



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: April 26, 2023



To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Mark Adams, Economic Development Manager

Subject: Approval of the Troy Brownfield Redevelopment Authority (TBRA) Proposed Fiscal Year 2023/24 and Three-Year Budget

The Troy Brownfield Redevelopment Authority (TBRA) recommended approval of its proposed 2023/24 and Three-Year Budget at the April 26, 2023 TBRA meeting.

City management recommends that City Council approve the TBRA's proposed 2023/24 and Three-Year Budget.



Brownfield Redevelopment Authority

County of Oakland, State of Michigan

2023/24 through 2025/26 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 five active Brownfield plans as follows: Plan #4 for the TCF Bank Branch; 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

**2023/24 through 2025/26
Budget**

	2022	2023	2023	2024	2025	2026
	Actual	Estimated	Budget	Budget	Budget	Budget
REVENUE						
Property Taxes-TCF	\$ 161,403	\$ 10,880	\$ 3,560	\$ 14,460	\$ 15,170	\$ 15,900
Property Taxes - Somerset Shops	-	21,900	18,140	22,330	24,700	27,160
Property Taxes - Regency at Troy	-	-	-	149,760	114,382	-
Property Taxes - Uptown Apts.	-	185,510	62,920	599,497	-	-
Property Taxes - Harrison-Troy PS Apts.	-	-	-	-	-	-
Interest Income	(58,452)	(5,000)	4,000	2,000	2,500	3,000
Total Revenues	102,951	213,290	88,620	788,047	156,752	46,060
EXPENDITURES						
Administrative Expenses	5,800	6,000	6,000	6,200	6,400	6,600
Audit Fees	1,900	2,000	1,900	2,000	2,100	2,200
Payment to TCF Bank	-	14,430	3,560	14,460	15,170	15,900
Payment to Somerset Shops	-	41,286	18,140	22,330	24,700	27,160
Payment to Regency at Troy	-	-	-	149,760	114,382	-
Payment to Uptown Apts.	-	330,360	62,920	599,497	-	-
Payment to Harrison-Troy PS Apts.	-	-	-	-	-	-
Other expenditures	(1,418)	300	300	1,000	1,000	1,000
TOTAL - EXPENDITURES	6,282	394,376	92,820	795,247	163,752	52,860
Change in Fund Balance	96,669	(181,086)	(4,200)	(7,200)	(7,000)	(6,800)
BEGINNING FUND BALANCE	823,565	920,234	920,234	739,148	731,948	724,948
ENDING FUND BALANCE	\$ 920,234	\$ 739,148	\$ 916,034	\$ 731,948	\$ 724,948	\$ 718,148



Brownfield Redevelopment Authority

County of Oakland, State of Michigan

Tax Capture and Millage 2023/24 through 2025/26

	2024 Budget	2025 Budget	2026 Budget
<u>TCF Bank (TCF)(BR4)</u>			
Base Taxable Value	\$ 197,940	\$ 197,940	\$ 197,940
Taxable Value	1,107,380	1,151,675	1,197,742
Captured Taxable Value	909,440	953,735	999,802
TCF Bank Tax Revenues	14,460	15,170	15,900
<u>Somerset Shops (SSS)(BR8)</u>			
Base Taxable Value	\$ 1,838,350	\$ 1,838,350	\$ 1,838,350
Taxable Value	2,953,890	3,072,046	3,194,927
Captured Taxable Value	1,115,540	1,233,696	1,356,577
Somerset Shops Tax Revenues	22,330	24,700	27,160
<u>Regency at Troy (MSC)(BR7)</u>			
Base Taxable Value	\$ 879,840	\$ 879,840	\$ 879,840
Taxable Value	8,360,270	8,694,681	-
Captured Taxable Value	7,480,430	7,814,841	-
MSC Tax Revenues	149,760	156,450	-
<u>Uptown Apts. (MTA)(BR9)</u>			
Base Taxable Value	\$ 1,856,750	\$ 1,856,750	\$ 1,856,750
Taxable Value	28,540,680	-	-
Captured Taxable Value	26,683,930	-	-
MTA Tax Revenues	1,174,630	-	-
<u>Harrison Troy Poolside Apt (HTA)(BR10)</u>			
Base Taxable Value	\$ 300,000	\$ 300,000	\$ 300,000
Taxable Value	173,850	182,543	189,844
Captured Taxable Value	-	-	-
HTA Tax Revenues	-	-	-
Total Tax Revenues	\$ 1,361,180	\$ 196,320	\$ 43,060



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**Tax Capture and Millage
2023/24 through 2025/26**

	2024 Budget	2025 Budget	2026 Budget
Millage Rates			
City Less Debt Service	9.8966	9.8966	9.8966
County Operating	4.5187	4.5187	4.5187
County Parks	-	-	-
H/CL Metro Authority	-	-	-
Zoo Authority	0.0945	0.0945	0.0945
Art Institute	0.1945	0.1945	0.1945
Community College	1.4891	1.4891	1.4891
Oakland County Transportation	0.9500	0.9500	0.9500
Intermediate School District	3.1658	3.1658	3.1658
School Operating	9.0000	9.0000	9.0000
State Education Tax (SET)	6.0000	6.0000	6.0000
School Debt	4.1000	4.1000	4.1000
School Sinking Fund	0.9651	0.9651	0.9651
School Supplemental	3.0693	3.0693	3.0693
Total	43.4436	43.4436	43.4436