



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM



Date: April 28, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
Robert Maleszyk, Chief Financial Officer  
Glenn Lapin, Economic Development Specialist

Subject: Approval of the Troy Brownfield Redevelopment Authority (TBRA) Proposed Fiscal Year 2021/22 and Three-Year Budget

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The Troy Brownfield Redevelopment Authority (TBRA) recommended approval of its proposed 2021/22 and Three-Year Budget at the April 20, 2021 TBRA meeting. City management recommends that City Council approve the TBRA's proposed 2021/22 and Three-Year Budget.



# *Brownfield Redevelopment Authority*

County of Oakland, State of Michigan

**2021/22 through 2023/24 Budget**

## Introduction

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

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

The three year budget contains six active Brownfield plans as follows: Plan #4 for the TCF Bank Branch; Plan #6 for the MJR Troy Grand Digital Cinema 16; Plan #7 for the Regency at Troy (Ciena Healthcare); Plan #8 for the Somerset Shops; Plan #9 for the Uptown Apartments (formerly Midtown Apts.); and Plan #10 for the Harrison Poolside Troy Apartments.



## Brownfield Redevelopment Authority

County of Oakland, State of Michigan

2021/22 through 2023/24  
Budget

	2020 Actual	2021 Estimated	2021 Budget	2022 Budget	2023 Budget	2024 Budget
<b>REVENUE</b>						
Property Taxes-TCF	\$ 3,250	\$ 3,380	\$ 3,380	\$ 3,560	\$ 3,670	\$ 3,790
Property Taxes-MJR	78,653	78,430	78,430	63,370	-	-
Property Taxes - Somerset Shops	8	12,250	12,250	18,140	18,970	19,820
Property Taxes - Regency at Troy	270	-	-	-	56,960	181,940
Property Taxes - Uptown Apts.	5,101	-	-	62,920	64,490	66,070
Property Taxes - Harrison-Troy PS Apts.	388	-	-	-	-	-
Interest Income	15,582	6,000	4,000	4,000	6,000	8,000
<b>Total Revenues</b>	<b>103,252</b>	<b>100,060</b>	<b>98,060</b>	<b>151,990</b>	<b>150,090</b>	<b>279,620</b>
<b>EXPENDITURES</b>						
Administrative Expenses	5,600	5,700	5,700	5,800	5,900	6,000
Audit Fees	1,800	1,800	1,880	1,880	1,920	1,950
Payment to TCF Bank	3,250	3,380	3,380	3,560	3,670	3,790
Payment to MJR	-	-	-	-	-	-
Payment to Somerset Shops		12,250	12,250	18,140	18,970	19,820
Payment to Regency at Troy		-	-	-	56,960	181,940
Payment to Uptown Apts.	-	-	-	62,920	64,490	66,070
Payment to Harrison-Troy PS Apts.				-	-	-
Other expenditures	1,489	300	300	300	300	300
<b>TOTAL - EXPENDITURES</b>	<b>12,139</b>	<b>23,430</b>	<b>23,510</b>	<b>92,600</b>	<b>152,210</b>	<b>279,870</b>
<b>Change in Fund Balance</b>	<b>91,113</b>	<b>76,630</b>	<b>74,550</b>	<b>59,390</b>	<b>(2,120)</b>	<b>(250)</b>
<b>BEGINNING FUND BALANCE</b>	<b>606,124</b>	<b>697,237</b>	<b>697,237</b>	<b>773,867</b>	<b>833,257</b>	<b>831,137</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 697,237</b>	<b>\$ 773,867</b>	<b>\$ 771,787</b>	<b>\$ 833,257</b>	<b>\$ 831,137</b>	<b>\$ 830,887</b>

### Revolving Fund/Fund Balance

Beginning Balance	\$ 341,565	\$ 420,218	\$ 420,218	\$ 498,648	\$ 562,018	\$ 562,018
Loan payments from MJR	78,653	78,430	78,430	63,370	-	-
<b>Ending Balance</b>	<b>420,218</b>	<b>498,648</b>	<b>498,648</b>	<b>562,018</b>	<b>562,018</b>	<b>562,018</b>
<b>Unassigned Fund Balance</b>	<b>277,019</b>	<b>275,219</b>	<b>273,139</b>	<b>271,239</b>	<b>269,119</b>	<b>268,869</b>
<b>Total Fund Balance</b>	<b>\$ 697,237</b>	<b>\$ 773,867</b>	<b>\$ 771,787</b>	<b>\$ 833,257</b>	<b>\$ 831,137</b>	<b>\$ 830,887</b>



## Brownfield Redevelopment Authority

County of Oakland, State of Michigan

### Tax Capture and Millage 2021/22 through 2023/24

	2022 Budget	2023 Budget	2024 Budget
<b><u>TCF Bank (TCF)(BR4)</u></b>			
Base Taxable Value	\$ 197,940	\$ 197,940	\$ 197,940
Taxable Value	373,080	378,676	384,356
Captured Taxable Value	175,140	180,736	186,416
TCF Bank Tax Revenues	3,560	3,670	3,790
<b><u>MJR Theater (MJR)(BR6)</u></b>			
Base Taxable Value	\$ 1,025,640	\$ -	\$ -
Taxable Value	4,143,600	-	-
Captured Taxable Value	3,117,960	-	-
MJR Theater Tax Revenues	63,370	-	-
<b><u>Somerset Shops (SSS)(BR8)</u></b>			
Base Taxable Value	\$ 1,843,250	\$ 1,843,250	\$ 1,843,250
Taxable Value	2,735,700	2,776,736	2,818,387
Captured Taxable Value	892,450	933,486	975,137
Somerset Shops Tax Revenues	18,140	18,970	19,820
<b><u>Regency at Troy (MSC)(BR7)</u></b>			
Base Taxable Value	\$ 879,840	\$ 879,840	\$ 879,840
Taxable Value	685,900	3,682,380	9,832,380
Captured Taxable Value	-	2,802,540	8,952,540
MSC Tax Revenues	-	56,960	181,940
<b><u>Uptown Apts. (MTA)(BR9)</u></b>			
Base Taxable Value	\$ 2,032,700	\$ 2,032,700	\$ 2,032,700
Taxable Value	5,128,880	5,205,813	5,283,900
Captured Taxable Value	3,096,180	3,173,113	3,251,200
MTA Tax Revenues	62,920	64,490	66,070
<b><u>Harrison Troy Poolside Apt (HTA)(BR10)</u></b>			
Base Taxable Value	\$ 368,620	\$ 368,620	\$ 368,620
Taxable Value	368,620	368,620	368,620
Captured Taxable Value	-	-	-
HTA Tax Revenues	-	-	-
Total Tax Revenues	\$ 147,990	\$ 144,090	\$ 271,620



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County of Oakland, State of Michigan

Tax Capture and Millage  
2021/22 through 2023/24

	2022 Budget	2023 Budget	2024 Budget
Millage Rates			
City Less Debt Service	10.0155	10.0155	10.0155
County	4.5785	4.5785	4.5785
Community College	1.5177	1.5177	1.5177
Oakland County Transportation	0.9847	0.9847	0.9847
Intermediate School District	3.2267	3.2267	3.2267
Total	20.3231	20.3231	20.3231



## Brownfield Redevelopment Authority

County of Oakland, State of Michigan

### MJR Revolving Loan Schedule

Year	MJR Revolving Fund Debt Service						MJR Interest and Admin Fees				Totals	
	Beginning Balance	Interest (3%)	Admin Fees (1%)	Less Payments on Principal	Less Payments on Interest/Admin	Ending Balance	Interest Paid	Interest Outstanding	Admin Paid	Admin Outstanding	MJR Paid on LSRRF	Total Paid Tax MJR
2014/2015	463,495	13,905	4,635		(1,917)	480,118	1,917	11,988	-	4,635	1,917	13,502
2015/2016	480,118	14,404	4,801	(55,349)	(35,828)	408,146	26,392	-	9,436	-	91,177	91,177
2016/2017	408,146	12,244	4,081	(75,006)	(10,354)	339,111	10,354	1,890	-	4,081	85,360	85,360
2017/2018	339,111	10,173	3,391	(81,090)	-	271,585	-	12,063	-	7,472	81,090	81,090
2018/2019	271,585	8,148	2,716	(65,283)	(14,032)	203,134	14,032	6,179	-	10,188	79,315	79,315
2019/2020	203,134	6,094	2,031	(54,161)	(24,492)	132,606	12,273	-	12,219	-	78,653	78,653
2020/2021	132,606	3,978	1,326	(73,126)	(5,304)	59,480	3,978	-	1,326	-	78,430	78,430
2021/2022	59,480	1,784	595	(59,480)	(2,379)	-	1,784	-	595	-	61,859	63,370
<b>Total</b>		<b>70,730</b>	<b>23,576</b>	<b>(463,495)</b>	<b>(94,306)</b>		<b>70,730</b>		<b>23,576</b>		<b>557,801</b>	<b>570,897</b>