SBT/TIF	2002	\$1,125,100.00	\$1,407,704.00	30		07/28/04
1001 Woodward	1001-1075 Woodward	48226	Mixed Use	\$34,900,000	SBT/TIF	2004	\$5,647,650.00	\$5,801,632.00	325		07/28/04
Lombardo Heritage Amended	715 Eastlawn, et al	48215	Residential	\$20,000,000	SBT					40	07/28/04
E&B Brewery	2000 Mack Avenue	48207	Mixed Use	\$4,675,000	SBT					200	09/15/04
River Park Village	405 & 415 Burns Drive	48214	Mixed Use	\$29,000,000	SBT					210	09/15/04
Belle Harbour Estates	14630 Riverside Boulevard	48215	Residential	\$60,400,000	SBT					280	09/15/04
Whittier Regatta	425 & 445 Burns Drive	48214	Mixed Use	\$65,465,000	SBT					96	09/15/04
River Pointe Terrace	8344 East Jefferson	48214	Residential	\$28,000,000	SBT				45		11/22/04
Russell Street	2801 Russell Street	48207	Retail	\$2,405,000	SBT					11	01/12/05
Vinton Building	600 Woodward	48226	Residential	\$5,000,000	SBT						01/12/05
Michigan Opera Theater	1426 Broadway	48226	Retail	\$14,556,300	SBT				60		01/12/05
1560 East Jefferson - Box Maxey Ford Used Cars	1560 E. Jefferson	48207	Retail	\$1,600,000	SBT					60	03/22/05
Edgystone	Park and Sproat	48201	Mixed Use	\$7,500,000	SBT/TIF	2005	\$948,500.00	\$1,152,730.00			

Detroit Brownfield Redevelopment Plans

Project Title	Project Address	Zip Code	Project Type	Investment	MBT/TIF	TIF Base Year	TIF Reimbursement Amount **	Revolving Loan Fund (TIF)	Jobs	Housing Units	City Council Approval
Lafer Building	1323 Broadway	48226	Mixed Use	\$3,725,000	SBT				900	16	03/23/05
Kennedy Square	731 Woodward	48226	Office/Commercial	\$60,000,000	SBT						05/13/05
Lithuanian Hall	3564 W. Vernor	48216	Office/Commercial	\$1,900,000	SBT					220	05/25/05
Park Shelton	15 East Kirby	48202	Residential	\$17,000,000	SBT				15	34	06/22/05
Canfield Lofts	John R and Canfield	48201	Mixed Use	\$7,340,000	SBT/TIF	2005	\$1,150,250.00	\$1,372,400.00		135	06/24/05
Morgan Waterfront Estates	East Jefferson	48215	Residential	\$39,342,694	SBT/TIF	2005	\$7,590,000.00	\$11,174,069.00		30	09/12/05
55 Canfield	55 Canfield	48201	Mixed Use	\$4,500,000	SBT					12	09/12/05
Vernor Scotten	4200-4222 W. Vernor	48209	Mixed Use	\$2,000,000	SBT				20		09/14/05
Mack/Alter North Amended	14845 E. Mack, et al	48224	Retail	\$1,500,000	SBT/TIF	2002	\$401,175.00	\$163,000.00	23		11/16/05
3408 Woodward	3408 Woodward	48201	Office/Commercial	\$1,600,000	SBT/TIF	2005	\$352,846.00	\$462,711.00	500		11/16/05
Book Cadillac Hotel	1114 Washington Blvd.	48226	Hotel	\$152,000,000	SBT				10		11/16/05
571 Monroe	571 Monroe Street	48226	Retail	\$2,449,500	SBT				25		11/16/05
Sherwood Foods	12499 Evergreen	48228	Retail	\$8,500,000	SBT					65	11/16/05
Willys Overland Residential	441 W. Canfield	48201	Residential	\$10,000,000	SBT					23	11/16/05
Art Center North II	307 Palmer	48201	Residential	\$3,485,000	SBT					36	11/16/05
Cass Block	2457 Cass	48201	Residential	\$4,000,000	SBT					55	11/16/05
Cadillac Residences	114 Washington Blvd.	48226	Residential	\$15,000,000	SBT					10	04/26/06
Charlotte House	74 Charlotte Street	48201	Residential	\$1,752,000	SBT				95	127	07/12/06
Broderick Tower	10 Witherell	48226	Mixed Use	\$40,200,000	SBT/TIF	2006	\$2,746,351.00	\$170,048.00		15	07/12/06
1403 Woodward	1403 Woodward	48226	Mixed Use	\$9,000,000	SBT					22	07/12/06
Woodward Willis	4209 Woodward	48201	Mixed Use	\$4,075,320	SBT					8	10/18/06
Regina Lofts	239 and 253 Erksine	48201	Residential	\$3,000,000	SBT						11/17/06
2nd Amended NDC Project 1	10800 E. Jefferson, et al	48214	Retail	\$10,000,000	SBT/TIF	2002	\$9,200,000.00		270	325	11/17/06
Oakman Woodrow Wilson	1503 Grand, et al.	48238	Mixed Use	\$41,000,000	SBT/TIF	2006	\$8,140,067.00	\$4,715,506.00	65	130	11/17/06
South University Village	4501 Woodward Ave, et al	48201	Mixed Use	\$39,200,000	SBT/TIF	2006	\$14,824,509.00		1000	900	11/17/06
Bellview	6000 East Jefferson, et al	48207	Mixed Use	\$510,584,530	SBT/TIF	2006	\$322,569,707.00			28	11/17/06
Fowler Building	1225 Woodward Avenue	48226	Residential	\$9,755,222	SBT					60	11/17/06
Griswold	120, 122, and 150 Michigan Ave	48226	Residential	\$43,000,000	SBT					35	06/13/07
Nallah Commons	6431 Hastings, et al	48211	Residential	\$5,856,580	SBT					24	06/13/07
Newberry Lofts	100 East Willis	48201	Residential	\$5,843,000	SBT					10	07/27/07
Peterboro	39 and 61 Peterboro	48201	Residential	\$2,290,808	SBT				250		07/27/07
Detroit Life Building	2210 Park Avenue	48201	Office/Commercial	\$7,500,000	SBT					95	09/18/07
Tiger Stadium	1620 Michigan Avenue	48216	Mixed Use	\$20,000,000	TIF	2007	\$8,761,631.00	\$3,058,159.00	70	42	09/18/07
Manhattan Apartments	2942 and 2952 Second Avenue	48201	Residential	\$4,595,000	SBT					47	09/18/07
Cass Plaza	3550 Cass Avenue and 149 Davenport	48201	Residential	\$5,582,000	SBT					63	09/18/07
Charlotte Apartments	644 Charlotte, et al	48201	Residential	\$9,149,975	SBT						09/25/07
Grand River and Six Mile	21310-21400 Grand River	48219	Retail	\$5,000,000	SBT/TIF	2007	\$1,505,326.00	\$485,882.00	60		10/09/07
Elevator Building	1938 Franklin	48207	Residential	\$5,300,000	SBT					27	10/09/07
Gardenview Estates - Rental Phases 1-2B	16370 Tireman	48228	Residential	\$36,000,000	SBT					186	10/09/07
Marathon	1025 Oakwood	48217	Industrial	\$1,900,000,000	SBT				135		10/09/07
Tireman and Epworth	5919 Tireman	48204	Retail	\$3,000,000	SBT/TIF	2007	\$753,300.00	\$304,969.00	22		10/23/07
Amended Argonaut Building	465-485 Milw. & 432 Baltimore	48202	Mixed Use	\$140,000,000	SBT/TIF	2004	\$11,200,000.00	\$8,503,577.00	200		11/13/07
Beethoven Building	465-485 Milw. & 432 Baltimore	48201	Residential	\$1,800,000	SBT				1	30	11/13/07
35th Street Apartments	4474 Third Avenue	48216	Mixed Use	\$8,439,673	SBT				35	18	11/13/07
70 West Alexandrine	5700 Michigan Avenue	48201	Mixed Use	\$20,705,731	SBT				34	80	11/13/07
Former Federal Reserve	70 West Alexandrine	48226	Mixed Use	\$13,830,583	SBT				11	84	11/13/07
Piquette Square	160 Fort Street	48202	Mixed Use	\$20,000,000	SBT				20	150	11/13/07
4830 Cass Avenue	285 Piquette Street	48201	Mixed Use	\$13,000,000	MBT/TIF	2008	\$484,218.00	\$448,443.00	33	64	05/06/08
Pine Street Townhomes	4828 and 4846 Cass Avenue	48216	Residential	\$4,060,270	MBT					18	07/15/08
Northeast Guidance Center	1941-55 Pine Street	48215	Office/Commercial	\$6,300,000	MBT				47		07/15/08
Amended Woodbridge	2970 Conner, et al.	48201	Mixed Use	\$82,750,000	SBT/MBT				44	425	10/14/08
Amended Trumbull Townhomes	Canfield, Gibson, John R and MLK,Lodge	48208	Residential	\$2,934,900	MBT					20	10/14/08
DCI Conner Creek	3331, 3305, and 3401 Trumbull Street	48234	Mixed Use	\$33,500,000	MBT				50	90	10/14/08
St. Joseph Senior Village	4777 E. Outer Drive	48203	Residential	\$9,956,000	MBT					49	10/14/08
Brush Estates	17469 Wanda, et al.	48203	Residential	\$17,713,000	MBT					75	10/14/08
Exceptional Green Living on Rosa Parks	809 E. Nevada, et al.	48208	Residential	\$3,300,000	MBT				7	17	10/28/08
Gray Street Affordable Housing	1777 W. Warren, et al.	48215	Mixed Use	\$6,500,000	MBT					20	12/09/08
1444 Michigan Avenue	2152 Gray Street, et al.	48216	Mixed Use	\$858,988	MBT					3	12/09/08
CHASS	1444 Michigan Avenue	48209	Office/Commercial	\$15,049,000	MBT				40		12/09/08
	5635 W. Fort Street										

Detroit Brownfield Redevelopment Plans

Project Title	Project Address	Zip Code	Project Type	Investment	MBT/TIF	TIF Base Year	TIF Reimbursement Amount **	Revolving Loan Fund (TIF)	Jobs	Housing Units	City Council Approval
									25		03/17/09
Conner Office Park	4729 Conner, et al.	48215	Office/Commercial	\$3,477,775	MBT					30	03/17/09
Alter Commons	311 Manistique, et al.	48215	Residential	\$5,480,000	MBT					20	03/24/09
PV Estates	2664 Arndt, et al.	48207	Residential	\$3,480,000	MBT				30		07/14/09
Mosaic Youth Arts Center	7441 Second Avenue	48202	Mixed Use	\$9,007,582	MBT					23	07/14/09
Scott Castle	81 Peterboro	48201	Residential	\$4,200,000	MBT					49	07/14/09
St. Aubin Square	4200 St. Aubin	48207	Residential	\$8,100,000	MBT				6	49	07/14/09
Chalmers Square	14401 E. Jefferson, et al.	48215	Mixed Use	\$9,300,000	MBT					148	07/21/09
Gardenvue Estates II - Rental Phases 2C-3B	18401 Woodmont	48228	Residential	\$32,000,000	MBT				15	1	10/06/09
Book House Building	8443 and 8445 East Jefferson	48214	Mixed Use	\$2,900,000	MBT				10		10/06/09
Samaritan Wellness Center	5555 Conner Avenue	48213	Office/Commercial	\$6,000,000	MBT				25		10/06/09
Creative Arts Center	2802 W. Vernor Highway	48216	Office/Commercial	\$1,980,548	MBT					59	10/06/09
Scotten Park	1309 16th Street, et al.	48216	Residential	\$8,100,000	MBT					74	11/20/09
Forest Arms Apartments	4625 Second Avenue	48201	Mixed Use	\$9,000,000	MBT/TIF	2009	\$308,744.00	\$24,205.00			11/20/09
Gardenvue Estates III - Rental Phases 3C&D & Homeowners	16370 Tireman	48201	Mixed Use	\$112,200,000.00	MBT/TIF	2009	\$0.00	\$0.00	35	337	11/20/09
Woodward Garden Block	3919 Woodward Avenue, et al.	48228	Mixed Use	\$41,969,071	MBT				268	47	11/20/09
1260 Library	3919 Woodward Avenue, et al.	48201	Mixed Use	\$1,963,390	MBT				20		11/20/09
La Vogue Square	1260 Library	48226	Office/Commercial	\$1,963,390	MBT					41	11/20/09
Green Garage	225 Merton	48203	Residential	\$6,200,000	MBT						05/25/10
Dickerson Manor	4444 Second Avenue	48201	Office/Commercial	\$1,500,000	MBT/TIF	2010	\$25,000.00	\$209,382.00	20	66	05/25/10
3169 Woodward Avenue	722 Emerson	48215	Residential	\$8,785,000	MBT						06/01/10
Amended TechOne	440 Burroughs	48201	Office/Commercial	\$1,038,000	MBT/TIF	2010	\$30,564.00	\$108,132.00	12		06/15/10
Kirby Center Lofts	3169 Woodward Avenue	48202	High Tech	\$14,263,750	SBT				600	30	07/29/10
Boldenaire Housing	440 Burroughs	48202	Residential	\$6,699,806	MBT				2	46	07/29/10
Amended Auburn	609 E. Kirby	48206	Residential	\$8,857,000	MBT				50	58	10/05/10
Historic Book House	2211 Pingree Street	48201	Mixed Use	\$10,500,000	MBT						10/05/10
8900 Gratiot	4240 and 4216 Cass Avenue	48214	Mixed Use	\$2,900,000	MBT					11	11/09/10
Emerald Springs	8469 E. Jefferson	48213	Mixed Use	\$4,325,000	MBT/TIF	2010	\$461,486.00	\$153,345.00		158	11/09/10
457 Brainard	8900 Gratiot	48212	Residential	\$34,241,086	MBT					43	11/23/10
Palmer Park	5825 Emerald Springs Circle	48201	Residential	\$1,253,939	MBT						11/23/10
Evergreen Estates	225 Covington, 275 & 325 Merton, 17400 Third, 750 & 925 Whitmore & 17673 Manderson	48203	Residential	\$34,000,000	MBT					247	11/23/10
411 W. Lafayette	19311 Votrobeck	48219	Residential	\$28,300,000	MBT				250		11/23/10
Lofts on Griswold	411 W. Lafayette	48226	Office/Commercial	\$17,000,000	MBT					20	11/23/10
Brentwood Apartments	735 Griswold	48226	Mixed Use	\$3,000,000	MBT					38	11/23/10
Village Park Apartments	487 Prentis	48201	Residential	\$1,200,000	MBT				3	56	11/23/10
West Grand Boulevard	7930 Agnes Street, 1070 & 1090 Shiphed Street, 1085 & 1099 Van Dyke Street	48214	Residential	\$9,200,000	MBT					13	03/01/11
Metro International Trade Facility	1660, 1900, and 1905 W. Grand Boulevard	48208	Residential	\$1,454,392	MBT/TIF	2011	\$160,649.00	\$67,186.00	10		03/01/11
10108 W 7 Mile Road	8650 Mt. Elliott	48211	Office/Commercial	\$5,474,161	MBT				40		05/03/11
East Jefferson Neighborhood	10108 and 10130 W. 7 Mile Road	48221	Retail	\$1,400,000	TIF	2011	\$714,942.00	\$188,530.00	182	135	05/03/11
Detroit Riverview Wellness Campus	3103 Wight Street	48207	Mixed Use	\$38,000,000	MBT/TIF	2011	\$630,265.00	\$1,220,258.00	212	50	05/03/11
Madison Theater	7733 and 7815 East Jefferson	48214	Mixed Use	\$24,384,067	MBT				75		05/03/11
Coronado Apartments	20 Witherell and 1545 Broadway	48226	Office/Commercial	\$9,000,000	MBT					24	05/03/11
Edibles Rex	3751-3733 Second Avenue	48201	Residential	\$4,265,254	MBT				8		05/03/11
Queen Lillian	1820 Mack Avenue	48207	Office/Commercial	\$3,700,000	MBT				31		05/10/11
Detroit Thermal Plant	701 Mack Avenue	48201	Office/Commercial	\$15,789,089	TIF	2011	\$1,211,082.00	\$1,197,947.00			05/10/11
Redford High School	535-541 Madison	48226	Industrial	\$2,600,000	MBT				300		07/19/11
Gateway Marketplace	21431 W. Grand River	48219	Retail	\$25,000,000	MBT/TIF	2011	\$6,592,500.00	\$1,274,463.00	900		09/20/11
Amendment to Woodward Millenium	20540 Woodward Avenue	48203	Retail	\$67,000,000	MBT				130	180	10/11/11
Amendment to Carpenter Road	3600 Woodward	48201	Mixed Use	\$49,000,000	SBT/TIF	2001	\$718,750.00	\$1,576,947.00	40		10/11/11
West District	3105 and 3021 Carpenter Road	48212	Office/Commercial	\$5,000,000	MBT/TIF	2008	\$1,289,083.00	\$931,053.00	150	350	10/11/11
4265 Woodward Avenue	1413 Woodward, et al.	48226	Mixed Use	\$160,000,000	MBT				22	4	10/11/11
First National Building	4265 Woodward Avenue	48201	Mixed Use	\$1,608,250	MBT				1050		11/01/11
Avalon on Bellevue	660 Woodward Avenue	48226	Office/Commercial	\$49,000,000	MBT				35		11/01/11
Detroit Renewable Energy from Waste	4731 Bellevue	48207	Retail	\$1,919,900	MBT				30		11/22/11
Harbortown Riverside Apartments	5700 Russell	48207	Industrial	\$32,800,000	MBT				12	140	06/19/12
Cardinal Health Facility	250 E. Harbortown Dr.	48207	Residential	\$18,000,000	TIF	2012	\$5,571,380.00	\$1,535,199.00	200		06/19/12
Amended and Restated Globe Building	Marquette, Commonwealth, Rosa Parks	48208	Industrial	\$34,678,000	TIF	2012	\$13,004,876.00	\$5,290,032.00	12		06/19/12
	1801 Atwater Street	48207	Mixed Use	\$12,500,000	MBT						06/19/12

Detroit Brownfield Redevelopment Plans

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El Moore Greens	624 W. Alexandrine, et. al	48201	Mixed Use	\$6,300,000	MBT/TIF	2013	\$854,180.00	\$795,050.00	3	12	06/25/13
Ashley	1526 Centre Street	48226	Mixed Use	\$7,900,000	TIF	2013	\$485,500.00	\$53,711.00	40	60	10/08/13
Orleans Landing and Atwater South	1470 E. Atwater, et al.	48207	Mixed Use	\$55,000,000	MBT/TIF	2013	\$12,989,226.00	\$5,573,216.00	25	291	11/19/13
Queen Lillian II	3453 Woodward Avenue	48201	Mixed Use	\$33,600,000	TIF	2014	\$5,112,343.00	\$2,054,770.00	100	68	06/10/14
Du Charme Place	1544 East Lafayette	48207	Residential	\$30,000,000	TIF	2014	\$4,823,995.00	\$1,495,867.00		185	06/10/14
Comprehensive Logistics	9400 McGraw	48210	Industrial	\$19,000,000	TIF	2014	\$1,095,760.00	\$540,780.00	240		06/17/14
711 West Alexandrine	711 West Alexandrine	48201	Residential	\$6,700,000	TIF	2014	\$346,276.00	\$276,755.00		36	09/09/14
Casamira Apartments	680, 90 and 100 Delaware	48202	Residential	\$9,196,540	TIF	2014	\$937,852.00	\$72,486.00	4	44	03/03/15
Amended and Restated 3100 Woodward Ave Block	3100 Woodward, et al.	48201	Mixed Use	\$62,000,000	SBT/TIF	2005	\$17,430,574.00	\$0.00	52	201	04/28/15
Wurlitzer Hotel	1501 and 1509 Broadway	48226	Hotel	\$21,699,100	TIF	2014	\$1,791,111.00	\$0.00	48	0	05/05/15
Lafayette Towers	1301 and 1321 Orleans	48207	Residential	\$21,700,000	TIF	2015	\$512,570.00	\$555,587.00	9	584	10/06/15
607 Shelby	601 and 607 Shelby	48226	Mixed Use	\$3,400,000	TIF	2015	\$422,475.00	\$20,817.00	80		10/06/15
Mack Athletic Complex	4290 and 4300 Marseilles	48224	Commercial	\$2,361,571	TIF	2014	\$1,017,422.00	\$237,591.00	10		02/02/16
Brush Park Parcels A+B	Woodward, Edmund, Beaubien, Division and Adelai	48201	Mixed Use	\$100,000,000	TIF	2016	\$16,784,431.00	\$6,696,943.00	152	401	05/31/16
Third and Grand	2921, 2911 and 2906 W. Grand Blvd and 7373 Third	48202	Mixed Use	\$54,000,000	TIF	2016	\$15,953,664.00	\$912,491.00	55	231	07/19/16
The Union at Midtown Phase II	4808 Cass Avenue	48201	Mixed Use	\$8,800,000	TIF	2016	\$1,900,000.00	\$857,491.00	7	66	11/22/16
St. Charles School	1432 Townsend Street	48214	Residential	\$9,900,000	TIF	2016	\$1,176,556.00	\$658,070.00	5	38	11/22/16
Packard Plant	1580 East Grand Boulevard, et al.	48211	Office/Commercial	\$22,600,000	TIF	2016	\$5,391,278.00	\$1,948,778.00	7		01/31/17
Detroit Pistons Corporate HQ and Practice Facility	6201 Second Avenue	48202	Mixed Use	\$83,000,000	TIF	2017	\$19,348,568.00	\$0.00	150		06/06/17
Former Herman Kiefer Health Complex	West of the Lodge, South of Clairmount	48206	Mixed Use	\$143,000,000	TIF	2017	\$47,767,473.00	\$8,581,074.00	800	100	06/20/17
7.Liv	19031 Livernois	48221	Mixed Use	\$8,000,000	TIF	2017	\$1,727,225.00	\$219,026.00	30	6	10/03/17
220 West Congress	220 West Congress	48226	Mixed Use	\$6,800,000	TIF	2017	\$1,464,466.00	\$88,810.00	76		10/10/17
751 Griswold	751 Griswold	48226	Mixed Use	\$6,800,000	TIF	2017	\$1,081,778.00	\$0.00	47		10/10/17
Ashton	600 W. Lafayette and 659 Howard Street	48226	Mixed Use	\$54,000,000	TIF	2017	\$54,000,000.00	\$2,709,210.00	50	103	11/21/17
Hudson's Block, et al. TBP	1208 Woodward, et al.	48226	Mixed Use	\$2,100,000,000	TIF	2017	\$557,500,000.00	\$0.00	7200	907	11/21/17
Wolverine Packing	4225 Dequidre	48207	Industrial	\$40,000,000	TIF	2017	\$2,834,500.00	\$1,236,425.00	50		11/21/17
1475 East Jefferson	1475 East Jefferson	48207	Mixed Use	\$60,000,000	TIF	2017	\$17,446,750.00	\$0.00	84	213	02/27/18
Eastwood Senior Leasing	2600 Chene, et al.	48207	Medical	\$21,700,000	TIF	2017	\$5,055,477.00	\$9,245,296.00	139		02/27/18
640 Temple	640, 650, 660 & 674 Temple	48201	Mixed Use	\$66,000,000	TIF	2017	\$6,455,496.00	\$1,035,230.00		70	03/27/18
Amended and Restated Free Press Building	321 W. Lafayette	48226	Mixed Use	\$69,663,000	MBT/TIF	2010	\$7,989,347.00	\$0.00	10	128	06/12/18
Second Amended and Restated Garfield Area	71 and 74 Garfield, et al	48201	Mixed Use	\$79,000,000	SBT/TIF	2006	\$6,738,000.00	\$6,161,459.00	53	247	09/11/18
Lafayette West	1401 Rivard St.	48207	Mixed Use	\$111,000,000	TIF	2018	\$26,356,887.00	\$0.00	8	285	10/09/18
Eastern Market Gateway	1346 Gratiot Ave	48207	Mixed Use	\$70,000,000	TIF	2018	\$16,531,896.00	\$111,093.00	40	200	10/23/18
Amended and Restated Joe Louis Arena	600 Civic Center Drive	48226	Mixed Use	\$24,000,000	TIF	2018	\$14,363,147.00	\$1,658,008.00			11/20/18
Brush Park South	2515 Brush St.	48201	Mixed Use	\$37,000,000	TIF	2018	\$4,282,132.00	\$2,177,174.00			2/19/19
Albert Kahn	7430 Second Ave	48202	Mixed Use	\$48,506,254	TIF	2018	\$2,976,700.00	\$2,774,731.00	6	190	03/19/19
Harmonie Social Club	311 East Grand River	48226	Mixed Use	\$12,620,000	TIF	2018	\$579,210.00	\$55,643.00	1		04/16/19
SOMA	81 and 115 Erskine and 3500 Woodward	48201	Mixed Use	\$21,000,000	TIF	2019	\$10,000,000.00	\$0.00	200		05/07/19
Broadway Lofts	1322, 1326 and 1332 Broadway	48226	Mixed Use	\$11,955,000	TIF	2018	\$1,127,450.00	\$82,701.00	1	36	05/14/19
Chemical Bank	25 West Elizabeth Street	48201	Office/Commercial	\$104,000,000.00	TIF	2019	\$25,000,000.00	\$0.00	250		06/11/19
Second Amended and Restated 3800 Woodward Ave.	3800 Woodward	48201	Mixed Use	\$320,000,000	MBT/TIF	2010	\$58,000,000.00	\$1,678,811.00	400	438	07/02/19
Mack and Connor	Mack and Conner	48215	Industrial	\$1,600,000,000	TIF	2019	\$130,686,942.00	\$0.00	3850		07/16/19
Marston and Morrow	Marston and Marrow Street	48211	Industrial	\$35,400,000	TIF	2019	\$7,697,003.00	\$0.00	115		07/23/19
40 Hague	40 Hague	48202	Residential	\$8,000,000	TIF	2019	\$731,906.00	\$294,549.00		38	09/10/19
2001 Park Avenue	2001 Park Avenue	48226	Mixed Use	\$22,000,000	TIF	2019	\$987,890.00	\$15,079.00	34	78	10/08/19
Jefferson Van Dyke	7891 E. Jefferson	48214	Mixed Use	\$21,000,000	TIF	2019	\$4,774,600.00	\$866,924.00	36	36	10/22/19
Corktown Lofts	1702 W. Fort and 1701 W. Lafayette	48216	Mixed Use	\$63,000,000	TIF	2019	\$18,239,031.00	\$224,072.00	500	33	10/22/19
Petit Bateau	503 Frederick Street, et al.	48201	Mixed Use	\$23,000,000	TIF	2019	\$2,279,193.00	\$773,795.00	2	20	10/29/19
Midtown West	931 Selden	48201	Mixed Use	\$55,000,000.00	TIF	2019	\$3,702,346.00	\$2,431,635.00	8	175	11/19/19
Osi Art Apartments @ West End	3834 Grand River	48208	Mixed Use	\$6,600,000.00	TIF	2019	\$360,172.00	\$274,650.00	2	30	11/05/19
Mosaic Eastern Market	3500 Riopelle	48207	Commercial	\$24,128,542.00	TIF	2019	\$6,059,937.00	\$934,146.00	450	0	11/05/19
511 Woodward	511 Woodward	48226	Commercial	\$18,061,583.00	TIF	2019	\$1,564,142.00	\$52,016.00	100	0	11/26/19
City Club Apartments	313 Park Avenue	48226	Mixed Use	\$92,000,000.00	TIF	2019	\$4,322,352.00	\$994,472.00	8	288	01/28/20
Stone Soap Building	1450-1490 Franklin Street	48207	Mixed Use	\$38,400,000.00	TIF	2019	\$8,126,537.00	\$3,338,088.00	2	48	11/19/19

Total:

Investment	Amount (TIF)	Fund (TIF)	Jobs	Units
\$11,886,410,324	\$1,609,298,669.00	\$133,932,946.00	31,816	14,787