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City of Detroit

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

FROM: David Whitaker, Director 
Legislative Policy Division

DATE: March 14, 2023

RE: 2023-2024 Budget Analysis

Attached is our budget analysis regarding your agency's budget for the upcoming 2023-2024 Fiscal Year.

Please be prepared to respond to the issues/questions raised in our analysis during your scheduled hearing on **Thursday, March 16, 2023, at 3:00 p.m.** We would then appreciate a written response to the issues/questions at your earliest convenience before or after your budget hearing. Please forward a copy of your responses to the Council members, the City Clerk's Office, and the Legislative Policy Division.

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
Nicole Sherard-Freeman, Group Executive-Jobs, Economy & Detroit at Work
Kenyetta Hairston-Bridges, Executive Vice President Economic Development & Investment Services
DEGC
Malinda Jensen, Senior Vice President-Government Affairs
Jay Rising, CFO
Tanya Stoudemire, Chief Deputy CFO-Policy & Administrative Director
Steven Watson, Deputy CFO/Budget Director
James George, Agency CFO
Justin Buss, Budget Analyst
Malik Washington, Mayor's Office

market has made it difficult to retain talented people in the DBL program while also hampering recruiting. The \$102,000 increase will allow the DEGC to increase the compensation packages for those very important positions.

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 Administration 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 2023-24.

Attachment II represents DEGC's operating budget for 2022-23, which totals \$9.4 million. The major sources of the operating budget are \$1.84 million from the City's contribution; \$3.7 million from contributions from the various public development authorities-EDC, DDA, LDFA, DBRA, Eight Mile Woodward Corridor Improvement Authority and the DNMD; and \$2.1 million from Other Contracts¹.

Attachment III represents the DEGC's current organizational chart.

Attachment IV represents the DEGC's responses to LPD's FY 2023-24 preliminary DEGC budget questions and requests. Responses to the LPD's preliminary DEGC budget questions include:

1. The DEGC currently has 74 budget positions. As of March 10, 2023, 68 positions were filled with six vacancies. The DEGC expects to fill the vacant positions quickly. The number of positions is up from prior years due to the expansion of certain programs. However, the personnel makeup of the DEGC fluctuates up and down over the course of the year as new program opportunities arise.
2. Information on the Motor City Match, District Business Liaisons, Minority procurement, Detroit Means Business, and Gratiot/7 Mile façade program updates in FY 2023.
3. Business development update, including helping to attract LM Manufacturing, Majorel, and Wheel.me companies in FY 2023.
4. Development services team assisted economic development on the East Riverfront and Eastern Market. DEGC also is leading six commercial and mixed-use projects in the City's Strategic Neighborhood Fund (SNF) neighborhoods such as Southwest Detroit, Livernois-McNichols, East Warren/Cadieus, and the Villages. DEGC is working with the Michigan Economic Development Corporation (MEDC) with the SNF areas to effectuate \$87.3 million in neighborhood development. In partnership with the Michigan Economic Development Corporation, the DEGC is facilitating investment priorities for the City's Community Revitalization Program and has underwritten and qualified Detroit projects that make up a \$70 million current pipeline of real estate development projects. The DEGC is also facilitating the District Detroit \$1.5 billion project, which expects to create 6,000 permanent jobs and 12,450 temporary construction jobs.
5. Most recent accomplishments, such as the Majorel, LM Manufacturing, Lear, and Former AMC site redevelopment.

Economic Development Corporation (EDC)

In Mayor Duggan's budget for 2023-24 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 (DNMD), which is under the aegis of the EDC. The chart below shows the City's contributions to the EDC since 2017-18:

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 2022-23 would include Motor City Match and Motor City ReStore, DDR, as well as Green Grocer, NE Ideas, and D2D, among others.

City of Detroit's Contribution to the Economic Development Corporation from Its Housing and Revitalization Department (formerly the Planning and Development Department)									
									Recommended
	FY		FY	FY	FY	FY	FY	FY	FY
	2017-18		2018-19	2019-20	2020-21	2021-22	2022-23	2021-22	2022-23
Contribution									
Amount	<u>\$275,000</u>	(1)	<u>\$275,000</u>	<u>\$275,000</u>	<u>\$275,000</u>	<u>\$275,000</u>	<u>\$275,000</u>	<u>\$275,000</u>	<u>\$275,000</u>
(1) In FY 2017-18, \$20,000 was added to the City's contribution to the EDC in order to help the DNMDC 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 2023-24.

Attachment V represents EDC's total operating budget for 2022-23. 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 2022-23 operating budget Council approved in July 2022.

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 2022-23. The DBRA Board of Directors approves its operating budget.

Attachment IX represents LDFA's operating budget for 2022-23. 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 2022-23. 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.

Attachment XI represents DBRA's list of Detroit brownfield plans from the year 2000 to present.

Issues and Questions

DEGC

1. Is the District Business Liaison program fully staffed? If not, how many vacancies are in the program and how soon will the vacant positions be filled?
2. In the DEGC's response to question number 5 to LPD's preliminary budget questions for FY 2024 (Attachment IV), the DEGC currently has 74 budget positions, which is 7 more than the 67 budgeted positions in FY 2022. As of March 10, 2023, 68 positions were filled with six vacancies. The DEGC expects to fill the vacant positions quickly. The number of positions is up from prior years due to the expansion of certain programs. However, the personnel makeup of the DEGC fluctuates up and down over the course of the year as new program opportunities arise. Please explain which programs are being expanded with the level of positions the DEGC contains.
3. Attachment II represents the DEGC's operating budget for FY 2023 and Attachment II.A is the operating budget for FY 2022. Questions/requests:
 - a. On the revenue side, please explain the \$120,000 increase in DBRA Contract revenue in FY 2023.
 - b. On the revenue side, please explain the \$140,000 decrease in Other Contracts revenue in FY 2023.
 - c. On the expenditure side, Personnel increases by \$90,000 (1.1%) in FY 2023. Is the small percentage increase due to cost-cutting measures being instituted by the DEGC?
 - d. On the expenditure side, Contract Services decreases by \$112,500 in FY 2023. Is the decrease due to cost-cutting measures? What is the impact of this decrease on DEGC operations?
4. Does the DEGC plan on conducting any retail corridor studies to assist in creating more retail activity in FY 2023 and in FY 2024? If so, in which Council district(s) will the studies be conducted? How much will the studies cost?
5. Has the economic development climate improved in the City of Detroit from 2022 going into 2023? What reasons are present for an even more robust economic climate in FY 2024?
6. As more Class A office space may be coming on line with Bedrock Hudson's and Monroe Block office developments, and the District Detroit office developments, if approved by City Council, does the DEGC foresee a cannibalization of Class B and C office space potentially occurring in the downtown Detroit office market?

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 \$1.6 million in unspent Casino Development Fund dollars that formerly were allocated amongst the National Retail, Non-Affiliated/Resident Retail and Resident Real Estate programs, but now are consolidated into one category called "Loan Funds". These dollars were reprogrammed to the "Loan Funds" category so that the use of these dollars is no longer restricted to specific geographical areas of the City, particularly downtown Detroit, but now to general areas of the City so that these dollars can be expended throughout the City of Detroit? Please briefly describe the criteria for the expenditure of these funds and how they could potentially help Detroiters. Please provide a timeline of when these dollars will be spent.
9. On page 11 of the EDC's annual financial statements as of June 30, 2022, please explain why Reimbursable project costs revenue went from \$9.7 million in FY 2021 down to \$3.6 million in FY 2022, a \$6.1 million reduction.

DBRA

10. Has the number of brownfield redevelopment projects this fiscal year increased or decreased as compared to last year?
11. Attachment VIII represents DBRA's operating budget for FY 2023 and Attachment VIII.A is the operating budget for FY 2022. Questions/requests:
 - a. On the revenue side, please explain the \$500,000 reduction in Special Projects revenue in FY 2023.
 - b. Correspondingly on the expenditure side, please explain the \$540,000 reduction in Special Projects expenditures in FY 2023. Please explain the impact this will have on DBRA operations.

Attachments

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	FY2023 Adopted	FY2024 Mayor Proposed	FY2025 Forecast	FY2026 Forecast	FY2027 Forecast
36 - Housing & Revitalization Department	65,666,978	66,099,170	64,088,591	67,594,563	68,614,593
1000 - General Fund	20,238,994	19,377,505	17,456,472	20,122,037	20,286,249
26360 - Community Development	2,389,527	1,215,624	1,240,249	1,258,878	1,277,326
360130 - Community Development	1,400,000	-	-	-	-
360131 - Real Estate_City	593,292	-	-	-	-
365080 - HRD Policy Development & Implementation	-	437,009	445,891	452,570	459,140
365704 - Housing Underwriting - Single Family	396,235	778,615	794,358	806,308	818,186
26361 - Mixed Use Development	723,167	290,650	296,557	301,010	305,390
360103 - Neighborhood & Housing Services GF	-	290,650	296,557	301,010	305,390
365080 - HRD Policy Development & Implementation	723,167	-	-	-	-
26362 - Affordable Housing Development Policy	3,509,558	4,941,790	4,684,683	4,748,177	4,810,996
360125 - Housing Underwriting GF Staffing	404,610	429,955	438,696	445,325	451,843
360130 - Community Development	-	1,550,000	1,428,000	1,442,280	1,456,703
360131 - Real Estate_City	-	590,306	602,306	611,384	620,313
365703 - OPPP Direct - Tax Incentives, Policy, & Development	3,104,948	2,371,529	2,215,681	2,249,188	2,282,137
26364 - Affordable Housing Development and Preservation Fund	4,040,000	1,820,000	-	-	-
360072 - Housing Affordability	4,040,000	1,820,000	-	-	-
26365 - Neighborhood Improvement Fund	1,000,000	1,000,000	1,020,000	1,030,200	1,040,502
360130 - Community Development	1,000,000	1,000,000	1,020,000	1,030,200	1,040,502
27360 - Economic Development Programs	2,114,489	3,586,847	3,614,693	6,135,562	6,156,097
360133 - Jobs & Economy Team	-	1,370,358	1,398,204	1,419,073	1,439,608
360134 - Economic Development Corporation	275,000	275,000	275,000	275,000	275,000
360135 - Economic Growth Corporation	1,839,489	1,941,489	1,941,489	1,941,489	1,941,489

Attachment II

DETROIT ECONOMIC GROWTH CORP OPERATING AND PROGRAM REVENUE SOURCES 2022-23

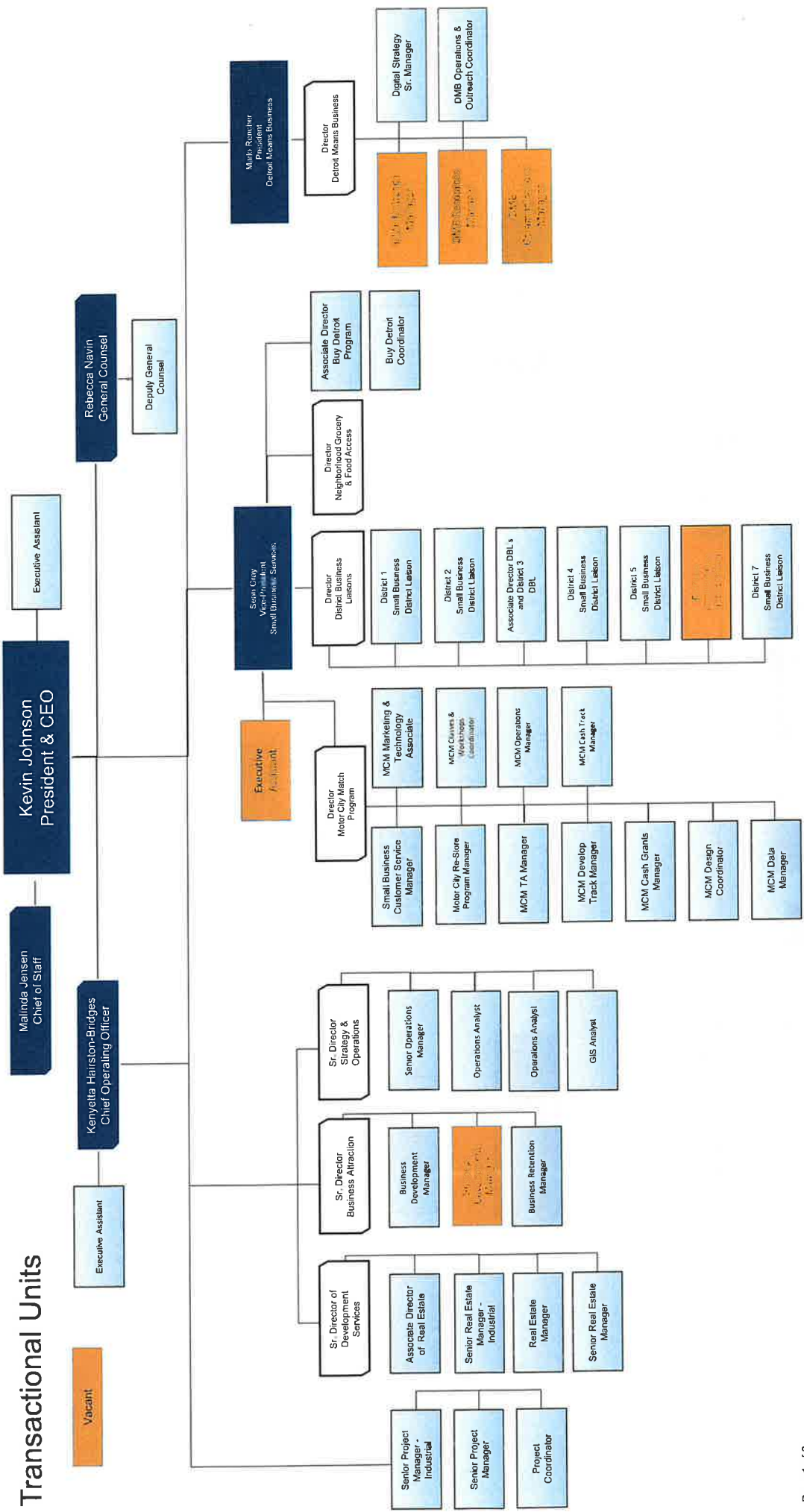
<u>SOURCES</u>	<u>2022-23 BUDGET</u>
CITY CONTRACT	1,839,489
EDC CONTRACT	800,000
DDA CONTRACT	1,900,000
LDFA CONTRACT	125,000
DBRA CONTRACT	840,000
CIA/NMDC CONTRACTS	60,000
EDA GRANT	0
LEGAL REIMBURSEMENT	600,000
PRIVATE SECTOR	440,000
EDC PROJECTS	600,000
BUSINESS ATTRACTION ALLOCATION	0
OTHER CONTRACTS	2,100,000
SERVICE FEES/OTHER INCOME	115,511
BUDGET DEFICIT	0
TOTAL REVENUE	9,420,000
 <u>USES</u>	
PERSONNEL	7,955,000
CONTRACT SERVICES	131,600
TRAVEL/MEETINGS& MARKETING	388,500
RENT/UTILITIES/INSURANCE	650,000
EQUIPMENT	172,000
OTHER	122,900
TOTAL EXPENSES	9,420,000
DIFFERENCE	0

Attachment II, A

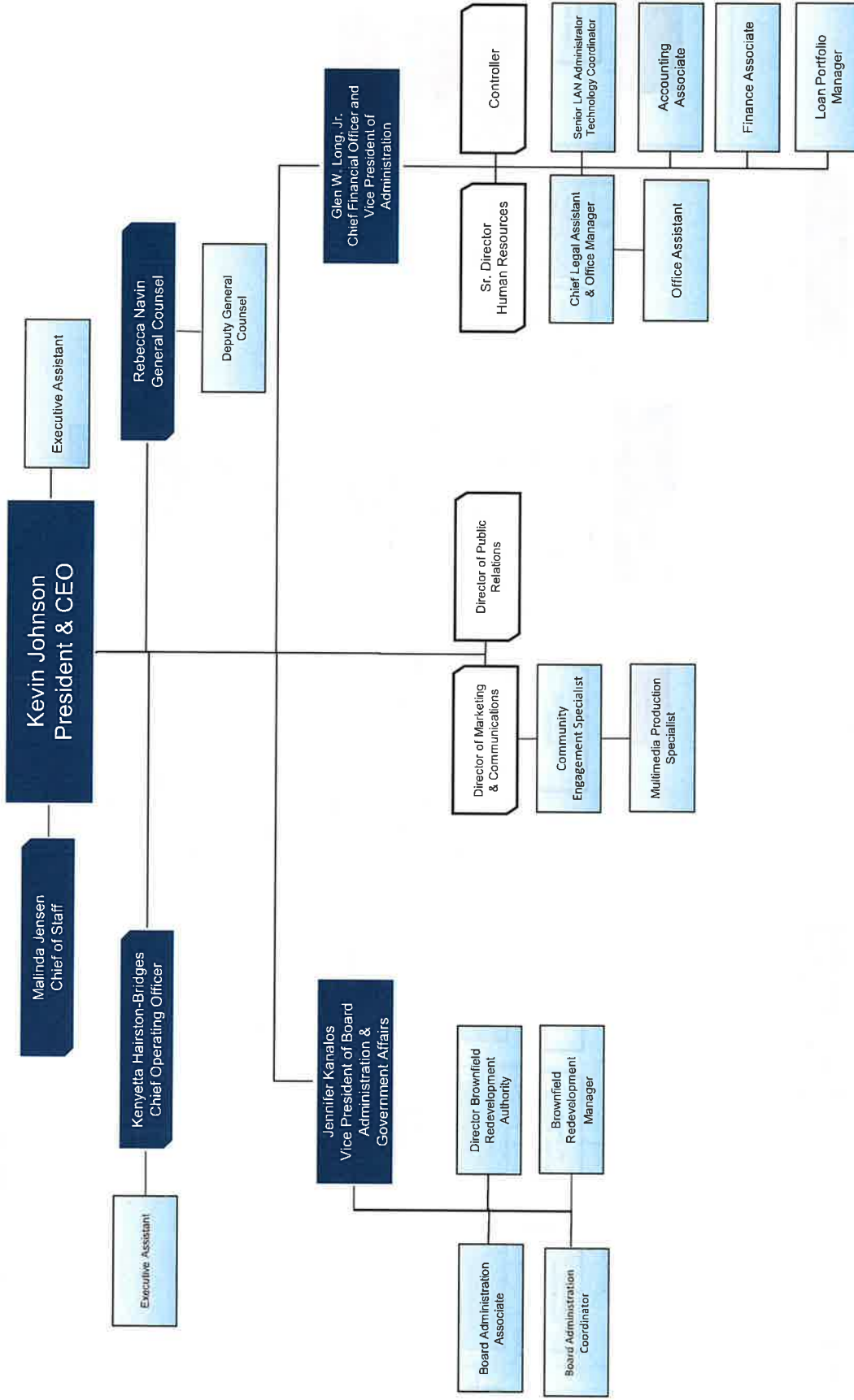
**DETROIT ECONOMIC GROWTH CORP
OPERATING AND PROGRAM REVENUE SOURCES
2021-22**

<u>SOURCES</u>	<u>2021-22 BUDGET</u>
CITY CONTRACT	1,839,489
EDC CONTRACT	800,000
DDA CONTRACT	1,900,000
LDFA CONTRACT	125,000
DBRA CONTRACT	720,000
CIA/NMDC CONTRACTS	60,000
LEGAL REIMBURSEMENT	600,000
PRIVATE SECTOR	440,000
EDC PROJECTS	600,000
OTHER CONTRACTS	2,240,000
SERVICE FEES/OTHER INCOME	115,511
BUDGET DEFICIT	0
TOTAL REVENUE	9,440,000
<u>USES</u>	
PERSONNEL	7,865,000
CONTRACT SERVICES	244,100
TRAVEL/MEETINGS& MARKETING	398,500
RENT/UTILITIES/INSURANCE	632,000
EQUIPMENT	169,000
OTHER	131,400
TOTAL EXPENSES	9,440,000
DIFFERENCE	0

Attachment III



Administrative Units



Attachment IV



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

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

DATE: March 10, 2023

RE: FY 2023-24 Preliminary DEGC Budget Questions

This memo is in response to questions included in your e-mail dated March 7, 2023.

1. The FY 2022-23 operating budgets for the DEGC, DDA, EDC, DBRA, LDFA, and EMWCIA.

These operating budgets were provided by Glen Long via email on March 8.

2. The June 30, 2022, audited financial statements for the DEGC and DEGA.

These financial statements were provided by Glen Long via email on March 8.

3. The latest Casino Development Fund report.

The Casino Development Fund report was provided by Glen Long via email on March 10.

4. The latest DEGC org chart.

Please see Attachment A.

5. The number of budgeted positions, and number of vacancies and the difficulty filling them.

The DEGC has 74 budgeted positions. At the time of this report, 68 of them are filled with six vacancies (highlighted in Orange on the attached Org Chart). We anticipate that they will be filled quickly. The number of positions is up from prior years due to the expansion of certain programs. As always, the personnel makeup of the DEGC fluctuates up and down over the course of the year as new program opportunities arise.

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6. The latest project updates and a list of additional economic projects the DEGC and et all is working on.

DEGC's Small Business Services Unit

- **Motor City Match:** Motor City Match continues to exceed program expectations. Specifically, the program has:
 - Opened 167 businesses in commercial spaces. 145 remain open in Detroit.
 - Assisted 200 home-based businesses in opening and operating.
 - After 21 rounds, the program has served 1,685 businesses (64% are owned by Detroiters, 85% are minority owned, and 74% are women owned).
 - Grants were awarded to 1,685 businesses totaling \$11.4M which leveraged \$62M in investments.
- **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. These individuals work with business owners within her/his assigned District as a resource to assist with city processes and to offer traditional business retention services. Statistics demonstrate that each new business opened generates on average 9.2 jobs, so the DBL program has a direct impact on the City's overall goal to increase job opportunities for Detroit residents. DBLs serve in multiple capacities such as organizing commercial corridor clean-up efforts, supporting local business associations, and promoting city wide marketing initiatives like Small Business Saturday.
- **Minority Procurement:** With the City and partners including New Economy Initiative (NEI), DTE Energy and Huntington Bank, among others, DEGC is operating a revamped initiative to connect minority Detroit businesses with buyers from local and regional firms. Most notably, DEGC operates the BuyDetroit portal – an online matchmaking system that provides suppliers with access to new requests for bids/proposals from buyers and offers buyers a direct link to local suppliers and has approved over 789 participating suppliers to the portal thus far. BuyDetroit has connected 72 pre-qualified suppliers directly with buyers, resulting in over \$250M in contracts and \$173,000K in capacity building assistance 67% of event participants are minority business owners.
- **Detroit Means Business:** The DEGC assumed a leadership role in Detroit Means Business (DMB), a coalition of private, public, and philanthropic partners dedicated to making

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Detroit *the* place to open and operate a small business. Originally, launched in May 2020 to assist small businesses in Detroit survive the COVID-19 crisis, the coalition has expanded to help businesses with fewer than 50 employees access resources including access to capital, assistance navigating the regulatory environment, opportunities to increase revenue, and advocating for relief funding for the hardest hit businesses in our community. DMB is currently preparing to launch a cash grant and technical assistance program for businesses funded through a sub-recipient agreement with the City. Cash grant applications are expected to open in April 2023.

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2/10/23 10:00 AM

- **Gratiot/7 Mile Façade Program:** Together with the City and partners including Invest Detroit, Fifth Third Bank, and three community development organizations, the DEGC is implementing a façade improvement grant program in Strategic Neighborhood Fund's Gratiot / 7 Mile area. This grant program will fund the deployment of design and construction funds of up to \$35,000 each for up to 18 businesses to update and restore their storefronts, windows, doors, awnings, signage, and security features. Grants are expected to open in late April 2023.

DEGC's Economic Development and Investment Services (EDIS) Unit

Business Development

The effects of COVID-19 on Economic Development have caused companies to rethink everything from value chains to workspace use. Throughout this time, the DEGC has maintained a robust pipeline of leads and projects at various stages of the business attraction cycle. Currently the Business Attraction project pipeline is estimated to create approximately 3,224 jobs and \$771 million in capital investment. Only a portion of this pipeline will result in project announcements. The leads generation pipeline currently contemplates approximately 4,768 jobs and \$210 million in capital investment and those leads continue to be vetted.

We continue to drive diversification of industries to create a more resilient Detroit economy, as well as provide a broader range of jobs/careers for Detroiters. Projects and leads are distributed across the following industry sectors:

- Automotive/Mobility
- Food Processing/Distribution
- Financial Services
- Logistics & Transportation
- Contact Centers

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- Corporate Headquarters
- Sports & Recreation
- Construction Materials

DEGC facilitated several significant business attraction projects since the beginning of the 2022 calendar year, including the following selected projects:

- **LM Manufacturing** - a minority-owned joint venture between Magna and LAN Manufacturing executed a lease for approximately 296,000 square feet of industrial space at 6451 W Fort St in Southwest Detroit. The company plans to create at least 390 jobs at the facility, which will assemble seats for Ford Motor Company. LM will invest approximately \$18 million in real and personal property upgrades at the facility. The Company has established a strong relationship with Detroit at Work to source Detroit residents to work at the facility.
- **Majorel** – A European-based global technology services firm executed a lease for 35,000 square feet at 211 W Fort St in downtown Detroit after a 50-state site search. The Company has already hired more than 500 employees to work at its location, with the majority being Detroit residents. Detroit at Work supported the company through multiple complimentary job fairs and talent recruitment, allowing the company to quickly scale to more than 200 employees in only a few weeks. Most of the positions are social media content review positions. Investment of at least \$5 million is planned.
- **Wheel.me**– A Norwegian robotics company that develops the world’s first autonomous wheel chose to locate its first United States operation at the Book Depository building on Ford’s Michigan Central campus in Corktown. The office will house sales, operations, and supply chain functions to support customers throughout North America. The Company plans to establish a manufacturing operation in the region in the future. The Company is creating 40 high paying jobs at the Corktown location.

Since the beginning of 2022, the DEGC’s business attraction team has participated in over a dozen trade shows, missions, and other events with the goal of directly engaging companies seeking expansion opportunities. Those engagement include, but are not limited to the following events and associated industry sectors:

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Development Services Team

In addition to the above Business Development projects, the Development Services Team is leading implementation of commercial mixed-use projects and 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 continues to support the City in the implementation of the North End & Midwest – Tireman projects and the Joe Louis Greenway.

DEGC has a key role in RAP (Revitalization and Placemaking) funding. In the first phase, DEGC developed a coordinated local process to evaluate application and assisted in ensuring applicants received a letter of support for the City of Detroit as part of the application process. For the second phase, DEGC's includes providing process improvement recommendations to the State of Michigan to ensure a streamlined process for reviewing applications and the distribution of funds not only in Detroit, but across the State.

Of the many projects DEGC is leading, there are six commercial and mixed - use projects in the City's Strategic Neighborhood Fund (SNF) neighborhoods including: Southwest Detroit, Livernois-McNichols, East Warren/Cadieux and the Villages. DEGC is working with MEDC (Michigan Economic Development Corporation) and the City of Detroit within the SNF areas to effectuate \$87.3 Million in neighborhood development.

In a partnership with the MEDC, DEGC sets the investment priorities for the City of Detroit of the Community Revitalization Program (CRP) and has underwritten and qualified Detroit projects that make up a \$70 Million current pipeline of real estate development projects.

In addition to supporting commercial and mixed-use projects in the neighborhoods, DEGC led the effort to underwrite and structure a nearly \$800 incentive package for District Detroit, a joint venture between The Related Company and Olympia Development Company. The project was the first project that took advantage of a new DDA program to expand affordable housing options in the DDA. District Detroit is a transformational \$1.5 Billion project that includes the redevelopment of 10 sites owned by Olympia. The project features include the following: 695 units of housing, of which 139 units will be rented at 50% AMI (Area Median Income); 18,000 high paying jobs; 1.2 million square feet of office space; 140,000 square feet of retail space; and two hotels. DEGC prepared the City of Detroit fiscal impact analysis and is leading the effort with respect to governmental approvals of the incentive package.

DEGC continues its role as a key driver in the capital formation strategy of the former Fisher Auto Body Plant by devising creative ways the City of Detroit can financially support the project. The building will be rehabilitated into 435 market rate and affordable apartments, 26,000 square feet of commercial + retail space, 11,000 sq feet of coworking space and 130 enclosed parking spaces. Overall, the development is expected to generate \$134 million in private investment.

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- IAMC Spring Forum and IAMC Fall Forum (hosted in Detroit) - **Industrial**
- SelectUSA Investment Summit – **Foreign Direct Investment (FDI) / Multiple Sectors**
- Montreal, Canada Trade Mission – **FDI / Mobility and Tech**
- Austin, TX Trade Mission – **Mobility and Tech**
- Los Angeles, CA Trade Mission – **Mobility and Tech**
- Toronto, Canada Trade Mission – **Manufacturing, Mobility, Digital Technology**
- Customer Contact Week – **Professional Services**
- Consultant Connect, Arizona – **Site Selectors / Multiple Sectors**
- Battery Show, Novi MI – **Mobility and Tech**
- Detroit Auto Show – **Mobility and Tech**
- Rocket Mortgage Classic, Detroit – **Site Selectors / Multiple Sectors**
- New York City Site Selector Engagement – **Site Selectors / Multiple Sectors**
- Italy Trade Mission – **Manufacturing and Mobility**

These events and other outreach efforts have resulted in a combined pipeline of approximately 67 leads and 11 projects that are considering Detroit for future investment.

To continue to attract national and global investments, the DEGC's Business Attraction team will be travelling to major trade shows and events in the Detroit Region and across the United States throughout the 2023 calendar year to drive lead generation in our targeted industry sectors.

In parallel to our business attraction efforts, we continue to remain focused on legacy and existing Detroit businesses (Business Retention), which entails supporting Detroit businesses in their continued growth and expansion. A sample of the Business Retention and Expansion projects that DEGC is working on is listed below:

- **Benkari** – Minority and Woman-Owned plumbing company is establishing a new headquarter and training facility. They have identified and leased space at 14930 Linwood St. Currently, they are exploring incentive opportunities.
- **City Shield** – Rapidly growing security firm that is committed to hiring Detroiters. They have secured their current location and are looking to renovate a portion of the facility to create a security training facility. They have continued to hire in high volumes and have renewed one of their largest security contracts.
- **FUL Beverages-** Beverage producer looking to establish a bottling facility. They are looking to acquire a facility between 60-100k sf. They are currently in the site search phase. This project is expected to bring in an estimated 500 employees.

[Click here to enter text.](#)



Additionally, DEGC continues to work 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:

- Bagley – 16th
- Former AMC Headquarters Redevelopment Project
- Former Fisher Body Plant Redevelopment Project
- 411 Piquette
- Red Arrow Brownfield Plan
- Danish Brotherhood Hall
- CODA Brush Park
- Jefferson-Holcomb
- 610 Blaine
- 600 Pingree
- 14522 E Warren
- 1001 E Jefferson
- 3745 Cass
- 450 Amsterdam
- 3200 Tyler Street
- Detroit Food Commons

Eastern Market

- Successful completion of the Eastern Market Zoning Update in coordination with PDD and CPC (City Planning Commission) on community outreach activities and City Council approval processes. Continued ongoing Business Development support in Eastern Market including Amora Cigar Bar, and Eastern Market Marrow Expansion. Business attraction efforts are in negotiation with for two key development sites, including the expansion a Detroit based indoor agricultural and food processing manufacturing company planning to build a 100,000 SF facility, creating 70 new jobs. The second business is a food-based product packaging and facility supply warehouse and distribution company that would support the many food and retail-based companies within Eastern Market.
- The DBRA was awarded federal funding under the CARES (Coronavirus Aid, Relief, and Economic Security) ACT to support \$3.1M in infrastructure related activities in Eastern Market. Right of way Design work is underway.
- Additionally, DEGC secured \$3.8M federal and state funding to support the expansion of EW Grobbel and Sons Expansion of a 150,000 SF cold storage and processing facility with anticipated 300 new job creation.

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- DEGC staff presented the Eastern Market Neighborhood Framework Plan and thoughtful Industrial integration design at the National Mainstreet Conference hosted in Boston, MA.
- **Industrial Land Assembly**
 - In coordination with the Administration, the DEGC continues to facilitate implementation of the industrial land strategy, which prioritizes site readiness activities around approximately 11 key sites ranging from 10 to 55 acres. The industrial land strategy includes defined predevelopment activities for site survey, environmental assessments, adjacent private land assembly opportunities, site clearing and demolition and utility assessments. In 2022, 60.5 acres of industrial land was assembled and or packaged to be redeveloped by a private developer. A significant project highlighted below will include the construction of 790,000 SF of Class A industrial space at the former AMC Site.
 - DEGC is managing a competitive RFP (Request for Proposals) process for the Livernois Vernor Site. DEGC is seeking the redevelopment of the vacant, blighted, and underutilized site. We have marketed the development opportunity, interviewed respondents, and are currently evaluating a proposal to retain a southwest food manufacturer who is expanding their operations.
- **The Riverfront**
 - Finalization of the East Riverfront Asset Plan Study in collaboration with GSD.
 - Ongoing reconstruction of the existing seawall along the Detroit River frontage of the DDA property at 1351 West Jefferson Ave, Detroit, MI
 - Brodhead Armory Masterplan Amendment
 - Ongoing Uniroyal Land Transfer and future development
 - East Riverfront Maintenance (Coast Guard Station) Site access and site evaluation
- **Jefferson Village – Harding Canal: Flood Mitigation**– Providing contracting services and managing construction related activities related to mitigating flooding at the Harding Canal. The DEGC is working directly with FEMA (Federal Emergency Management Agency), State and City authorities to mitigate flooding from the canal, including the design and construction of a comprehensive levy system. Once completed, the DEGC will complete the process of removing the area from FEMA’s flood insurance map.
- **Jefferson Village Park** – Providing project management services for the design and construction of a 3.75-acre park that will incorporate green infrastructure and provide a public greenspace for area residents. DEGC is working directly with the City and other local authorities for final design and construction permits.

Other Infrastructure and Contract Related Services

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- **Mt. Elliott Street Road Reconstruction**– Managing construction, engineering, and inspection (CEI) services for the road reconstruction from Mt. Elliott and Dodge St. to the Conant St. Intersection (apprx ¾ mile).
- Managing construction, engineering, and inspection (CEI) services for the road reconstruction from Mt. Elliott and Dodge St. to the Conant St. Intersection (apprx ¾ mile).
- **Climate Change** – Provide grant and contract management services to the General Services Department (GSD), in support of a climate strategy that 1) fulfills the requirements of the Greenhouse Gas Inventory ordinance; and 2) supports a number of actions in the Sustainability Action Agenda
- **Downtown Wayfinding Project** – In conjunction with the Downtown Detroit Partnership, the DEGC will manage the production and installation of new wayfinding signage throughout the downtown area. The project is aimed at refreshing the signage in downtown Detroit and promoting the district's walkability and accessibility. It is anticipated that the DEGC will work directly with the contractor and provide project management and contract management services.
- **Eastern Market Road Infrastructure Project** – The DEGC will provide grant monitoring and project management services for this project which includes the reconstruction/repaving of Riopelle Street, St. Aubin Street, Illinois Street, and Superior Street in the Greater Eastern Market area. The DEGC is working directly with the contractor and will be responsible for managing the design, construction, and CE&I services for this initiative.
- **Joe Louis Greenway** – Providing contract management services for the Warren Trailhead.
- **Jos Campau Greenway Project** – Ongoing management of construction related activities including construction, engineering, and inspection (CEI) services. DEGC is working directly with HRD and the Contractor. Project should be complete by Spring 2023.
- **Terminal Street Road Improvement and Parking Lot** - This \$3 million project includes road reconstruction of Terminal Street and the completion of a parking lot. Located on Detroit's lower east side, this important project will support the Stellantis manufacturing facilities in the area. The DEGC will work directly with the contractor and will provide project management and contract management services.

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- Leading Pre-Development and Site Readiness Services for key strategic planning areas and industrial sites including:
 - Junction-McGraw – Ongoing title clearing and environmental services.
 - Former Kettering High School Site – Ongoing maintenance services.
 - I-94 Industrial Park – Ongoing maintenance services.
 - Former AMC site - Leading land assembly activities to establish a 55-acre development site that would enable the future development of the site. Facilitated initial site remediation activities on assembled land and are currently working with selected developers to purpose the site for future light assembly operations.

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 2023:

- 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).
- Manage the DBRA program from project application through state and local legislative approval process including the reimbursement of eligible costs for active brownfield projects.
- Continue to manage the Authority Board Meeting Process in accordance with Open Meeting Act requirements.
- Ensure compliance with PA 57 which creates reporting requirements for tax increment finance authorities in Michigan.
- Continue to manage Freedom of Information Act inquiries in accordance with statutory guidelines. Continue to achieve "Clean" Audits.

7. Most recent accomplishments.

DEGC facilitated several significant business attraction and expansion projects during the year, including the following selected projects:

- **Majorel** - a leading provider of next-generation end to-end customer experience solutions announced that it will be opening an office in downtown Detroit in the coming

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months. The Company will begin by hiring 200 employees and plans to grow to over 500 at their Detroit office. Majorel conducted a successful career fair in partnership with Detroit at Work. Jobs at Majorel begin at \$17/hr. with benefits and include ample opportunities for career growth through promotion.

- **LM Manufacturing** – a minority-owned joint venture between auto supplier Magna and LAN Manufacturing Group, LLC will provide manufacturing, assembly, sequencing, supply chain and logistics management for complete seat assemblies and other modular assemblies at a facility in Southwest Detroit. LM leased 296,000 square feet of space at 6451 W Fort St, 6401 W Fort St, and 150 Rademacher on the former Sakti Industrial Campus. The Company will create 390 jobs and invest \$18.1 million in the site.
- **Lear** – Fortune 500 auto supplier Lear Corporation will occupy 415,000 square feet as the anchor tenant at the M3 Commerce Center, on the former site of the demolished Cadillac Stamping plant. Lear’s facility will assemble seats for electric vehicles at GM Factory Zero and will be one of the most energy-efficient facilities in Lear’s global footprint. The Company will invest approximately \$48 million on the campus and create 450 jobs. City of Detroit residents will have priority status for the Lear jobs, as part of an agreement made by the company and the City.

Additional accomplishments:

- **Former AMC Site** – DEGC lead and facilitated the assemblage of 55 acres with Northpoint Development, a national development team specializing in Industrial Development. Activities include the demolishing and abatement of a 900,000 square ft obsolete building. Northpoint will construct 790,000 SF of Class A Industrial Space. The site is expected to support 400 permanent, 200 temporary jobs and generate an approximate \$48 million in private investment.

DEGC facilitated procurement of local incentives to support **24** projects representing **\$1.96B** investment that will result in the activation of **3.8M SF**. Of these total projects, **12** were located outside of Greater Downtown.

- In 2022, **\$6.5M** in grants & loans from the Michigan Economic Development Corporation Community Revitalization Program to support private investment.

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- Continue to lead efforts to optimize incentives that will augment neighborhood development along the neighborhood corridors, including deal structuring for the Strategic Neighborhood Fund (SNF).

Minority Procurement: BuyDetroit has connected 789 pre-qualified suppliers directly with buyers, resulting in over \$250M in contracts and \$173K in capacity building assistance. Further, 67% of event participants are minority business owners.

Motor City Match: Motor City Match hosted 13 small business openings in 2022.

- Dawana Fit
- Breadless
- BeHer
- Joyola Mei
- Soul 2 GO
- Textures By Nefertiti
- Petty Cash Kitchen
- Detroit Dance Center
- The Lab Drawer
- Welcome Home Yoga & Wellness
- Umi's Comfort
- K. Walker Collective (Design Awardee)
- Detroit Soul

DEGC staff managed the administrative functions necessary to ensure efficient, productive and successful board meetings. Highlights of this work include:

- In 2022, DBRA staff facilitated the approval of seven (7) brownfield plans and there are currently five (5) brownfield plans in process for review and approval.
- In 2022, Board Administration and Finance delivered clean audits and continued to service all of the various bond issuances.

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- 8. DBRA spreadsheet of projects. Will have to go with a pdf copy since folks are working remotely.**

The DBRA spreadsheet of projects was provided by Jennifer Kanalos via email on March 9th.

- 9. 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 in FY 2023.**

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 described elsewhere in this memo. DEGC staff is always on the lookout for operational reforms and savings opportunities, but also faces the challenges of rising rents and costs due to inflation.

The \$102,000 increase in the proposed funding for 2023-24 is for the DBL program. The program was established several years ago with funding through the City's General Fund contribution to the DEGC. The funding level had not been changed since the inception of the program. High inflation and a competitive job market has made it difficult to retain talented people in the DBL program while also hampering recruiting. The increase will allow us to increase the compensation packages for these very important positions.

Attachment V

**ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
DETROIT
OPERATING BUDGET
JULY 1, 2022 TO JUNE 30, 2023**

**Budget
June 30, 2023**

REVENUE

City of Detroit	275,000
TSF From Waterfront Reclamation	300,000
TSF From Motor City Match/Restore	900,000
TSF From Projects for DEGC Legal	180,000
TSF From Casino Development Fund	350,000
TSF From Repaid Loans	550,000
TSF From Other Projects	150,000
Other Revenue & Service Fees	25,000

TOTAL REVENUE 2,730,000

EXPENSES

Detroit Economic Growth Corp	800,000
Detroit Economic Growth Corp Special Proj	600,000
Other Projects Administrative Fees	1,050,000
Next Michigan Development Corp	20,000
DEGC Legal Services	200,000
Legal Services	10,000
Audit	30,000
Miscellaneous	20,000

TOTAL EXPENSES 2,730,000

Operating Surplus/(Shortfall) 0

Debt Service 0
(Increase)/Decrease in Reserve 0

NET SURPLUS/(SHORTFALL) 0

Attachment VI

EDC CASINO DEVELOPMENT FUNDS 12/31/22

	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	1,650,000.00	1,650,000.00	1,669,438.32	19,438.32
Proj Funds and Loan Repayments	4,300,000.00	4,300,000.00	5,098,105.23	798,105.23
	<u>48,700,000.00</u>	<u>38,450,000.00</u>	<u>39,267,543.55</u>	<u>817,543.55</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	1,520,468.00 x	0.00
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
Loan Funds	13,000,000.00	7,442,693.00	5,844,433.85 x	1,598,259.15
Small Business Relief Grants	0.00	2,270,000.00	2,270,000.00 x	0.00
Administration	5,950,000.00	5,950,000.00	5,950,000.00 x	0.00
	<u>48,700,000.00</u>	<u>38,450,000.00</u>	<u>36,851,740.85</u>	<u>1,598,259.15</u>
	<u>0.00</u>	<u>0.00</u>	<u>2,415,802.70</u>	<u>2,415,802.70</u>

Attachment VII

**DOWNTOWN DEVELOPMENT AUTHORITY
OPERATING BUDGET
2022-2023**

	2022-23 BUDGET
REVENUES:	
Current taxes - one mil	\$ 1,050,000
Earnings on investments	25,000
Transfer from Tax Increment Fund	750,000
Parking Operations	800,000
Other	15,000
From/(To) prior year balance	<u>350,000</u>
TOTAL REVENUES	<u>\$ 2,990,000</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	\$ -
Special Projects & Contingencies	<u>\$ 500,000</u>
TOTAL EXPENSES	<u>\$ 2,990,000</u>

**CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
OPERATING BUDGET
JULY 1, 2022 TO JUNE 30, 2023**

**Budget
June 30, 2023**

REVENUE

BROWNFIELD APPLICATION / ADMIN. FEES	1,050,000
SPECIAL PROJECTS	2,000,000
INTEREST/OTHER INCOME	<u>25,000</u>
TOTAL REVENUE	<u>3,075,000</u>

EXPENSES

DETROIT ECONOMIC GROWTH CORPORATION	840,000
LEGAL	210,000
AUDIT	10,000
INSURANCE	75,000
WORKSHOPS/PROMOTION	10,000
CONTRACTORS	25,000
SPECIAL PROJECTS	1,900,000
OTHER EXPENSES	<u>5,000</u>
TOTAL EXPENSES	<u>3,075,000</u>

Operating Surplus/(Shortfall)	0
(Increase)/Decrease in Reserve	<u>0</u>
NET SURPLUS/(SHORTFALL)	<u><u>0</u></u>

Attachment VIII, A

**CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
OPERATING BUDGET
JULY 1, 2021 TO JUNE 30, 2022**

	Proposed Budget June 30, 2022
<u>REVENUE</u>	
BROWNFIELD APPLICATION / ADMIN. FEES	950,000
SPECIAL PROJECTS	2,500,000
INTEREST/OTHER INCOME	100,000
	<hr/>
TOTAL REVENUE	3,550,000
<u>EXPENSES</u>	
DETROIT ECONOMIC GROWTH CORPORATION	720,000
PUBLIC NOTICES/ADVERTISING	0
LEGAL	265,000
AUDIT	10,000
INSURANCE	60,000
WORKSHOPS/PROMOTION	10,000
CONTRACTORS	40,000
SPECIAL PROJECTS	2,440,000
OTHER EXPENSES	5,000
	<hr/>
TOTAL EXPENSES	3,550,000
Operating Surplus/(Shortfall)	0
(Increase)/Decrease in Reserve	0
	<hr/>
NET SURPLUS/(SHORTFALL)	0
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Attachment IX

**LOCAL DEVELOPMENT FINANCE AUTHORITY
OPERATING BUDGET
JULY 1, 2022 TO JUNE 30, 2023**

**Proposed Budget
June 30, 2023**

REVENUE

REVENUES RELEASED CURRENT YEAR	0
CITY REIMBURSEMENT	0
INTEREST/OTHER INCOME	<u>5,000</u>
TOTAL OPERATING REVENUE	5,000
Transfer (to) from Prior Year Operating Fund Balances	<u>150,000</u>
TOTAL TRANSFERS (TO) FROM FUND BALANCES	<u>150,000</u>
TOTAL REVENUE	<u><u>155,000</u></u>

EXPENSES

DETROIT ECONOMIC GROWTH CORPORATION	125,000
MAINTENANCE/OTHER	<u>30,000</u>
TOTAL OPERATING EXPENSES	155,000
Operating Surplus/(Shortfall)	0
(Increase)/Decrease in Reserve	<u>0</u>
NET SURPLUS/(SHORTFALL)	<u><u>0</u></u>

**EIGHT MILE WOODWARD COORIDOR IMPROVEMENT AUTHORITY
OPERATING BUDGET
JULY 1, 2022 TO JUNE 30, 2023**

	Budget June 30, 2023
<u>REVENUE</u>	
TIF OPERATING REVENUE	100,000
INTEREST/OTHER INCOME	<u>0</u>
TOTAL REVENUE	<u>100,000</u>
<u>EXPENSES</u>	
DETROIT ECONOMIC GROWTH CORPORATION	50,000
LEGAL	15,000
AUDIT	10,000
INSURANCE	20,000
OTHER EXPENSES	<u>5,000</u>
TOTAL EXPENSES	<u>100,000</u>
Operating Surplus/(Shortfall)	0
(Increase)/Decrease in Reserve	<u>0</u>
NET SURPLUS/(SHORTFALL)	<u><u>0</u></u>

Attachment XI

Detroit Brownfield Plans 2000 to Current

Project Title	Project Address	Zip Code	Project Type	Investment	TIF Base Year	TIF Reimbursement Amount **	Revolving Loan Fund (TIF)	Jobs	Housing Units	City Council Approval
Kern/Hudson/Crowleys Development	1206 Woodward, 1209 Library et al	48226	Office/Commercial	\$400,000,000				3600		11/01/00
Auto Body One	1901 Levee/Ste	48215	Retail	\$1,000,000	2000	\$326,563.00	\$225,000.00	20		04/11/01
KVA Headquarters	1401 Hobcock	48212	Office/Commercial	\$45,000,000				500		05/16/01
Amica/Meritor	76 W. Adams	48226	Residential	\$12,000,000					82	07/01/01
Maximaton	6401 W. Fort	48209	Industrial	\$10,000,000				300		11/14/01
GM Jefferson East	1740 20th Street, et al	48216	Retail	\$12,300,000	2001	\$1,323,690.00	\$1,300,000.00	100		11/30/01
Merchants Row	6331 E. Jefferson	48207	Retail	\$4,377,600				20		11/30/01
Federal Reserve	201 St. Antoine	48226	Mixed Use	\$80,000,000				50	163	11/30/01
AAM St. Aubin/Clay	1241 Woodward, et al	48207	Office/Commercial	\$65,000,000	2002	\$3,217,692.00	\$2,750,000.00	20		09/12/02
lodent Building	7881 St. Aubin, et al	48211	Industrial	\$28,700,000				15		07/17/02
Parkside Plaza	3434 Russell	48201	Mixed Use	\$2,877,000					30	07/17/02
41-47 Burroughs	4705-4707 Conner	48215	Office/Commercial	\$4,125,000				50		07/17/02
6200 Second	440 W. Congress	48202	Residential	\$6,000,000						07/17/02
7 Miller/Gratiot Retail	41-47 Burroughs	48211	Industrial	\$20,000,000	2002	\$7,844,346.00	\$4,931,000.00	1500	62	09/12/02
Odd Fellows Hall	6538 Huber, et al	48205	Retail	\$6,000,000	2002	\$684,715.00	\$710,000.00	40		11/20/02
Fort Shelby Hotel	14141 E. Seven Mile, et al	48201	Mixed Use	\$2,940,000				10	7	11/20/02
581 W. Warren	489 W. Willis	48226	Hotel	\$52,000,000				300	77	11/20/02
English Village	325-529 W. Lafayette, et al	48214	Industrial	\$14,760,000				25		02/21/03
Research Lofts	3681 W. Warren, 5900 McGraw	48208	Residential	\$2,845,000				30	90	02/26/03
2020-151 Sherwood	5756 Woodward, et al	48224	Industrial	\$4,500,000				18	35	02/26/03
University Lofts	1250 Hubbard	48209	Residential	\$2,000,000				10	30	06/25/03
Greenleaf Properties	637-635 W. Alexander	48201	Residential	\$1,939,000				30	10	06/25/03
Hudson's Warehouse	477 Alexan. 127-137 W. Willis	48213	Industrial	\$792,000				9		06/25/03
Jefferson North Park Residential	9390-3440 Gratiot	48210	Office/Commercial	\$5,000,000				225		07/20/03
Standard Federal Gratiot Corner	1840-90 Brush, et al	48226	Industrial	\$18,000,000				35		09/10/03
Brush Park North Condominiums	2627 Clark Street	48214	Residential	\$15,000,000				8	123	10/15/03
Gratiot McDougall Homes	14824 Greenfield, et al	48227	Residential	\$9,550,000				4	88	11/14/03
West Town Homes I	1322 Broadway	48226	Mixed Use	\$2,000,000	2003	\$241,900.00	\$89,858.00	8	4	11/26/03
Nailth Condominiums East	10640 Gratiot	48213	Office/Commercial	\$2,000,000	2003	\$39,559.00	\$106,850.00	8		11/26/03
Warren Center	6365 - 6389 W. Vernor	48201	Retail	\$750,000				13		11/26/03
Brainard Street Apartments	240-262 Mack Avenue	48201	Residential	\$7,453,000				46		11/26/03
Mack/Alter South Amended	3163 E. Vernor, et al	48207	Residential	\$3,500,000				29		11/26/03
1001 Woodward	267-322 Palmer, et al	48202	Residential	\$5,100,000				31		11/26/03
Lombardo Heritage Amended	16301 Trieman, et al	48228	Residential	\$1,000,000				10		11/26/03
River Park Village	504-520 E. Ferry	48202	Residential	\$7,380,000				150		06/09/04
Bellevue Estates	East Warren/4907 Conner	48207	Retail	\$1,000,000					120	07/02/04
Whittier Regatta	Brainard/2nd, 3rd & Myrtle Streets	48201	Residential	\$10,000,000	2002	\$1,125,100.00	\$1,407,704.00	30		07/28/04
River Pointe Terrace	14740 E. Mack, et al	48224	Residential	\$34,600,000	2004	\$5,647,850.00	\$5,801,632.00	325	126	07/28/04
Russell Street	1001-1075 Woodward	48216	Mixed Use	\$20,000,000						07/28/04
Wagon Wheel	715 Eastman, et al	48215	Retail	\$20,000,000						07/28/04
Eddystone	2009 Mack Avenue	48207	Mixed Use	\$4,675,000				200	40	07/28/04
1560 East Jefferson - Box, Maxey Ford Used Cars	River Park Village	48214	Mixed Use	\$20,000,000				210	200	09/15/04
Kenedy Square	105 & 415 Burns Drive	48215	Residential	\$60,400,000				280		09/15/04
Lithuanian Hall	425 & 445 Burne Boulevard	48214	Mixed Use	\$65,465,000				96		09/15/04
Park Shelton	8344 East Jefferson	48214	Residential	\$28,000,000				45		11/22/04
Canfield Lofts	River Pointe Terrace	48207	Retail	\$2,405,000					11	01/12/05
Morgan Waterfront Estates	Russell Street	48226	Residential	\$5,000,000				60		01/12/05
55 Canfield	600 Woodward	48226	Retail	\$14,556,300				80		01/12/05
Vernor Scitten	1426 Broadway	48207	Mixed Use	\$7,500,000	2005	\$948,600.00	\$1,162,730.00	900	16	03/23/05
Mack/Alter North Amended	1560 East Jefferson	48201	Mixed Use	\$3,725,000						03/23/05
3408 Woodward	1323 Broadway	48226	Office/Commercial	\$60,000,000						05/13/05
	731 Woodward	48216	Office/Commercial	\$1,900,000						05/25/05
	3564 W. Vernor	48216	Residential	\$17,000,000	2005	\$1,150,250.00	\$1,379,400.00	15	220	06/22/05
	15 East Kerry	48201	Mixed Use	\$7,340,000	2005	\$7,590,000.00	\$1,174,069.00	30	34	06/24/05
	John R and Canfield	48215	Residential	\$39,342,694	2005	\$1,174,069.00		20	135	09/12/05
	East Jefferson	48201	Mixed Use	\$4,500,000						09/12/05
	55 Canfield	48201	Mixed Use	\$2,000,000	2002	\$401,175.00	\$163,000.00	20	12	09/14/05
	4200-4222 W. Vernor	48224	Retail	\$1,900,000	2005	\$352,846.00	\$462,111.00	23		11/16/05
	14845 E. Mack, et al	48201	Office/Commercial	\$1,800,000						

**Detroit Brownfield Plans
2000 to Current**

Project Title	Project Address	Zip Code	Project Type	Investment	TIF Base Year	TIF Reimbursement Amount **	Revolving Loan Fund (RLF)	Jobs	Housing Units	City Council Approval
Book Cadillac Hotel	1114 Washington Blvd.	48226	Hotel	\$152,000,000				500		11/16/05
571 Monroe Street		48226	Retail	\$2,449,500				10		11/16/05
Sherwood Foods	12498 Evergreen	48228	Retail	\$1,600,000				25		11/16/05
Willis Overland Residential	441 W. Canfield	48201	Residential	\$10,000,000					65	11/16/05
Art Center North II	307 Palmer	48201	Residential	\$3,485,000					23	11/16/05
Cass Block	2457 Cass	48201	Residential	\$4,000,000					36	11/16/05
Cadillac Residences	114 Washington Blvd.	48226	Residential	\$16,000,000					95	11/16/05
Brodrick Tower	74 Charlotte Street	48201	Residential	\$1,752,000			\$170,048.00		10	04/26/06
1403 Woodward	10 Wilborell	48226	Mixed Use	\$40,200,000	2006	\$2,746,351.00			127	07/12/06
Woodward Willis	4269 Woodward	48201	Mixed Use	\$9,000,000					22	07/12/06
Regina Lofts	239 and 253 Erskine	48201	Residential	\$3,076,370					6	10/16/06
Zinc Amended NDC Project 1	10800 E. Jefferson, et al	48214	Retail	\$3,000,000					326	11/17/06
Green Woodrow Wilson	1503 Grand, et al	48238	Mixed Use	\$10,000,000	2002	\$9,200,000.00		270		11/17/06
South University Village	4501 Woodward Ave, et al	48201	Mixed Use	\$41,000,000	2006	\$8,140,067.00	\$4,715,506.00		100	11/17/06
Book House	6000 East Jefferson, et al	48207	Mixed Use	\$39,200,000	2006	\$14,024,509.00		65	130	11/17/06
Foster Building	1225 Woodward Avenue	48226	Residential	\$510,584,530	2006	\$322,569,707.00		1000	900	11/17/06
Grissold	61, 122, and 150 Michigan Ave	48226	Residential	\$9,755,222					28	11/17/06
Sullivan Commons	109 East Washtenaw	48211	Residential	\$43,000,000					35	06/13/07
Nowberry Lofts	39 and 61 Peterboro	48201	Residential	\$5,856,580					24	06/13/07
Peterboro	2210 Park Avenue	48201	Office/Commercial	\$2,290,808					10	07/27/07
Detroit Life Building	1620 Michigan Avenue	48216	Office/Commercial	\$7,900,000	2007	\$8,781,631.00	\$3,058,169.00	250		07/27/07
Tiger Stadium	2942 and 2952 Second Avenue	48201	Mixed Use	\$20,000,000				70		09/18/07
Manhattan Apartments	3550 Cass Avenue and 143 Davenport	48201	Mixed Use	\$4,985,000					42	09/18/07
Cass Plaza	644 Charlotte, et al	48201	Residential	\$9,152,000					47	09/18/07
Charlotte Apartments	21310-21400 Grand River	48219	Residential	\$5,000,000	2007	\$1,505,326.00	\$485,892.00	60		09/18/07
Grand River and Six Mile	1938 Franklin	48207	Retail	\$5,300,000					27	09/25/07
Elevator Building	Gardenview Estates - Rental Phases 1-2B	48207	Residential	\$56,000,000					186	10/09/07
Marathon	16370 Tremain	48217	Industrial	\$1,800,000,000						10/09/07
Treman and Epworth	5919 Treman	48204	Retail	\$3,000,000	2007	\$763,300.00	\$304,869.00	135		10/09/07
Amended Argonaut Building	465-485 M.W. & 432 Baltimore	48202	Mixed Use	\$140,000,000	2004	\$11,200,000.00	\$8,503,577.00	22		10/23/07
Breathaven Building	4474 Third Avenue	48201	Residential	\$1,800,000					30	11/13/07
35th Street Apartments	5700 Michigan Avenue	48216	Mixed Use	\$8,439,673				35	18	11/13/07
70 West Alexandrine	70 West Alexandrine	48201	Mixed Use	\$20,705,731				34	80	11/13/07
Former Federal Reserve	160 Fort Street	48226	Mixed Use	\$13,830,563				11	84	11/13/07
Bankers Square	285 Pratique Street	48202	Mixed Use	\$20,000,000				20	150	11/13/07
4300 Cass Avenue	4828 and 4846 Cass Avenue	48201	Mixed Use	\$14,000,000	2008	\$484,218.00	\$448,443.00	33	64	05/06/08
Pine Street Lofts	3941-35 Pine Street	48216	Residential	\$6,000,000					18	07/15/08
Northeast Guidance Center	2970 Conner, et al.	48215	Office/Commercial	\$82,750,000				47		07/15/08
Amended Woodbridge	11111 and Gibson, John R and M.K.Lodge	48201	Mixed Use	\$7,934,900				44	425	10/14/08
DCI Conner Creek	4777 E. Conner Creek	48234	Residential	\$33,500,000				50	20	10/14/08
St. Joseph Senior Village	17469 Washtenaw, et al	48203	Residential	\$9,956,000					90	10/14/08
Brush Estates	809 E. Nevada, et al	48208	Residential	\$17,773,000					49	10/14/08
Exceptional Green Living on Rosa Parks	1777 W. Warren, et al	48215	Residential	\$3,300,000					75	10/14/08
Gray Street Affordable Housing	2152 Gray Street, et al	48215	Mixed Use	\$6,500,000					17	10/28/08
1444 Michigan Avenue	1444 Michigan Avenue	48216	Mixed Use	\$15,848,898				7	20	12/09/08
CHASS	5635 W. Fort Street	48209	Office/Commercial	\$15,848,898				40	3	12/09/08
Conner Office Park	4729 Conner, et al.	48215	Office/Commercial	\$3,477,775				25		12/09/08
Alter Commons	311 Manistique, et al.	48215	Residential	\$1,480,000					30	03/17/09
PV Estates	2664 Arndt, et al.	48207	Residential	\$3,480,000					20	03/17/09
Mosaic Youth Arts Center	7441 Second Avenue	48207	Mixed Use	\$9,007,582				30		03/24/09
Scott Castle	81 Peterboro	48201	Residential	\$4,200,000					23	07/14/09
St. Aubin Square	4200 St. Aubin	48215	Residential	\$9,300,000					44	07/14/09
Chalmers Square	14401 E. Jefferson, et al.	48226	Residential	\$8,100,000					49	07/14/09
Gardenview Estates II - Rental Phases 2C-3B	18401 Woodmont	48215	Residential	\$32,000,000				6	148	07/14/09
Book House Building	8444 and 8445 East Jefferson	48214	Mixed Use	\$7,900,000				15		10/06/09
Book House Building	5555 Conner Avenue	48213	Office/Commercial	\$6,000,000				10		10/06/09
Samaritan Wellness Center	2802 W. Vernor Highway	48216	Office/Commercial	\$1,980,548				26		10/06/09
Creative Arts Center	1308 16th Street, et al.	48216	Residential	\$6,100,000					59	10/06/09
Scotten Park	4625 Second Avenue	48201	Mixed Use	\$9,000,000	2009	\$308,744.00	\$24,205.00	35	74	11/20/09
Forest Arms Apartments	16370 Tremain	48208	Mixed Use	\$112,200,000.00	2009	\$0.00	\$0.00	268	337	11/20/09
Gardenview Estates III - Rental Phases 3C&D & Homeowners	3919 Woodward Avenue, et al.	48226	Mixed Use	\$41,969,071				20		11/20/09
Walden Library	1286 Library	48203	Residential	\$1,863,390					41	11/20/09
La Vogue Square	4251 Trenton	48201	Office/Commercial	\$6,200,000					47	11/20/09
Green Garage	4251 Trenton	48201	Office/Commercial	\$1,500,000	2010	\$25,000.00	\$209,382.00	20		05/26/10
Dickerson Manor	3161 Second Avenue	48215	Residential	\$8,785,000					66	05/26/10
3169 Woodward Avenue	3169 Woodward Avenue	48201	Office/Commercial	\$1,008,000	2010	\$30,564.00	\$108,132.00	12		06/07/10
Amended TechOne	446 Burroughs	48202	High Tech	\$14,263,750				600		06/15/10

**Detroit Brownfield Plans
2000 to Current**

Project Title	Project Address	Zip Code	Project Type	Investment	TIF Base Year	TIF Reimbursement - Revolving Loan Fund (TIF) Amount **	Jobs	Housing Units	City Council Approval
Koby Center, Lofts	1609 E. Kirby	48202	Residential	\$6,699,806				30	07/29/10
Building Rehousing	2311 Frances Street	48206	Residential	\$8,857,000			2	46	07/29/10
Historic Book House	4240 and 4216 Cass Avenue	48201	Mixed Use	\$10,500,000			50	58	10/05/10
Historic Book House	8468 E. Jefferson	48214	Mixed Use	\$2,900,000					10/05/10
Emerald Springs	8900 Gratiot	48213	Mixed Use	\$4,325,000	2010	\$153,345.00		11	11/09/10
Emerald Springs	5425 Emerald Springs Circle	48212	Residential	\$34,241,086				158	11/09/10
457 Brainerd	457 Brainerd Street	48201	Residential	\$1,253,939				43	11/23/10
Palmer Park	225 Covington, 275 & 395 Michigan, 17400 Third, 750 & 925 Whitmore & 17673 Manderson	48203	Residential	\$34,000,000				247	11/23/10
Evergreen Estates	19311 Voinbeck	48219	Residential	\$28,300,000			250	185	11/23/10
411 W. Lafayette	411 W. Lafayette	48226	Office/Commercial	\$1,000,000				20	11/23/10
Lofts on Griswold	735 Griswold	48226	Mixed Use	\$3,000,000				38	11/23/10
Brentwood Apartments	487 Prentiss	48201	Residential	\$1,200,000					11/23/10
Village Park Apartments	7830 Agnes Street, 1070 & 1090 Sipherd Street, 1085 & 1099 Van Dyke Street	48214	Residential	\$9,200,000			3	56	11/23/10
West Grand Boulevard	1660, 1900, and 1905 W. Grand Boulevard	48208	Residential	\$1,454,392	2011	\$160,649.00		13	02/01/11
Metro International Trade Facility	8950 Mt. Elliott	48211	Office/Commercial	\$2,400,000			10		03/01/11
East Jefferson Neighborhood	10108 and 10130 W. 7 Mile Road	48211	Retail	\$1,400,000	2011	\$74,942.00		40	05/03/11
East Jefferson Neighborhood	3103 Wright Street	48201	Mixed Use	\$38,000,000	2011	\$630,265.00		135	05/03/11
Detroit RiverView Wellness Campus	735 and 7815 East Jefferson	48201	Mixed Use	\$24,384,667			212	50	05/03/11
Madison Theater	244 Adams and 1549 Broadway	48226	Office/Commercial	\$0,000,000			75		05/03/11
Coronado Apartments	1824 3739 Second Avenue	48201	Residential	\$4,265,254				24	05/03/11
Edison Rex	1820 Mack Avenue	48201	Office/Commercial	\$3,700,000	2011	\$1,197,947.00	8		05/03/11
Queen Lillian	701 Mack Avenue	48201	Office/Commercial	\$2,400,000			31		05/10/11
Detroit Thermal Plant	535-541 Madison	48226	Industrial	\$2,400,000					05/10/11
Bedford High School	21431 W. Grand River	48219	Retail	\$25,000,000	2011	\$6,592,300.00	300		07/19/11
Gateway to Woodward Millennium	20540 Woodward Avenue	48203	Retail	\$67,000,000			900		09/20/11
Amendment to Carpenter Road	3600 Woodward	48201	Mixed Use	\$49,000,000	2001	\$1,276,947.00		180	10/11/11
West District	3105 and 3021 Carpenter Road	48212	Office/Commercial	\$5,000,000	2008	\$931,053.00	40		10/11/11
4265 Woodward Avenue	1413 Woodward, et. al.	48226	Mixed Use	\$169,000,000			150	350	10/11/11
First National Building	660 Woodward Avenue	48226	Office/Commercial	\$1,608,250			22	4	10/11/11
Avlon on Bellevue	4731 Bellevue	48207	Retail	\$1,919,900			35		11/01/11
Detroit Renewable Energy from Waste	5700 Russell	48207	Industrial	\$32,800,000			30		11/22/11
Harbortown Riverside Apartments	250 E. Harbortown Dr.	48207	Residential	\$18,000,000	2012	\$5,571,360.00	12	140	09/19/12
Cardinal Health Facility	Marquette, Commonwealth, Rosa Parks	48208	Industrial	\$34,878,000	2012	\$3,290,032.00	200		09/19/12
Amended and Restated Globe Building	1801 Alexander Street	48207	Mixed Use	\$12,500,000			12		06/25/13
El Moore Greens	624 W. Alexander, et al	48201	Mixed Use	\$6,300,000	2013	\$768,050.00	3	12	06/25/13
Ashley	1526 Centre Street	48226	Mixed Use	\$7,900,000	2013	\$53,711.00	40	60	10/08/13
Orleans Landing and Atwater South	1470 E. Awaler, et al	48207	Mixed Use	\$55,000,000	2013	\$12,989,226.00	25	291	11/19/13
Queen Lillian II	3453 Woodward Avenue	48201	Mixed Use	\$2,000,000	2014	\$2,014,770.00	100	68	06/10/14
Du Charmé Place	1544 East Lafayette	48201	Residential	\$30,000,000	2014	\$1,485,867.00		185	05/10/14
Comprehensive Logistics	9400 McGraw	48201	Industrial	\$19,000,000			240		05/17/14
711 West Alexandrine	711 West Alexandrine	48203	Residential	\$6,700,000	2014	\$346,276.00		36	09/09/14
Casandra Apartments	860, 90 and 100 Dubois	48203	Residential	\$9,186,540	2014	\$937,852.00	4	44	03/03/15
Amended and Restated 3100 Woodward Ave Block	3100 Woodward, et al	48206	Mixed Use	\$62,000,000	2005	\$17,430,574.00	50	201	04/26/15
Wurzler Hotel	1301 and 1321 Orleans	48207	Hotel	\$21,698,100	2014	\$17,791,111.00	46	0	05/05/15
Lafayette Towers	601 and 607 Shelby	48226	Residential	\$3,400,000	2015	\$512,570.00	9	584	10/06/15
Brunt Park Complex	2240 and 4300 Manzelles	48224	Mixed Use	\$2,361,571	2015	\$422,476.00	40	0	10/06/15
Brunt Park Parcels A+B	Woodward, Edmund, Baboian, Division and Agate	48201	Commercial	\$50,000,000	2014	\$1,017,422.00		0	02/02/16
Third and Grand	2921, 2911 and 2908 W. Grand Blvd and 7373 Thru	48202	Mixed Use	\$54,000,000	2016	\$6,696,943.00	152	401	02/02/16
St. Charles School	1432 Townsend Street	48201	Mixed Use	\$8,600,000	2016	\$15,953,664.00	50	231	05/31/16
Packard Plant	1580 East Grand Boulevard, et al	48211	Residential	\$2,900,000	2016	\$1,900,000.00	7	38	11/22/16
Detroit Pistons Corporate HQ and Practice Facility	2000 Woodward, et al	48206	Office/Commercial	\$43,000,000	2016	\$1,381,278.00	7	0	01/31/17
Former Herman Kider Health Complex	19331 Livernois, South of Clairmont	48206	Mixed Use	\$113,000,000	2017	\$18,348,568.00	150	0	06/08/17
2301 West Congress	2301 West Congress	48226	Mixed Use	\$8,000,000	2017	\$8,581,074.00	800	100	06/20/17
751 Griswold	751 Griswold	48226	Mixed Use	\$6,800,000	2017	\$1,727,225.00	30	6	10/03/17
Ashton	600 W. Lafayette and 650 Howard Street	48226	Mixed Use	\$5,800,000	2017	\$1,081,778.00	76	0	10/10/17
Hudson's Block, et al, TEP	1208 Woodward, et al	48226	Mixed Use	\$54,000,000	2017	\$54,000,000.00	50	103	11/21/17
Wolverine Packing	4225 Daqure	48207	Industrial	\$2,100,000,000	2017	\$57,900,000.00	7200	907	11/14/17
Eastwood Senior Leasing	2600 Chene, et al.	48207	Medical	\$40,000,000	2017	\$2,334,500.00		0	02/27/18
840 Temple	640, 650, 660 & 674 Temple	48201	Mixed Use	\$21,700,000	2017	\$1,236,465.00	139		06/12/18
Amended and Restated Free Press Building	321 W. Lafayette	48201	Mixed Use	\$56,000,000	2010	\$7,989,347.00		70	03/27/18
Second Amended and Restated Garfield Area	71 and 74 Garfield, et al	48201	Mixed Use	\$78,600,000	2008	\$6,438,000.00	53	247	09/11/18
Lafayette West	1401 Round St.	48201	Mixed Use	\$11,000,000	2018	\$26,356,887.00	50	285	10/08/18
Eastern Market Gateway	1346 Gratiot Ave	48207	Mixed Use	\$70,000,000	2018	\$111,093.00	40	200	10/23/18

**Detroit Brownfield Plans
2000 to Current**

Project Title	Project Address	Zip Code	Project Type	Investment	TIF Base Year	TIF Reimbursement Amount**	Revolving Loan Fund (TIF)	Jobs	Housing Units	City Council Approval
Amended and Restated Joe Louis Arena	600 Civic Center Drive	48221	Mixed Use	\$24,000,000.00	2018	\$4,263,147.00	\$1,650,000.00			11/20/18
Brush Park South	2515 Brush St.	48201	Mixed Use	\$37,000,000.00	2018	\$4,262,130.00	\$2,177,174.00			7/19/19
Albert Kahn	7430 Second Ave	48202	Mixed Use	\$18,506,254.00	2018	\$4,262,130.00	\$2,474,743.00		180	03/19/19
Harmon Social Club	311 East Grand River	48226	Mixed Use	\$12,650,000.00	2018	\$579,210.00	\$55,000.00	6		05/19/19
SOMA	81 and 115 Erskine and 3500 Woodward	48201	Mixed Use	\$11,955,000.00	2018	\$1,127,450.00	\$82,700.00	200		05/14/19
Broadway Lofts	1322, 1326 and 1332 Broadway	48201	Office/Commercial	\$104,000,000.00	2019	\$58,000,000.00	\$0.00	250	36	06/11/19
Chemical Bank	25 West Elizabeth Street	48201	Mixed Use	\$300,000,000.00	2010	\$130,686,942.00	\$1,976,811.00	400	438	07/02/19
Second Amended and Restated 3800 Woodward Ave.	3800 Woodward	48201	Mixed Use	\$2,500,000,000.00	2019	\$7,687,002.00	\$0.00	3850		07/16/19
Black and Connor	Morton and Marrow Street	48211	Industrial	\$35,400,000.00	2019	\$7,687,002.00	\$0.00	115	0	07/23/19
Midtown and Midrow	40 Haggis	48202	Residential	\$8,000,000.00	2019	\$7,687,002.00	\$0.00	38		09/10/19
2001 Park Avenue	2001 Park Avenue	48226	Mixed Use	\$22,000,000.00	2019	\$987,850.00	\$15,079.00	34	78	10/08/19
Jefferson Van Dyke	7491 E. Jefferson	48214	Mixed Use	\$21,000,000.00	2019	\$866,924.00	\$4,774,600.00	36		10/22/19
Corktown Lofts	1702 W. Fort and 1701 W. Lafayette	48214	Mixed Use	\$63,000,000.00	2019	\$18,209,031.00	\$224,072.00	600	33	10/22/19
Petit Bateau	503 Freshrick Street, et al.	48201	Mixed Use	\$23,000,000.00	2019	\$2,279,193.00	\$773,995.00	2	20	10/29/19
Free Press Building (Abandoned Bild Plan)	931 Selgen	48201	Mixed Use	\$55,000,000.00	2018	\$3,709,346.00	\$2,431,635.00	6	175	11/18/19
Midtown West	3834 Grand River	48208	Mixed Use	\$6,600,000.00	2018	\$2,279,193.00	\$2,431,635.00	9		11/18/19
Ort Art Apartments @ West End	3500 Riopelle	48207	Commercial	\$24,228,442.00	2018	\$6,059,937.00	\$874,141.00	450	30	11/05/19
Mosaic Eastern Market	2119 Field Street	48214	Residential	\$2,460,000.00	2018	\$276,897.00	\$76,241.00	1	8	11/05/19
511 Woodward	511 Woodward	48214	Commercial	\$18,051,583.00	2018	\$1,564,142.00	\$52,016.00	100	0	11/26/19
City Club Apartments	1450-1480 Franklin Street	48226	Mixed Use	\$92,000,000.00	2018	\$4,322,352.00	\$994,472.00	8	268	01/28/20
City Soap Building	Van Dyke and Hendrie	48207	Industrial	\$45,000,000.00	2020	\$5,442,244.00	\$0.00	419	0	06/02/20
Life is Detroit	1331 Holden	48213	Mixed Use	\$18,200,000.00	2020	\$326,268.00	\$0.00	1	81	06/02/20
Corktown Housing	147 E. Ferry and Wabash	48216	Residential	\$18,600,000.00	2020	\$2,667,685.00	\$66,967.00	0	85	06/09/20
Amended and Restated 1475 E. Jefferson	1475 E. Jefferson	48207	Commercial	\$15,600,000.00	2020	\$766,721.00	\$766,721.00	72	0	06/19/20
The Exchange	E. Grand Boulevard and St. Antoine	48216	Mixed Use	\$12,900,000.00	2020	\$975,094.00	\$357,151.00	0	14	07/21/20
Royal Palm Detroit (2305 Park)	Gratiot and Bush	48226	Mixed Use	\$64,600,000.00	2020	\$2,810,675.00	\$375,771.00	5	165	07/21/20
	2305 Park Avenue	48226	Hotel	\$50,000,000.00	2020	\$2,569,492.00	\$155,955.00	65	0	07/28/20
Former Cadillac Stamping	9501 Coroner	48213	Industrial	\$47,800,000.00	2020	\$18,425,523.00	\$0.00	450	0	11/04/20
Godfrey Hotel	1401 & 1411 Michigan Ave.	48216	Hotel	\$74,100,000.00	2020	\$5,316,100.00	\$1,735,634.00	150	0	11/17/20
Grobbel Cold Storage	St. Aubin & Alexandrine	48207	Industrial	\$33,000,000.00	2020	\$15,512,485.00	\$2,103,448.00	25	0	03/08/21
7303 W. McNichols	7303 W. McNichols Road	48221	Mixed Use	\$8,400,000.00	2020	\$1,155,452.00	\$0.00	16	38	05/19/21
1727 Merrick	1727 Merrick	48208	Residential	\$6,250,000.00	2021	\$1,126,701.60	\$741,922.00	0	23	05/21/21
3700 Trumbull	3700 Trumbull	48208	Residential	\$18,500,000.00	2021	\$2,385,135.00	\$1,740,726.00	0	65	05/25/21
Mt. Elliott Recycling	1600 Mt. Elliott	48207	Industrial	\$8,400,000.00	2021	\$2,564,444.40	\$0.00	30	0	06/08/21
Selden Innovation Center	950 Selden St.	48201	Commercial	\$32,397,000.00	2021	\$2,967,707.00	\$687,021.00	5	0	07/06/21
112 Edmund Place Commons	112 Edmund Place	48201	Residential	\$7,500,000.00	2021	\$921,817.00	\$746,203.00	0	16	07/13/21
Woodward & E. Euclid	Woodward & E. Euclid	48202	Commercial	\$19,100,000.00	2021	\$2,742,679.00	\$397,679.00	45	0	07/20/21
Bagley & 16th	Bagley & 16th	48216	Mixed Use	\$93,000,000.00	2021	\$16,517,520.00	\$1,435,411.00	12	185	07/20/21
Corktown Mixed-Use	Michigan & Church	48216	Mixed Use	\$4,800,000.00	2021	\$326,727.00	\$287,249.00	0	8	11/03/21
Brush & Tomhonas	Jefferson Avenue and Wood	48201	Residential	\$1,800,000.00	2021	\$591,594.00	\$285,264.00	2	0	11/23/21
Amended Ort Art Apartments @ West End	3634 Grand River	48208	Mixed Use	\$25,000,000.00	2021	\$833,284.00	\$255,264.00	2	30	03/01/22
COOA Brush Park	79 Alfred	48201	Mixed Use	\$6,000,000.00	2021	\$1,000,000.00	\$1,261,842.00	37	10	02/15/22
The Ribbon	16510-16602 E Warren Ave	48224	Mixed Use	\$72,100,000.00	2022	\$2,659,754.00	\$424,256.00	270	18	06/21/22
AMC Headquarters	14250 Plymouth Road	48227	Industrial	\$6,000,000.00	2022	\$2,659,754.00	\$760,085.00	350	0	08/21/22
Former Fisher Body Plant	411 Plaquette	48202	Mixed Use	\$37,000,000.00	2022	\$2,071,988.00	\$1,255,514.00	2	43	09/20/22
City Club Apartments Midtown	Woodward & Mack Ave.	48201	Mixed Use	\$103,000,000.00	2022	\$20,539,912.00	\$2,431,603.00	60	270	11/22/22
Amended Broadway Lofts	1322, 1326 and 1332 Broadway	48226	Mixed Use	\$32,508,157.00	2022	\$3,831,257.00	\$0.00	1	75	11/22/22
Red Arrow	1667 Church St	48216	Residential	\$11,900,000.00	2022	\$1,218,031.00	\$71,838.00	3	22	02/07/23
Danish Brotherhood Hall	1775 & 1785 W Forest	48208	Commercial	\$8,200,000.00	2022	\$1,416,445.00	\$0.00	27	0	02/14/23

Total:

Investment	Amount (TIF)	Jobs	Units
\$13,764,880,554	\$1,777,857,254.40	33,741	16,383