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

FROM: David Whitaker, Director 
Legislative Policy Division

DATE: March 8, 2024

RE: 2024-2025 Budget Analysis

Attached is our budget analysis regarding your agency's budget for the upcoming 2024-2025 Fiscal Year.

Please be prepared to respond to the issues/questions raised in our analysis during your scheduled hearing on **Monday, March 11, 2024, at 10:00 a.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
Hassan Beydoun, Group Executive of Economic Development
Kenyetta Hairston-Bridges, Executive Vice President Economic Development & Investment Services
DEGC
Jennifer Kanalos, Vice President of Board Administration & Government Affairs
Jay Rising, CFO
Tanya Stoudemire, Chief Deputy CFO-Policy & Administrative Director
Steven Watson, Deputy CFO/Budget Director
Eunice Williams, Agency CFO
Doug Ortiz, Budget Analyst
Malik Washington, Mayor's Office

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

FY 2024-2025 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 (EWCIA). 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, DBRA, and EWCIA contributions to the DEGC's budget serve as reimbursement to the DEGC for staff services, office space, and operating expenses.

In Mayor Duggan's proposed budget for 2024-25, the City through the HRD is contributing \$1,941,489, which includes the base contribution of \$1,045,185 to the DEGC, a \$796,304 contribution for the District Business Liaison program that would be administered by the DEGC in FY 2025, and a \$100,000 contribution for additional land assemblage work that is anticipated (see Attachment I). The chart below shows the City's contributions to the DEGC since 2018-19:

City of Detroit's Contribution to the Detroit Economic Growth Corporation from its Housing and Revitalization Department							
	FY	FY	FY	FY	FY	FY	Recommended FY
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Contri- bution							
Amount	\$1,861,304	(1) \$1,936,304	(2) \$1,636,304	(3) \$1,839,489	(4) \$1,839,489	\$2,541,489	(5) \$1,941,489

(1) It should be noted that through one (1) budget amendment in FY 2016-17 brought the City's base contribution for the DEGC from \$1,112,833 (FY 2015-16) to \$1,117,000 (FY 2016-17). In FY 2018-19, 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 to the City's base contribution brought the City's funding level for the DEGC to \$1,861,304.

(2) In FY 2019-20, it should be noted that the addition of \$694,304 for the District Business Liaison program and \$125,000 for a contribution for additional land assemblage work that is anticipated to the City's base contribution brought the City's funding level for the DEGC to \$1,936,304.

(3) Initially the Mayor recommended \$1,936,304 for the City's contribution to the DEGC for FY 2021, however, this contribution was reduced by \$300,000 as one of the budget solutions to address a projected \$194 M revenue shortfall in FY 2021's general fund due to the impact of the COVID-19 pandemic.

(4) The City's contribution went from \$1,636,304 (FY 2020-21: pandemic impact) to \$1,839,489 (FY 2021-22), an increase of \$203,185 to restore two-thirds of the funding loss of \$300,000 (FY 2020-21) as the City recovers from the pandemic.

(5) Initially the Mayor recommended \$1,941,489 for the City's contribution to the DEGC for FY 2024. The \$102,000 increase in the City's contribution for FY 2024 is for the District Business Liaison program to offer a more competitive benefit package for this program and reduce turnover. During the FY 2024 budget process, City Council added \$600,000 to the City's contribution to the DEGC for the following: 1) \$525,000 for the Green Grocer Program, and 2) \$75,000 for the African-Town Retail Study.

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 2024-25.

Attachment II represents DEGC's operating budget for 2023-24, which totals \$10.1 million. The major sources of the operating budget are \$2.02 million from the City's contribution; \$3.84 million from contributions from the various public development authorities-EDC, DDA, LDFA, DBRA, Eight Mile Woodward Corridor Improvement Authority and the DNMD; and \$2.4 million from Other Contracts¹.

Attachment III represents the DEGC's current organizational chart.

Attachment IV represents the DEGC's responses to LPD's FY 2024-25 preliminary DEGC budget questions and requests. Responses to the LPD's preliminary DEGC budget questions include:

1. The DEGC currently has 75 budget positions. As of March 7, 2024, 69 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 growth in the Detroit Means Business Program. However, the personnel makeup of the DEGC fluctuates up and down over the course of the year as new program opportunities arise.
2. Program updates in FY 2024 on the Motor City Match, District Business Liaisons, Buy Detroit, Detroit Means Business, and Gratiot/7 Mile façade programs are provided.
3. Business development update, including helping to attract CURE Auto Insurance, Fortescue Energy, Tiberina, and Eco/G companies in FY 2024. Currently, the business attraction project pipeline is projected to create approximately 2,345 jobs and \$450 million in capital investment. The leads pipeline currently contemplates approximately 6,397 jobs and \$845 million in capital investment.
4. Development services team assisted economic development on the East Riverfront and Eastern Market. Development services team assisted the DEGC in receiving a \$14.5 million grant through the Michigan Economic Development Corporation's Revitalization and Placemaking 2.0 funding program for real estate rehabilitation and development and place-based infrastructure projects. The DEGC facilitated the Future of Health, the Hotel At Water Square, and the redevelopment of the Fisher Auto Body Plant projects
5. The DDA funded and the DEGC provided staffing support for several downtown beautification initiatives in anticipation of the city hosting the 2024 NFL Draft event in April 2024.
6. Most recent accomplishments: Fortescue Energy to manufacture electric batteries and electrolyzers anticipated to create 600 jobs; Minority Procurement, under the BuyDetroit program, has connected 881 pre-qualified suppliers directly with buyers, resulting in over \$53.4 million in contracts with the City of Detroit; Motor City Match hosted 18 small business openings in 2023.

Economic Development Corporation (EDC)

In Mayor Duggan's proposed budget for 2024-25, the City through the HRD is contributing \$300,000 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 2018-19:

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 2023-24 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									
	FY		FY	FY	FY	FY	FY	Recommended	
	2018-19		2019-20	2020-21	2021-22	2022-23	2022-23	2023-24	2024-25
Contribution									
Amount	\$275,000	(1)	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$300,000

(1) In FY 2017-18, \$20,000 was added to the City's contribution to the EDC in order to help the DNMD C 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 2024-25.

Attachment V represents EDC's total operating budget for 2023-24. 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 2023-24 operating budget Council approved in May 2023.

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 2023-24. The DBRA Board of Directors approves its operating budget.

Attachment IX represents LDFA's operating budget for 2023-24. By State Statute, 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 2023-24. 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 75 budget positions, which is 1 more than the 74 budgeted positions in FY 2023. As of March 7, 2024, 69 positions were filled with six vacancies. The DEGC expects to fill the vacant positions quickly. The number of positions is up slightly from the prior year due to growth in the Detroit Means Business program. However, the personnel makeup of the DEGC fluctuates up and down over the course of the year as new program opportunities arise. Please explain the difficulty in filling the vacant positions.
3. During the FY 2024 budget process, City Council added \$600,000 to the City's contribution to the DEGC for the following: 1) \$525,000 for the Green Grocer Program, and 2) \$75,000 for the African-Town Retail Study. Please provide a status of these programs and the current level of expenditures from the dollars City Council allocated for these programs.
4. Attachment II represents the DEGC's operating budget for FY 2024 and Attachment II.A is the operating budget for FY 2023. Questions/requests:
 - a. On the revenue side, please explain the \$300,000 increase in Other Contracts revenue in FY 2024.
 - b. On the expenditure side, Personnel increases by \$567,000 (7.1%) in FY 2024. Please explain.
5. In February 2024, the Citizens Research Council of Michigan (CRC) published Memorandum 1177 entitled "An Assessment of Detroit's Economic Condition and A Critique of Its Economic Development Efforts". The following are questions regarding the CRC report:
 - a. Does the DEGC agree with the conclusions raised by the CRC in the report?
 - b. Are there any major issues that were not addressed in the CRC report?
6. What can the DEGC share as to what is causing the delay in the phase one construction of the District Detroit project?
7. Is there a delay in the start of the construction of the UofM Innovation Center project? If so, what is causing the delay from DEGC's perspective?
8. Prospectively, will the DEGC update City Council when major projects that are to be constructed based on a defined schedule are delayed by more than six months and give reason(s) for the delay?

EDC

4. Previously for a number of years, the City through the HRD contributed \$275,000 to the EDC, with \$255,000 allocated for EDC operations and \$20,000 for the Detroit Next Michigan Development Corporation (DNMDC) operations. Mayor Duggan proposes to increase the contribution to the EDC by \$25,000 in FY 2025. Please explain the need for the \$25,000 increase. How much of the \$300,000 City subsidy is slated for the EDC operations and the DNMDC operations in FY 2025, if approved by City Council?
5. Attachment VI shows that there is approximately \$1.3 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.

DBRA

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

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	FY2024 Adopted	FY2025 Mayor Proposed	FY2026 Forecast	FY2027 Forecast	FY2028 Forecast
→ 360134 - Economic Development Corporation	275,000	300,000	300,000	300,000	300,000
→ 360135 - Economic Growth Corporation	2,541,489	1,941,489	1,941,489	1,941,489	1,941,489
365008 - HRD Economic & Small Business Dev	-	2,500,000	-	-	-
27361 - Workforce Development Programs	2,665,000	2,665,000	665,000	665,000	665,000
365007 - Economic Development Summer Jobs Program	2,000,000	2,000,000	-	-	-
365012 - Detroit Employment Services Corp	665,000	665,000	665,000	665,000	665,000
29360 - Housing & Revitalization Dept Administration	3,857,594	3,689,813	3,739,182	3,789,311	3,840,211
360054 - Administration Indirect Costs	1,481,015	1,273,821	1,297,624	1,321,901	1,346,662
365702 - Admin (Indirect) - Records, Audit, & Admin Support	161,579	159,992	162,998	166,063	169,189
365709 - HRD Indirect Cost	2,215,000	2,256,000	2,278,560	2,301,347	2,324,360
2001 - Block Grant	34,030,759	32,329,207	32,975,791	33,635,307	34,308,013
04139 - HRD Detroit Area Pre-College Engineering Program NOF	65,789	-	-	-	-
360238 - DAPCEP	65,789	-	-	-	-
04178 - HRD World Medical Relief	74,789	-	-	-	-
360263 - World Medical Relief	74,789	-	-	-	-
04898 - HRD Ser Metro	70,789	-	-	-	-
360427 - Ser Metro	70,789	-	-	-	-
05149 - HRD St Patrick Senior Center	90,789	-	-	-	-
360454 - St Patrick Senior Center	90,789	-	-	-	-
05178 - HRD Wellspring	90,790	-	-	-	-
360469 - Wellspring	90,790	-	-	-	-
05544 - HRD SWDBA	60,789	-	-	-	-
360558 - SWDBA	60,789	-	-	-	-



Attachment II

DETROIT ECONOMIC GROWTH CORP OPERATING AND PROGRAM REVENUE SOURCES 2023-24

<u>SOURCES</u>	<u>2023-24 BUDGET</u>
CITY CONTRACT	2,016,489
EDC CONTRACT	800,000
DDA CONTRACT	2,000,000
LDFA CONTRACT	125,000
DBRA CONTRACT	840,000
CIA/NMDC CONTRACTS	70,000
LEGAL REIMBURSEMENT	600,000
PRIVATE SECTOR	500,000
EDC PROJECTS	600,000
OTHER CONTRACTS	2,400,000
SERVICE FEES/OTHER INCOME	123,511
BUDGET DEFICIT	0
TOTAL REVENUE	10,075,000
<u>USES</u>	
PERSONNEL	8,532,000
CONTRACT SERVICES	126,600
TRAVEL/MEETINGS& MARKETING	388,500
RENT/UTILITIES/INSURANCE	660,000
EQUIPMENT	172,000
OTHER	195,900
TOTAL EXPENSES	10,075,000
DIFFERENCE	0

Attachment II. A

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

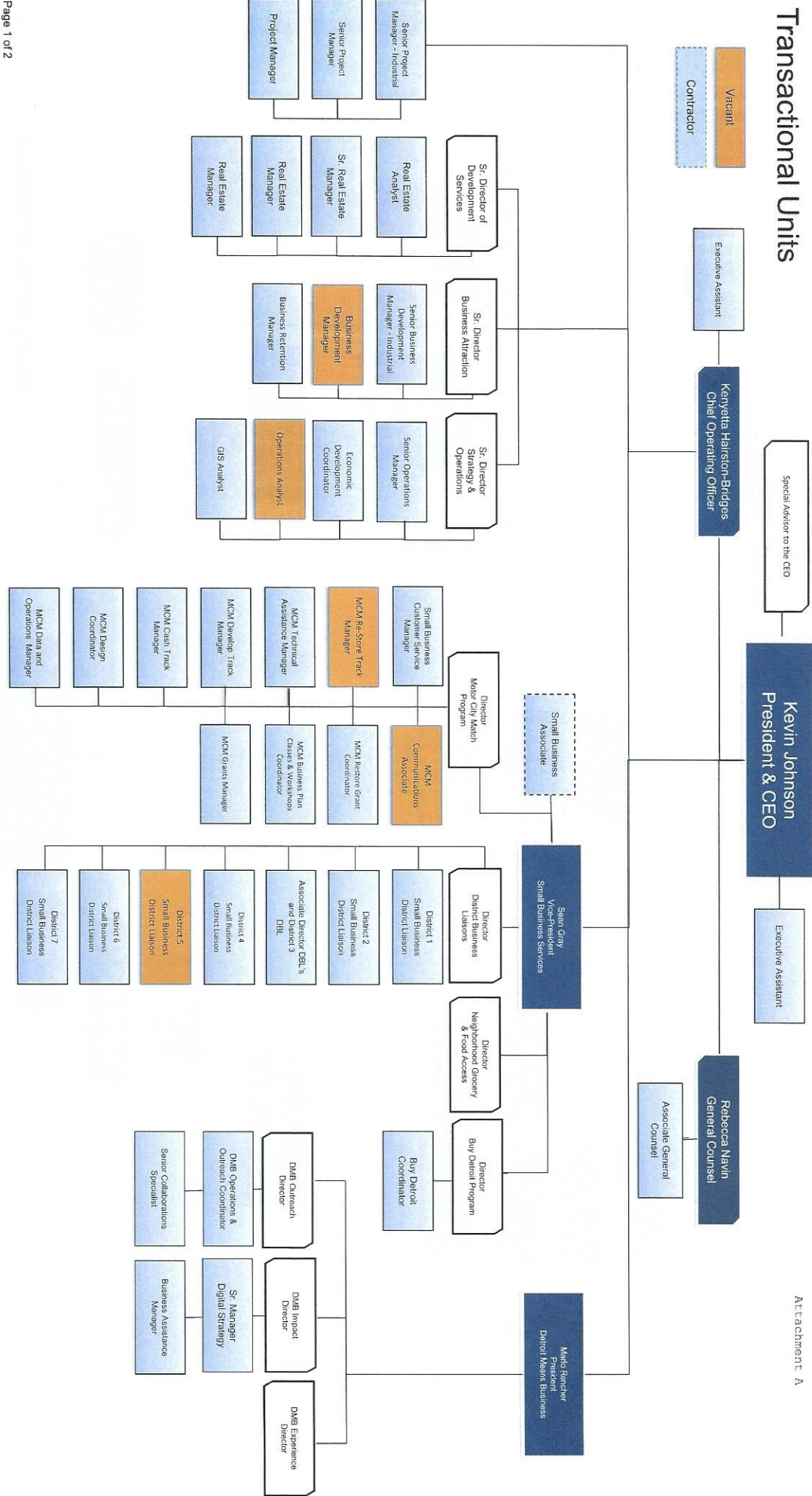
<u>SOURCES</u>	<u>2022-23 BUDGET</u>
CITY CONTRACT	1,839,489
EDC CONTRACT	800,000
DDA CONTRACT	1,900,000
LDFA CONTRACT	125,000
DBRA CONTRACT	840,000
CIA/NMDC CONTRACTS	60,000
EDA GRANT	0
LEGAL REIMBURSEMENT	600,000
PRIVATE SECTOR	440,000
EDC PROJECTS	600,000
BUSINESS ATTRACTION ALLOCATION	0
OTHER CONTRACTS	2,100,000
SERVICE FEES/OTHER INCOME	115,511
BUDGET DEFICIT	0
TOTAL REVENUE	<u>9,420,000</u>
<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	<u>9,420,000</u>
DIFFERENCE	<u><u>0</u></u>

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
RECORDS

NAME	ADDRESS	DATE
ALLEN, R. H.	1155 S. MICHIGAN AVE.	1952
BROWN, J. D.	1234 N. WABASH AVE.	1953
CHAMBERLAIN, W. E.	1000 N. STATE ST.	1954
COOPER, G. L.	1500 N. LAUREL AVE.	1955
DAVIS, M. R.	1800 N. MICHIGAN AVE.	1956
EVANS, H. K.	1400 N. WABASH AVE.	1957
FISHER, P. J.	1600 N. STATE ST.	1958
GILBERT, R. T.	1700 N. LAUREL AVE.	1959
HARRIS, S. M.	1900 N. MICHIGAN AVE.	1960
JONES, L. A.	1300 N. WABASH AVE.	1961
KELLY, D. W.	1100 N. STATE ST.	1962
LEWIS, C. B.	1500 N. LAUREL AVE.	1963
MARTIN, E. F.	1800 N. MICHIGAN AVE.	1964
NEWMAN, J. R.	1400 N. WABASH AVE.	1965
OLSON, K. S.	1600 N. STATE ST.	1966
PERKINS, R. L.	1700 N. LAUREL AVE.	1967
ROBERTS, T. M.	1900 N. MICHIGAN AVE.	1968
SMITH, V. N.	1300 N. WABASH AVE.	1969
TAYLOR, W. O.	1100 N. STATE ST.	1970
WALKER, Y. P.	1500 N. LAUREL AVE.	1971
WILSON, Z. Q.	1800 N. MICHIGAN AVE.	1972
YOUNG, A. R.	1400 N. WABASH AVE.	1973
ZIMMERMAN, B. S.	1600 N. STATE ST.	1974

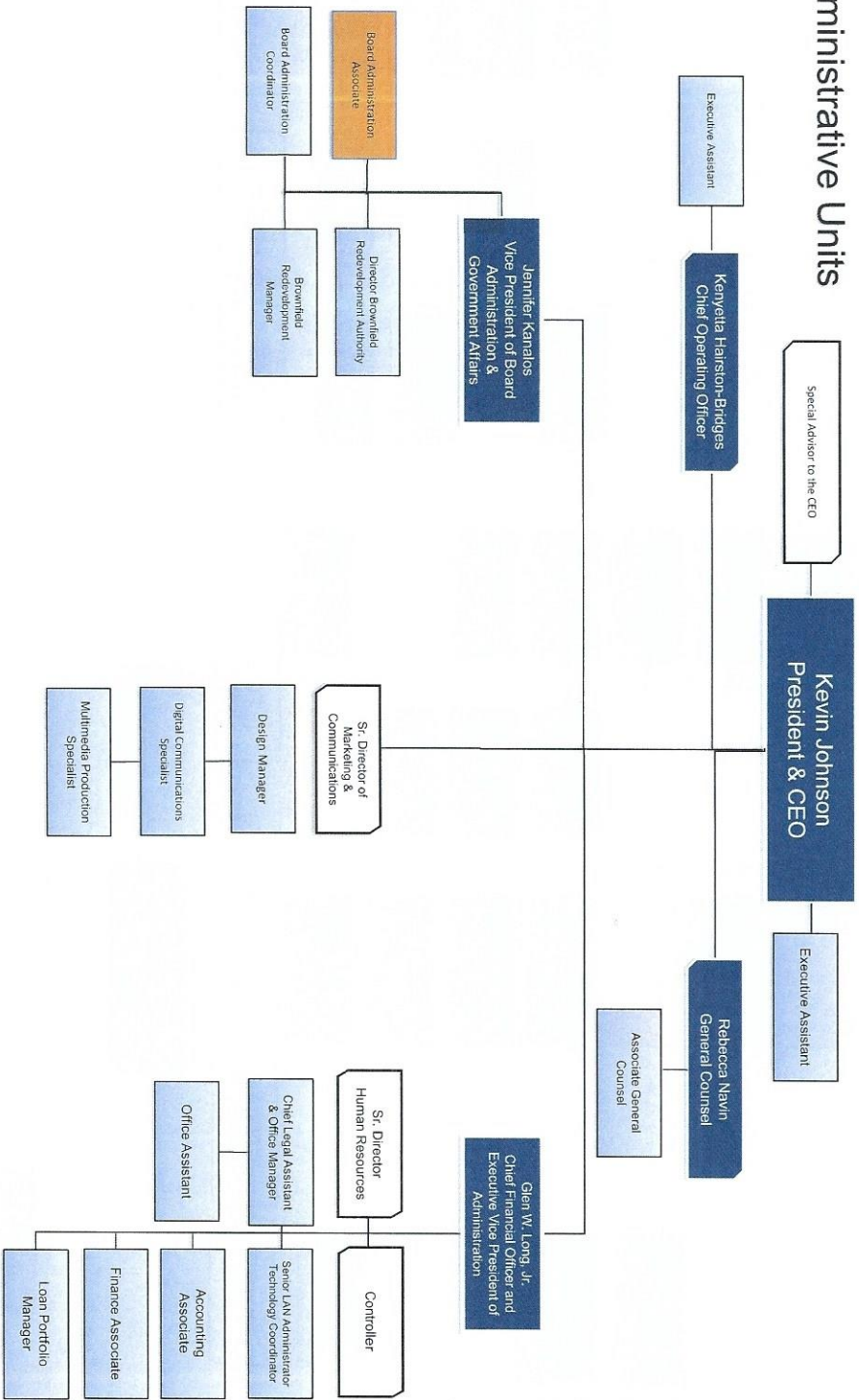
Attachment III

Transactional Units



Attachment A

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 7, 2024

RE: FY 2024-25 Preliminary DEGC Budget Questions

This memo is in response to questions included in your e-mail dated March 1, 2024.

1. The FY 2023-24 operating budgets for the DEGC, DDA, EDC, DBRA, LDFA, and EMWCIA.

These operating budgets were provided by Glen Long via email on March 4.

2. The June 30, 2023, audited financial statements for the DEGC and DEGA.

These financial statements were provided by Glen Long via email on March 1.

3. The latest Casino Development Fund report.

The Casino Development Fund report was provided by Glen Long via email on March 4.

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 75 budgeted positions. At the time of this report, 69 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 slightly from the prior year due to growth in the Detroit Means Business program. As always, the personnel makeup of the DEGC fluctuates over the course of the year as new program opportunities arise.

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.



- After 25 rounds, the program has served 2,019 businesses (68% are owned by Detroiters, 81% are minority owned, and 71% are women owned).
- Grants were awarded to 1,569 businesses totaling \$17.1M which leveraged \$98M 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. District Business Liaisons have served almost 12,000 businesses since the initiation of the program. These individuals work with business owners within their 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, sharing new compliance initiatives, and promoting city wide marketing initiatives like Small Business Saturday.
- **BuyDetroit:** With the City and partners including New Economy Initiative (NEI), DTE Energy and Henry Ford Health, the MEDC, and others, DEGC is operating an initiative to connect 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 881 participating suppliers to the portal thus far. In 2023, BuyDetroit participants received \$53.4M in contracts with the City of Detroit. BuyDetroit also hosted the second annual Passport to Procurement conference, which brings Detroit-based businesses into the same room with buyers, lenders, and technical assistance providers.
- **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 Detroit the place to open and operate a small business. DMB connects small businesses to the resources they need to thrive and succeed. Through a contract with the city of Detroit, DMB awarded \$3.4 million in assistance to Detroit businesses through February 2024 in a process that began in July 2023. A broad range of assistance categories were funded, including accounting/finance, food-based business assistance, high tech/high growth services, and construction planning. The need for the program exceeded the available funding. Over two dollars was requested for every dollar awarded. DMB also partnered with Jefferson East to provide digital assistance for 130 businesses. DMB connects businesses with resources on an ongoing basis through its webinars, events, and annual DMB Summit during Small Business Week in May.



- **Gratiot/7 Mile Façade Program:** Together with the City and partners, including Invest Detroit, Fifth Third Bank, and three community development organizations, the DEGC has implemented 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. At this point, we have awarded 18 businesses, and those businesses are working with designers to approve proposed facade updates. General contractors are ready to implement those designs starting in spring of 2024. Further, these investments will be considered matching dollars for Motor City Match’s ReStore track making this a possibly catalytic investment for businesses in need of updates beyond the spark grant funding.

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

⇒ Business Development

Since the beginning of 2023, the DEGC has maintained and grown a robust pipeline of leads and projects at various stages of the business retention, expansion, and attraction cycle. Currently the business attraction project pipeline is projected to create approximately 2,345 jobs and \$450 million in capital investment. The leads pipeline currently contemplates approximately 6,397 jobs and \$845 million in capital investment. Those leads, which represent ongoing conversations about potential investment in Detroit, continue to be vetted and qualified. Only a portion of this project and lead pipeline will ultimately result in project announcements.

Our business development efforts are focused on driving the diversification of industries to create a more resilient Detroit economy and provide a broader range of good-paying jobs for Detroit residents. To that end, we are focused on sectors that drive prosperity and economic resiliency. The current pipeline of leads and projects is heavily distributed among the following sectors:

- Automotive/Mobility and Advanced Manufacturing
- Research, Engineering and Design
- Clean Energy and Sustainability
- Food Processing/Distribution
- Financial Services
- Logistics & Transportation
- Contact Centers
- Corporate Headquarters



DEGC facilitated several significant business retention, expansion and attraction projects that have announced Detroit locations since the beginning of the 2023 calendar year.

Selected projects include:

- CURE Auto Insurance – 100 jobs – 200 Walker St (East Riverfront)
- Fortescue Energy – 600 jobs – 601 Piquette St. (Milwaukee Junction)
- Tiberina - 100 jobs – 12601 Southfield Rd (Gateway Industrial Center)
- Eco/G – 45 jobs – 2050 15th St (NewLab, Corktown)

Since the beginning of 2023, the DEGC's business attraction team has participated in approximately ten trade shows, missions, and other events with the goal of directly engaging companies and site selectors seeking expansion opportunities. Those engagements include, but are not limited to the following events and associated industry sectors:

- IAMC Spring and Fall Forums – **Advanced Manufacturing**
- SelectUSA Investment Summit – **Foreign Direct Investment (FDI)**
- Los Angeles, CA Trade Mission – **Auto Mobility / RED**
- Toronto, Canada Trade Missions (Two) – **Auto Mobility / & Sustainability**
- MEDC Site Selector Market Blitz, Greenville SC – **Site Selectors / Multiple Sectors**
- Area Development Forum, Dearborn MI – **Site Selectors / Multiple Sectors**
- Battery Show, Novi MI – **Auto Mobility / Clean Energy & Sustainability**
- Rocket Mortgage Classic, Detroit – **Site Selectors / Multiple Sectors**
- Italy Trade Mission – **Auto Mobility / Advanced Manufacturing**
- South Korea Trade Mission - **Auto Mobility / Advanced Manufacturing / RED**

These events and other outreach and partnership efforts have resulted in a combined pipeline of approximately 100 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 North America throughout the 2024 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.

➤ **Development Services Team**

DEGC's Development Services Team plays a critical role in leading implementation of commercial mixed-use projects and economic development action items, including the East Riverfront and Eastern Market. This includes facilitation of public land redevelopment and site readiness activities supported by the EDIS Project Management Team, who provides construction management services for public infrastructure. Additionally, DEGC continues to support the City in the implementation of the North End & Midwest – Tireman projects and the Joe Louis Greenway.

DEGC's Development Services Team led developing and coordinating a Subgrant Application to the **Michigan Economic Development Corporation's RAP (Revitalization and Placemaking) 2.0 funding Program**. As a result, DEGC was awarded \$14,500,000 in funding to support developers with access to real estate and place-based infrastructure development gap financing in the form of grants of up to \$5 million per project for real estate rehabilitation and development, grants of up to \$1 million for public space place-based infrastructure per project.

DEGC was also selected as a contractor to administer the City's **(SEED) Supporting Equitable Economic Development Program**. DEGC, through its Development Services Team, will provide up to \$4.75 million in necessary funding to projects across the city that enable population and tax revenue growth through rehabilitation of vacant and blighted buildings and historic structures. Many of the supported projects are in City's Strategic Neighborhood Fund (SNF) neighborhoods and are expected to drive over \$276 million in investment.

In a partnership with the MEDC, DEGC also sets the investment priorities for the City of Detroit of the Community Revitalization Program (CRP).

In addition to supporting commercial and mixed-use projects in the neighborhoods, DEGC led the effort of underwriting the transformational projects below:

- **Future of Health** - Henry Ford Health System, Detroit Pistons, and Michigan State University are partnering to invest a combined \$3 billion to create a world class health hub in the City of Detroit. The development project includes a 1.2 million square foot patient tower, new procedure rooms, an expanded emergency department, and a research facility and parking deck. The Future of Health Development will also drive



significant community impact by creating broader residential, business, research, entrepreneurial, and retail uses in the new center neighborhood. The project will create a mixed-income, walkable environment all within walking distance of the HFH main campus.

- **Hotel At Water Square** - The Hotel at Water Square is comprised of a 600-room, 25-story hotel located on the former Joe Louis Arena site. The hotel will be connected to the Huntington Place convention center and is expected to provide a \$25 net fiscal benefit to the city and spur \$2.6 billion in spending over the next 30 years. The structure will sit on 5 podium floors which will include a ground-floor restaurant, lobby bar, two ballrooms, swimming pool, spa, and fitness center.

DEGC continues its role as a key driver in 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 square feet of coworking space, and 130 enclosed parking spaces. Overall, the development is expected to generate \$134 million in private investment.

Additionally, DEGC continues to work closely with developers and businesses to leverage local incentives such as tax abatements and brownfield tax increment financing to alleviate financial gaps in projects that support critical policy objectives (i.e., development of affordable/workforce housing, jobs for Detroiters, redevelopment of blighted and obsolete structures, improvement of outdated infrastructure and remediation of environmental concerns).

DEGC facilitated local incentives to support 39 projects representing \$1.6 billion investment that will result in the activation of 2.9 million Square feet. Collectively, these projects will lead to 1,234 residential units with approximately 343 units being affordable ranging from 50% to 80% AMI. Of these total project approvals, 21 were located outside of Greater Downtown.

Following is the 2023 – 24 pipeline of projects to date:

Project	Neighborhood	District
Flux City - The Ribbon	East English Village	4
5210 Grand River Ave	Core City	5
3200 Tyler	Dexter Linwood	5



Nardin Park	Nardin Park	7
St. Agnes Lofts:	Lasalle Gardens	5
North End Landings: Building	North End	5
The Rectory - 1920 Atkinson	Virginia Park	5
Lear Corp	Airport Sub	5
The Arthur Murray	East English Village	4
AC Hotel	Brush Park	5
United Artist Building - 150 Bagley	Downtown	6
District Detroit	Downtown	6
Future of Health	New Center	6
2150 Bagley	Corktown	6
Broadway Lofts	Downtown	5
1550 Woodward	Downtown	6
City Modern D3	Brush Park	5

⇒ **Strategic Initiatives**

- **Industrial Land Assembly** - In coordination with the Administration, the DEGC continues to facilitate the 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 surveys, environmental assessments, adjacent private land assembly opportunities, site clearing and demolition, and utility assessments. In 2023, 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 in coordination with the city is seeking the redevelopment of the vacant, blighted, and underutilized site.

- **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 for two key development sites, including the expansion of 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 Riverfront** – The DEGC finalized the East Riverfront Asset Plan Study in collaboration with GSD. DEGC also completed the reconstruction of the existing seawall along the Detroit River frontage of the DDA property at 1351 West Jefferson Ave, Detroit, MI. There is ongoing Uniroyal Land Transfer for future developments, 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 canal flooding, including designing and constructing a comprehensive levee system. The DEGC completed a benefits-cost analysis of the levee system and submitted a funding request to FEMA through the BRIC funding opportunity to support the construction of the planned levee 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 designing and constructing 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. The DEGC received a grant through EGLE's Michigan Coastal Management Program to help support the design of Jefferson Village Park. Recently, the organization submitted a funding application to EGLE related to park construction.

⇒ **Other Infrastructure and Contract Related Services**

- **Eastern Market Road Infrastructure Project** – 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. The DEGC is providing 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.

- **Music Hall Expansion Project** – The DEGC is assisting the Music Hall obtain bond funding for a planned expansion of their facility in order to enable the organization to provide additional programming, music education, and events space. DEGC staff is working on the development and approval of the project plan and bond approvals for this project.
- **Park Lighting Project** – The DEGC is the fiduciary for GSD’s Park Lighting Project, which received grant funding through the Wilson Foundation to improve the lighting in four City of Detroit Parks: Balduck Park, Butzel Park, Parron Park, and Palmer Park. The project includes the design and construction of lighting along pathways and the installation of a lighting system for the tennis courts at Palmer Park. The DEGC is supporting this project by providing procurement services, grant monitoring support, and contract management services.
- **City Airport Redevelopment Project** – The DEGC, through DBRA, obtained a \$12.9 million grant through the State of Michigan’s Strategic Site Readiness Program (SSRP) for redevelopment activities associated with Detroit Crosswinds Runway. The DEGC provides contract, project, and grant management services.
- **Woodward Paver Replacement Project** – Replacement of brick pavers on Woodward Avenue sidewalks from Park Ave to State Street. The DEGC provided ongoing construction management throughout the project.
- **Parking Lot Beautification Project** – DEGC, in partnership with PD&D, has collaborated with owners on beautification improvements to surface parking lots including landscaping planters, art murals, and fencing on a cost-share basis. DEGC has provided procurement and project management services.
- **Public Lighting Enhancement Project** – This project includes the repair and update of light poles in the downtown area, including the installation of festoon lighting, landscaping lighting, colored displays, and spotlighting. DEGC has provided project funding and budget management support for this project.



- **People Mover Lighting Project** – Installation of additional lighting along the People Mover line. The DEGC has provided project funding and budget management support for this initiative.
- **Washington Boulevard Streetscape Project** – Implementation of the redesign plan approved by community stakeholders and Historic District Commission along the Washington Blvd Median to include new paving, path lighting, and landscaping. The Downtown Detroit Partnership managed the project, the DEGC provided project management and budget management support.
- **Downtown Wayfinding Signage Project** – The Production and installation of new wayfinding signage throughout the downtown area. The project aims to refresh the signage in downtown Detroit and promote the district's walkability and accessibility. The DEGC has been working in conjunction with the Downtown Detroit Partnership on this project, providing procurement and project management support.
- **Site Readiness** - Leading Pre-Development and Site Readiness Services for key strategic planning areas and industrial sites including:
 - **Junction-McGraw** – Ongoing title clearing and project management services.
 - **Former Kettering High School Site** – Ongoing environmental services and construction project management. Including demolition and removal of stockpiled soil. Work on this site is expected to be completed by fall 2024.
 - **I-94 Industrial Park & Jefferson Village**– Ongoing maintenance services.
 - **Former AMC site** – The DEGC leading land assembly activities to establish a 55-acre development site and facilitated the initial site remediation activities. The site has been redeveloped into a new manufacturing facility. DEGC continues to work with the developer through the construction and final completion stage of the project.
 - **Joint Site Readiness Project** - DEGC and the City of Detroit have been working on a site readiness project funded by the State Land Bank Authority. This program will prepare several city/authority-owned properties for industrial redevelopment.
- **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 2024:
 - 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.
- **NFL Draft 2024** – The City of Detroit Downtown Development Authority (DDA) funded and DEGC provided staffing support for several downtown beautification initiatives in anticipation of the city hosting the 2024 NFL Draft event in April.

7. Most recent accomplishments (not already highlighted above).

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

- **Fortescue Energy** - The clean energy arm of \$17B Australian mining company Fortescue Metals, purchased 601 Piquette and intends to convert it into a factory for the manufacture of electric batteries and electrolyzers. Fortescue currently anticipates creating 600 jobs. Fortescue Mining is the 4th largest mining company in the world. Fortescue Mining intends to transition to 100% net zero across its mining operations by 2030, and it uses Fortescue Energy to reach those clean energy goals. The Company recently acquired UK-based WAE (Williams Advanced Engineering) for its electric vehicle battery operations.
- **Minority Procurement:** BuyDetroit has connected 881 pre-qualified suppliers directly with buyers, resulting in over \$53.4M in contracts with the City of Detroit. Further, a majority of the program participants are minority and woman-owned.



- **Motor City Match:** Motor City Match hosted 18 small business openings in 2023.
 - Soul on Ice
 - Our Community Laundromat
 - Supreme Café
 - What's the Dill
 - Balance & Flow Yoga Studio
 - Brix
 - Dream Estates
 - Natural-ish
 - Hope 4 Flowers
 - Next Chapter Books
 - Morningside Café
 - Terry's Cakes
 - Craig's Coffee
 - Hooked on Books
 - MAC Galleries
 - Mature
 - CRED Café
 - Youthnique
- DEGC staff managed the administrative functions necessary to ensure efficient, productive and successful board meetings. Highlights of this work include:
 - In 2023, DBRA staff facilitated the approval of eleven (11) brownfield plans, including one (1) transformational brownfield plan. In 2024, one (1) transformational brownfield plan has been approved and there are currently five (5) brownfield plans in process for review and approval.
 - In 2023, Board Administration and Finance delivered clean audits and continued to service all of the various bond issuances.

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 Glen Long via email on March 4.

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 2025.

As always, the DEGC will rise up to meet new opportunities that may arise; while also continuing the same initiatives it has been working on for the City. This includes Industrial Land Assemblage, Business Attraction and Retention, the District Business Liaison program, Buy Detroit, Detroit Means Business, Motor City Match, and our other 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 costs due to inflation.

Attachment V

**ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
DETROIT
FINAL
OPERATING BUDGET
JULY 1, 2023 TO JUNE 30, 2024**

**Final Budget
June 30, 2024**

REVENUE

City of Detroit	800,000
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 3,255,000

EXPENSES

Detroit Economic Growth Corp	800,000
Detroit Economic Growth Corp Special Proj	600,000
Other Projects Administrative Fees	1,050,000
Green Grocer Program	525,000
DEGC Legal Services	200,000
Legal Services	10,000
Audit	30,000
NMDC/Miscellaneous	40,000

TOTAL EXPENSES 3,255,000

Operating Surplus/(Shortfall) 0

Debt Service 0

(Increase)/Decrease in Reserve 0

NET SURPLUS/(SHORTFALL) 0

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 551

LECTURE 10

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**EDC
CASINO DEVELOPMENT FUNDS
12/31/23**

	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	1,700,000.00	1,700,000.00	1,787,971.41	87,971.41
Proj Funds and Loan Repayments	4,600,000.00	4,600,000.00	5,136,026.28	536,026.28
	<u>49,050,000.00</u>	<u>38,800,000.00</u>	<u>39,423,997.69</u>	<u>623,997.69</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	6,144,433.85 x	1,298,259.15
Small Business Relief Grants	0.00	2,270,000.00	2,270,000.00 x	0.00
Administration	6,300,000.00	6,300,000.00	6,300,000.00 x	0.00
	<u>49,050,000.00</u>	<u>38,800,000.00</u>	<u>37,501,740.85</u>	<u>1,298,259.15</u>
	<u>0.00</u>	<u>0.00</u>	<u>1,922,256.84</u>	<u>1,922,256.84</u>

THE UNIVERSITY OF CHICAGO

Department of Chemistry
Chicago, Illinois

Dear Sirs:

I am pleased to inform you that your application for admission to the Ph.D. program in Chemistry has been accepted.

Your research interests in the area of physical chemistry are well suited to the work being done in the laboratory of Professor [Name].

You will be admitted to the University in the fall semester of 19[Year]. Your advisor will be Professor [Name].

Please contact the Department of Chemistry at the above address for further information regarding admission procedures.

Sincerely,
[Name]

**DOWNTOWN DEVELOPMENT AUTHORITY
BUDGET
2023-2024**

	2023-24 BUDGET
REVENUES:	
Current taxes - one mil	\$ 1,200,000
Earnings on investments	200,000
Transfer from Tax Increment Fund	750,000
Parking Operations	825,000
Other	15,000
From/(To) prior year balance	<u>0</u>
TOTAL REVENUES	<u>\$ 2,990,000</u>
 EXPENSES:	
Contractual Services	
Detroit Economic Growth Corp	\$ 2,000,000
Annual Audit	<u>40,000</u>
Sub-Total	\$ 2,040,000
 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>\$ 400,000</u>
TOTAL EXPENSES	<u>\$ 2,990,000</u>

PROCEEDINGS OF THE BOARD OF APPEALS

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Attachment VIII

**CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
OPERATING BUDGET
JULY 1, 2023 TO JUNE 30, 2024**

**Proposed Budget
June 30, 2024**

REVENUE

BROWNFIELD APPLICATION / ADMIN. FEES	1,050,000
SPECIAL PROJECTS	1,500,000
INTEREST/OTHER INCOME	275,000
	<hr/>
TOTAL REVENUE	2,825,000

EXPENSES

DETROIT ECONOMIC GROWTH CORPORATION	840,000
LEGAL	300,000
AUDIT	10,000
INSURANCE	90,000
WORKSHOPS/PROMOTION	25,000
CONTRACTORS	50,000
SPECIAL PROJECTS	1,500,000
OTHER EXPENSES	10,000
	<hr/>
TOTAL EXPENSES	2,825,000

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

THE UNITED STATES OF AMERICA
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

Section 1

Section 2

Section 3

Section 4

Section 5

Section 6

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Section 8

Attachment IX

**LOCAL DEVELOPMENT FINANCE AUTHORITY
OPERATING BUDGET
JULY 1, 2023 TO JUNE 30, 2024**

**Proposed Budget
June 30, 2024**

REVENUE

REVENUES RELEASED CURRENT YEAR	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>

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WATER RESOURCES DIVISION

Report of Progress
1950

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Attachment X

**EIGHT MILE WOODWARD COORIDOR IMPROVEMENT AUTHORITY
OPERATING BUDGET
JULY 1, 2023 TO JUNE 30, 2024**

	Proposed Budget June 30, 2024
<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	60,000
LEGAL	14,000
AUDIT	8,000
INSURANCE	15,000
OTHER EXPENSES	<u>3,000</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>

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
LABORATORY OF ORGANIC CHEMISTRY
RESEARCH REPORT NO. 1000

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Attachment XI

Detroit Brownfield Plans 2000 to Current

Project Title	Project Address	Zip Code	Project Type	Investment	TIF Base Year	TIF Reimbursement Amount **	Local Brownfield Revolving Loan Fund (1)(f)	Jobs	Housing Units	City Council Approval
KerrHudsons/Crowleys Development	1208 Woodward	48226	Office/Commercial	\$400,000.000						
Amb Body One	1301 Leverette	48216	Retail	\$1,000,000	2010	\$326,663.00	\$225,000.00	3,600	0	11/01/00
AAM Headquarters	1401 Holbrook	48216	Office/Commercial	\$45,000.000				500	0	04/11/01
Kales	78 W Adams	48226	Residential	\$12,000.000				300	82	05/16/01
AvonMeritor	6410 W. Fort	48209	Industrial	\$12,300,000	2001	\$1,323,680.00	\$1,300,000.00	1,411	401	11/14/01
MackCenter	7420 John Street, et al	48207	Residential	\$4,477,600				20	0	11/30/01
5351 E. Jefferson	801 E. Jefferson	48207	Residential	\$80,000.000				20	0	11/30/01
Mid-Western East	201 St. Anthony	48226	Residential	\$50,000.000				50	0	11/30/01
Federal Reserve	1212 Woodward, et al	48207	Office/Commercial	\$65,000.000	2002	\$3,217,092.00	\$2,750,000.00	15	0	06/12/02
AAM St. Anthony	1424 S. 1488 Warren, 4700 Russell	48207	Industrial	\$38,700,000				15	0	07/17/02
DFD Lots	18851 E. Auburn, et al	48211	Industrial	\$2,872,000				30	0	07/17/02
Identical Building	3434 Russell	48207	Residential	\$2,872,000				18	0	07/17/02
Parade Plaza	2233 Park Avenue	48207	Residential	\$4,000,000				50	0	07/17/02
464 W. Congress	4708-4707 Center	48215	Office/Commercial	\$5,500,000				40	0	07/17/02
41-47 Burroughs	440 W. Congress	48226	Residential	\$5,000,000				62	0	07/17/02
6200 Second	41-47 Burroughs	48202	Residential	\$4,128,000				10	0	09/12/02
6200 Second	6200 Second	48202	Residential	\$2,900,000	2002	\$7,884,346.00	\$4,931,098.00	1,800	62	09/12/02
7 Mile/Gratiot Retail	8338 Huber, et al	48211	Industrial	\$5,000,000	2002	\$684,715.00	\$710,000.00	40	0	11/20/02
1411 E. Seven Mile, et al	1411 E. Seven Mile, et al	48211	Residential	\$2,500,000				10	0	11/20/02
810 W. Vernor, et al	810 W. Vernor, et al	48207	Residential	\$750,000				7	0	11/20/02
68 W. Willis	68 W. Willis	48226	Hotel	\$52,000,000				300	77	11/20/02
525 W. Vernor	525-523 W. Lafayette, et al	48226	Hotel	\$4,487,000				25	0	11/20/02
5881 W. Warren	1523 Broadway	48210	Industrial	\$1,760,000				30	0	02/21/03
English Village	1798 Townsend, et al	48214	Residential	\$2,845,000				90	0	02/21/03
Research Lots	5768 Turnbull, et al	48208	Residential	\$4,800,000				33	0	02/28/03
20201-51 Sherwood	20201-51 Sherwood	48234	Industrial	\$2,000,000				18	0	08/25/03
1250 Hubbard	20201-51 Sherwood	48209	Residential	\$4,190,000				30	0	08/25/03
University Lots	627-635 W. Alexandrine	48201	Residential	\$1,939,000				9	0	08/25/03
Brennan & Dean	477 Alexia, 127-137 W. Willis	48201	Industrial	\$792,000				225	0	07/30/03
Ginnell Properties	9338-9400 Ginnell	48213	Industrial	\$3,000,000				0	0	08/01/03
Hudson's Warehouse	19400 Bush, et al	48226	Office/Commercial	\$18,000,000				35	0	09/10/03
VTEC	282 Clark Street, et al	48214	Residential	\$15,000,000				123	0	10/15/03
Jefferson North Park Residential	14710 E. Park, et al	48214	Residential	\$9,550,000				88	4	11/14/03
1329 Apartments	1329 Broadway	48227	Residential	\$2,000,000	2003	\$241,500.00	\$98,958.00	6	0	11/14/03
Standard Federal Gratiot Center	1327 Broadway	48214	Residential	\$2,000,000	2003	\$39,559.00	\$108,650.00	8	0	11/14/03
Family Dollar West Vernor	10640 Gratiot	48213	Office/Commercial	\$2,000,000				0	0	11/20/03
Gratiot North Condominiums	6585 - 6589 W. Vernor	48209	Residential	\$2,453,000				13	0	11/28/03
Gratiot McLaughlin Homes	240-262 Mack Avenue	48201	Residential	\$8,100,000				46	0	11/28/03
Art Center Town and Carriage Homes	3163 E. Vernor, et al	48207	Residential	\$3,900,000				29	0	11/28/03
West Town Homes I	262-322 Palmer, et al	48226	Residential	\$9,100,000				10	0	11/28/03
Melani Condominiums East	16301 Tremont, et al	48226	Residential	\$2,161,000				10	0	11/26/03
Warren Center	504-520 E. Fairy	48202	Residential	\$2,161,000				150	0	06/09/04
Brennan Street Apartments	East Warren/4907 Center	48201	Residential	\$2,268,000				120	0	07/02/04
Mack/Alter South Apartments	Brennan 2700, 3rd & Myrtle Streets	48201	Residential	\$10,000,000	2002	\$1,125,100.00	\$1,407,704.00	30	0	07/29/04
1001 Woodward	14710 E. Park, et al	48214	Residential	\$34,000,000	2004	\$5,617,650.00	\$5,801,693.00	325	126	07/29/04
Emmerts Heritage Amended	742 E. 13 th Woodland	48215	Residential	\$20,000,000				40	0	07/29/04
River Park Village	2000 Mack Avenue	48207	Residential	\$4,675,000				200	0	09/15/04
Belle Harbour Estates	405 & 415 Burns Drive	48215	Residential	\$29,000,000				210	0	09/15/04
Whittier Regatta	14630 Riverside Boulevard	48215	Residential	\$60,400,000				280	0	09/15/04
River Pointe Terrace	425 & 445 Burns Drive	48214	Residential	\$65,468,000				96	0	09/15/04
Russell Street	8344 East Jefferson	48214	Residential	\$28,000,000				11	0	07/12/05
Vinton Building	2807 Russell Street	48226	Residential	\$5,405,000				11	0	07/12/05
Michigan Opera Theater	600 Woodward	48226	Residential	\$5,000,000				60	0	07/12/05
1560 East Jefferson - Box Maxey Ford User Cars	1426 Broadway	48207	Residential	\$14,585,301	2005	\$948,590.00	\$1,162,730.00	60	0	03/23/05
Edgewise	1560 E. Jefferson	48207	Residential	\$1,000,000				16	0	03/23/05
Later Building	Park and Sprout	48201	Office/Commercial	\$3,725,000				0	0	03/23/05
1323 Broadway	1323 Broadway	48226	Office/Commercial	\$80,000,000				220	0	05/13/05
15 East 14 th	311 Woodward	48216	Office/Commercial	\$1,900,000				34	0	05/25/05
15 East 14 th	15 East 14 th	48202	Residential	\$17,000,000	2005	\$1,160,250.00	\$1,372,400.00	15	0	06/22/05
15 East 14 th	15 East 14 th	48202	Residential	\$7,340,000	2005	\$39,342,694	\$11,174,089.00	135	0	06/24/05
15 East 14 th	15 East 14 th	48201	Residential	\$39,342,694	2005	\$2,000,000	\$1,174,089.00	30	0	09/12/05
55 Canfield	4200-4222 W. Vernor	48201	Residential	\$4,600,000				20	0	09/12/05
Vernor Section	4200-4222 W. Vernor	48201	Residential	\$2,000,000	2002	\$401,175.00	\$1,693,000.00	20	0	09/12/05
Mack/Alter North Amended	14845 E. Mack, et al	48224	Residential	\$1,600,000	2005	\$352,846.00	\$402,711.00	23	0	11/16/05
3408 Woodward	3408 Woodward	48201	Residential	\$1,600,000				50	0	11/16/05
Book Cadillac Hotel	1714 Washington Blvd	48226	Hotel	\$12,000,000				10	0	11/16/05
571 Monroe	571 Monroe Street	48226	Residential	\$2,749,500				25	0	11/16/05
Shenwood Foods	12489 Evergreen	48201	Residential	\$8,000,000				66	0	11/16/05
Willys Overland Residential	4411 W. Canfield	48201	Residential	\$3,000,000				23	0	11/16/05
307 Palmer	307 Palmer	48201	Residential	\$3,485,000				23	0	11/16/05

**Detroit Brownfield Plans
2000 to Current**

Project Title	Project Address	Zip Code	Project Type	Investment	TIF Base Year	TIF Reimbursement Amount **	Local Brownfield Revolving Loan Fund (LRF)	Jobs	Housing Units	City Council Approval
Class Block	2457 Cass	48201	Residential	\$4,000,000					36	11/16/05
Charlottesville Residences	114 Washington Blvd.	48226	Residential	\$15,000,000					56	07/12/06
Charlottesville House	74 Charlevoix Street	48201	Residential	\$1,752,000					5	07/12/06
Chickadee Tower	10 Witherell	48226	Mixed Use	\$40,200,000	2006	\$2,746,351.00	\$170,048.00	95	127	07/12/06
1403 Woodward	1403 Woodward	48226	Mixed Use	\$9,000,000					15	07/12/06
Woodward Mills	4500 Woodward	48201	Mixed Use	\$4,075,320					22	07/12/06
Regina Lofts	230 and 232 East	48201	Residential	\$3,000,000					8	10/18/06
2nd Amended NDC Project 1	10800 E. Jefferson, et al	48201	Residential	\$30,000,000	2002	\$9,200,000.00		270	325	11/17/06
Oakman Woodrow Wilson	5000 East Jefferson, et al	48201	Mixed Use	\$41,000,000	2006	\$5,140,067.00	\$4,715,508.00	65	100	11/17/06
South University Village	6000 East Jefferson, et al	48201	Mixed Use	\$39,000,000	2006	\$14,824,389.00		1,000	288	11/17/06
Brillview	1228 Woodward Avenue	48207	Mixed Use	\$62,562,522	2006	\$22,969,707.00			28	11/17/06
Fowler Building	120, 122, and 150 Michigan Ave	48226	Residential	\$43,000,000					60	11/17/06
Griswold	6431 Hastings, et al	48211	Residential	\$5,656,580					35	08/13/07
Nash Commons	100 East Willis	48201	Residential	\$5,643,000					10	07/27/07
Nowberry Lofts	39 and 61 Peleeboro	48201	Residential	\$7,500,000					250	07/27/07
Manhattan Building	2210 Park Avenue	48201	Office/Commercial	\$20,000,000	2007	\$5,761,631.00	\$3,038,159.00	70	42	08/18/07
Manhattan Apartments	3200 Michigan Avenue	48201	Residential	\$4,585,000					47	08/18/07
Manhattan Studios	3202 and 2832 Second Avenue	48201	Residential	\$5,582,000					63	09/18/07
Manhattan Lofts	3550	48201	Residential	\$9,149,975					42	09/18/07
Charlotte Apartments	644 Charlotte, et al	48201	Residential	\$5,000,000					60	09/25/07
Grand River and Six Mile	213 10-21400 Grand River	48201	Residential	\$5,300,000	2007	\$1,606,326.00	\$485,882.00	27	100	10/09/07
Elevator Building	16370 Treman	48226	Residential	\$1,000,000					186	10/09/07
Gardenview Estates - Rental Phases 1-2B	1025 Oakwood	48217	Industrial	\$1,000,000					22	10/09/07
Marathon	1919 Treman	48204	Retail	\$3,000,000	2007	\$753,300.00	\$362,862.00	44	425	10/23/07
Trennan and Epworth	485-485 Mill, & 432 Baltimore	48202	Mixed Use	\$1,600,000	2004	\$11,200,000.00	\$2,563,577.00	200	30	11/13/07
Amended Argonaut Building	4474 Third Avenue	48201	Residential	\$8,439,673					18	11/13/07
Beethoven Building	5700 Michigan Avenue	48216	Mixed Use	\$20,705,731					34	11/13/07
35th Street Apartments	70 West Abandrine	48201	Mixed Use	\$13,830,853					84	11/13/07
70 West Abandrine	180 Fort Street	48226	Mixed Use	\$20,000,000					20	11/13/07
Private Reserve	283 Iniquite Street	48201	Mixed Use	\$13,000,000	2008	\$484,218.00	\$448,443.00	33	64	05/06/08
4830 Cass Avenue	4830 Cass Avenue	48216	Mixed Use	\$1,090,270					18	07/15/08
Pine Street Townhomes	1914 5th Street	48201	Residential	\$6,300,000					20	10/14/08
Northwest Guidance Center	2670 Connor, et al	48216	Office/Commercial	\$3,300,000					50	10/14/08
Amended Woodbridge	Canfield, Gibson, John R and MLK Lodge	48201	Residential	\$82,730,000					49	10/14/08
DCL Corner Creek	3331, 3305, and 3401 Tumbull Street	48201	Mixed Use	\$2,954,500					75	10/14/08
St. Joseph Senior Village	17489 Wanda, et al	48203	Residential	\$2,668,000					17	10/28/08
Brush Estates	1777 W. Warren, et al	48203	Residential	\$3,300,000					9	12/06/08
Exceptional Green Living on Rosa Parks	16401 Woodmont	48216	Mixed Use	\$6,900,000					40	12/06/08
Gray Street Affordable Housing	2152 Gray Street, et al	48216	Mixed Use	\$656,969					25	03/17/09
GRASP	1444 Michigan Avenue	48209	Office/Commercial	\$15,048,000					30	03/24/09
Greenway Office Park	1535 W. Fort Street	48215	Office/Commercial	\$3,477,775					20	07/14/09
Alter Commons	4729 Connor, et al	48215	Residential	\$5,460,000					23	07/14/09
PV Estates	Manistique, et al	48207	Mixed Use	\$9,007,592					6	07/14/09
Mosaic Youth Arts Center	4800 9th Bl	48202	Mixed Use	\$4,200,000					15	10/05/09
St. Aubin Square	81 Peleeboro	48201	Residential	\$5,100,000					37	10/05/09
Chalmers Square	4200 St. Aubin	48201	Residential	\$5,100,000					24	11/20/09
Gardenview Estates II - Rental Phases 2C-3B	14401 E. Jefferson, et al	48215	Mixed Use	\$3,300,000	2009	\$308,744.00	\$24,205.00	288	47	11/20/09
Book House Building	16401 Woodmont	48216	Mixed Use	\$2,900,000	2009	\$0.00	\$0.00	35	41	11/20/09
Samaritan Wellness Center	8443 and 8445 East Jefferson	48226	Residential	\$2,900,000					20	11/20/09
Creative Arts Center	5555 Connor Avenue	48214	Mixed Use	\$6,000,000					20	11/20/09
Societal Park	2802 W. Vancor Highway	48216	Office/Commercial	\$1,980,548					23	11/20/09
Crest Arms Apartments	1309 16th Street, et al	48201	Mixed Use	\$9,000,000	2009	\$29,000.00	\$299,382.00	20	66	05/25/10
Greenway	4625 Second Avenue	48216	Residential	\$112,200,000.00	2009	\$0.00	\$0.00	288	30	06/07/10
Woodward Garden Block	1670 Treman	48201	Mixed Use	\$41,969,071					12	06/07/10
1269 Library	3919 Woodward Avenue, et al	48201	Office/Commercial	\$1,993,380					600	06/15/10
La Vogue Square	2533 Library	48226	Residential	\$6,200,000					48	07/29/10
Green Garage	4444 Second Avenue	48203	Office/Commercial	\$5,000,000	2010	\$29,000.00	\$299,382.00	20	30	07/29/10
Dickerson Manor	722 Emerson	48215	Office/Commercial	\$5,785,000					2	10/05/10
3169 Woodward Avenue	3169 Woodward Avenue	48201	Office/Commercial	\$1,034,000	2010	\$30,864.00	\$106,132.00	12	48	11/05/10
Amended TechOne	440 Burroughs	48202	High Tech	\$6,693,938					50	11/05/10
Kirby Center Lofts	609 E. Kirby	48202	Residential	\$8,857,000					11	11/05/10
Boldenrae Housing	2211 Pinyne Street	48206	Residential	\$10,500,000					158	11/05/10
Amended Auburn	4240 and 4216 Cass Avenue	48214	Mixed Use	\$2,900,000	2010	\$461,486.00	\$153,345.00	33	43	11/23/10
Historic Book House	8469 E. Jefferson	48214	Mixed Use	\$4,325,000					247	11/23/10
Edo Grout	8900 Connel	48213	Mixed Use	\$34,241,086						
Edo Grout	3825 Emerald Springs Circle	48212	Residential	\$1,253,939						
Edo Grout	252 Briarwood Street & 245 Meron, 17400 Third, 760 & 762	48201	Residential	\$34,000,000						
487 Renard	925 Whitmore & 17673 Henderson	48203	Residential	\$34,000,000						

**Detroit Brownfield Plans
2000 to Current**

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Countdown Lofts	1702 W. Fort and 1701 W. Lafayette	48216	Mixed Use	\$63,000,000.00	2019	\$18,238,001.00	\$274,072.00	500	33	10/22/19
Perit Bateau	48201		Mixed Use	\$23,000,000.00	2019	\$2,278,193.00	\$73,795.00	2	0	10/29/19
Free Press Building (Abandoned Bldg Plan)	503 Frederick Street, et al.	48201	Mixed Use	\$55,000,000.00	2019	\$3,102,346.00	\$2,431,835.00	8	175	11/19/19
Midtown West	3534 Grand River	48208	Mixed Use	\$6,600,000.00	2019	\$6,050,937.00	\$274,850.00	2	30	11/05/19
Osi Art Apartments @ West End	3500 Rogers	48207	Commercial	\$24,126,542.00	2019	\$2,465,000.00	\$394,146.00	450	0	07/28/20
Mosaic Eastern Market	2119 Field Street	48214	Residential	\$18,081,383.00	2019	\$1,594,142.00	\$276,241.00	1	8	07/28/20
St.1 Woodward	511 Woodward	48226	Commercial	\$82,000,000.00	2019	\$4,222,352.00	\$52,016.00	100	0	11/26/21
City Club Apartments	1100 Park Avenue	48226	Mixed Use	\$9,400,000.00	2019	\$5,126,537.00	\$994,472.00	8	288	07/28/20
St.1100 Park Avenue	1100 Park Avenue	48226	Mixed Use	\$9,400,000.00	2019	\$5,126,537.00	\$994,472.00	8	288	07/28/20
Dakota Interceptor Systems	1500 14th Street	48203	Mixed Use	\$18,000,000.00	2020	\$2,750,374.00	\$326,361.00	419	48	03/02/20
Life is a Breantion	Van Dyke and Harcor	48213	Mixed Use	\$18,000,000.00	2020	\$2,750,374.00	\$326,361.00	419	48	03/02/20
Corktown Housing	1331 Holman	48202	Residential	\$18,000,000.00	2020	\$2,750,374.00	\$326,361.00	419	61	03/02/20
Corktown and Restated 1475 E. Jefferson	Fisher Freeway and Wabash	48216	Residential	\$18,000,000.00	2020	\$2,750,374.00	\$326,361.00	419	61	03/02/20
The Junction	1475 E. Jefferson	48207	Commercial	\$15,600,000.00	2020	\$2,710,000.00	\$766,721.00	72	0	05/19/20
The Exchange	E. Grand Boulevard and St. Antoine	48202	Mixed Use	\$12,900,000.00	2020	\$337,151.00	\$75,711.00	5	14	07/21/20
Royal Palm Detroit (2305 Park)	Graled and Brush	48226	Mixed Use	\$64,600,000.00	2020	\$2,810,673.00	\$375,711.00	5	166	07/21/20
	Royal Palm Avenue	48226	Hotel	\$50,000,000.00	2020	\$2,569,492.00	\$153,935.00	65	0	07/28/20
Former Cadillac Stamping	5901 Conter	48213	Industrial	\$47,900,000.00	2020	\$18,426,523.00	\$0.00	450	0	11/04/20
Geoffroy Hotel	1401 & 1411 Michigan Ave.	48216	Hotel	\$74,100,000.00	2020	\$5,391,811.00	\$1,735,043.00	160	0	11/17/20
Grobbel Cold Storage	St. Aubin & Alexandrine	48207	Industrial	\$33,000,000.00	2020	\$15,512,486.00	\$2,103,436.00	150	0	03/09/21
7303 W. McNichols	7303 W. McNichols Road	48221	Mixed Use	\$9,400,000.00	2020	\$1,155,452.00	\$0.00	25	38	03/09/21
1727 Merrick	1727 Merrick	48208	Residential	\$6,250,000.00	2021	\$1,126,701.00	\$741,972.00	0	23	05/11/21
3700 Trumbull	3700 Trumbull	48208	Residential	\$18,500,000.00	2021	\$2,355,135.50	\$1,730,739.00	0	65	05/25/21
Mt. Elliott Recycling	1600 Mt. Elliott	48207	Industrial	\$5,400,000.00	2021	\$2,854,444.40	\$0.00	30	0	05/25/21
Selden Innovation Center	950 Selden St.	48201	Commercial	\$2,357,000.00	2021	\$2,867,707.00	\$687,021.00	5	0	06/08/21
112 Edmund Place	112 Edmund Place	48201	Residential	\$7,500,000.00	2021	\$921,917.00	\$746,233.00	0	16	07/06/21
Begon & Commons	Woodward & E. Euclid	48202	Commercial	\$19,500,000.00	2021	\$1,778,819.00	\$732,251.00	45	0	07/13/21
8000 160	8000 160	48202	Mixed Use	\$19,100,000.00	2021	\$2,142,672.00	\$897,679.00	3	78	07/20/21
Corktown Mixed Use	Michigan & Church	48216	Mixed Use	\$19,100,000.00	2021	\$1,585,543.00	\$1,585,543.00	2	196	11/22/21
Brush and Watson	Brush and Watson	48201	Residential	\$3,800,000.00	2021	\$328,372.00	\$0.00	0	0	11/23/21
Jefferson-Halcomb	Jefferson Ave and Halcomb St.	48214	Commercial	\$1,600,000.00	2021	\$593,504.00	\$230,892.00	0	0	11/23/21
Amended Osi Art Apartments @ West End	3834 Grand River	48208	Mixed Use	\$6,600,000.00	2021	\$633,284.00	\$293,264.00	2	30	11/23/21
CODA Brush Park	79 Alfred	48201	Mixed Use	\$26,814,073.00	2021	\$4,807,400.00	\$1,261,842.00	37	10	03/01/22
The Ribbon	16510-16602 E Warren Ave	48224	Mixed Use	\$6,000,000.00	2021	\$1,005,170.00	\$242,258.00	27	18	02/15/22
AMC Headquarters	14250 Plymouth Road	48227	Industrial	\$72,100,000.00	2022	\$32,697,754.00	\$0.00	350	0	06/21/22
Former Fisher Body Plant	5501 Hastings	48202	Mixed Use	\$137,000,000.00	2022	\$24,881,254.00	\$760,095.00	40	433	08/01/22
411 Piquette	411 Piquette	48202	Residential	\$37,000,000.00	2022	\$2,071,296.00	\$1,259,514.00	2	162	09/20/22
City Club Apartments Midtown	Woodward & Mick Ave.	48201	Mixed Use	\$103,000,000.00	2022	\$20,539,917.00	\$2,431,603.00	60	270	11/22/22
Amended Broadway Lofts	1322, 1326 and 1332 Broadway	48226	Mixed Use	\$32,509,157.00	2018	\$9,881,257.00	\$0.00	1	75	11/22/22
Red Arrow	1597 Church St.	48216	Residential	\$11,500,000.00	2022	\$1,218,631.00	\$71,838.00	3	22	02/07/23
Danish Brotherhood Hall	1775 & 1785 W Forest	48208	Commercial	\$5,200,000.00	2022	\$1,416,445.00	\$0.00	27	0	02/07/23
District Detroit TBP	2200 Woodward Ave. et al.	48201	Mixed Use	\$1,500,000,000.00	2022	\$213,066,137.00	\$0.00	5,790	695	03/28/23
2800 Yahr	2800 Yahr	48238	Residential	\$2,000,000.00	2022	\$476,699.00	\$0.00	2	15	05/16/23
Amended Harmonie Social Club	31 East Grand River	48228	Mixed Use	\$12,100,000.00	2018	\$2,878,864.00	\$0.00	45	0	06/20/23
460	460	48202	Residential	\$27,500,000.00	2023	\$1,971,695.00	\$541,115.00	1	90	02/13/23
North End Landing	202 Sherman	48202	Residential	\$7,500,000.00	2023	\$1,045,000.00	\$5,778,155.00	4	195	07/25/23
150 Bagley	150 Bagley	48202	Mixed Use	\$76,400,000.00	2023	\$1,858,435.00	\$1,725,450.00	40	30	10/19/23
601 Piquette	601 Piquette Ave.	48202	Industrial	\$16,500,000.00	2023	\$1,858,435.00	\$77,455.00	50	0	10/19/23
210 Barbours	210 Belehune St.	48202	Mixed Use	\$2,700,000.00	2023	\$528,205.00	\$37,611.00	20	0	10/19/23
100 Clairmont	100 Clairmont Ave.	48202	Residential	\$8,900,000.00	2023	\$472,750.00	\$451,907.00	3	42	10/19/23
Future of Health TBP	Amsterdam St. & Second Ave	48202	Mixed Use	\$773,000,000.00	2023	\$117,370,929.00	\$0.00	735	662	02/27/24

Total:		Investment	Amount (TIF)	Jobs	Units
		\$16,564,336,543	\$2,139,384,109.40	40,450	18,109