




500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: May 13, 2024

To: Mark F. Miller, City Manager 

From: Robert J. Bruner, Deputy City Manager
Meg Schubert, 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 2024/25 and Three-Year Budget

Background

The Troy Brownfield Redevelopment Authority (TBRA) adopted its proposed 2024/25 and Three-Year Budget at the April 16, 2024 TBRA meeting.

Recommendation

City Management recommends that City Council approve the TBRA's proposed 2024/25 and Three-Year Budget.



Brownfield Redevelopment Authority

County of Oakland, State of Michigan

2024/25 through 2026/27 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 #7 for the Regency at Troy (Ciena Healthcare); Plan #8 for the Somerset Shops; Plan #9 for the Uptown Apartments (formerly Midtown Apts.); Plan #10 for the Harrison Poolside Troy Apartments; and Plan #11 for the Village of Troy.



Brownfield Redevelopment Authority

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2024/25 through 2026/27 Budget

	2023	2024	2024	2025	2026	2027
	Actual	Estimated	Budget	Budget	Budget	Budget
REVENUE						
Property Taxes-TCF	\$ 215,702	\$ 18,207	\$ 14,460	\$ 14,910	\$ 15,280	\$ 15,650
Property Taxes - Somerset Shops	-	23,517	22,330	27,910	29,200	30,520
Property Taxes - Regency at Troy	-	149,760	149,760	110,245	-	-
Property Taxes - Uptown Apts.	-	458,803	599,497	-	-	-
Property Taxes - Harrison-Troy PS Apts.	-	-	-	-	-	-
Property Taxes - Village of Troy	-	-	-	179,030	635,530	1,075,220
Interest Income	(31,240)	25,000	2,000	20,000	20,000	20,000
Total Revenues	184,462	675,287	788,047	352,095	700,010	1,141,390
EXPENDITURES						
Administrative Expenses	6,000	6,200	6,200	6,200	6,400	6,600
Audit Fees	2,000	2,000	2,000	2,000	2,100	2,200
Payment to TCF Bank	14,430	18,207	14,460	14,910	15,280	15,650
Payment to Somerset Shops	41,286	23,517	22,330	27,910	29,200	30,520
Payment to Regency at Troy	-	-	149,760	260,005	-	-
Payment to Uptown Apts.	330,360	458,803	599,497	-	-	-
Payment to Harrison-Troy PS Apts.	-	-	-	-	-	-
Payment to Village of Troy	-	-	-	179,030	635,530	1,075,220
Other expenditures	12	300	1,000	1,000	1,000	1,000
TOTAL - EXPENDITURES	394,088	509,027	795,247	491,055	689,510	1,131,190
Change in Fund Balance	(209,626)	166,260	(7,200)	(138,960)	10,500	10,200
BEGINNING FUND BALANCE	920,234	710,608	710,608	876,868	737,908	748,408
ENDING FUND BALANCE	\$ 710,608	\$ 876,868	\$ 703,408	\$ 737,908	\$ 748,408	\$ 758,608



Brownfield Redevelopment Authority

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Tax Capture and Millage 2024/25 through 2026/27

	2025 Budget	2026 Budget	2027 Budget
<u>TCF Bank (TCF)(BR4)</u>			
Base Taxable Value	\$ 197,940	\$ 197,940	\$ 197,940
Taxable Value	1,084,410	1,106,098	1,128,220
Captured Taxable Value	886,470	908,158	930,280
TCF Bank Tax Revenues	14,910	15,280	15,650
<u>Somerset Shops (SSS)(BR8)</u>			
Base Taxable Value	\$ 1,838,350	\$ 1,838,350	\$ 1,838,350
Taxable Value	3,234,590	3,299,282	3,365,267
Captured Taxable Value	1,396,240	1,460,932	1,526,917
Somerset Shops Tax Revenues	27,910	29,200	30,520
<u>Regency at Troy (MSC)(BR7)</u>			
Base Taxable Value	\$ 879,840	\$ 879,840	\$ 879,840
Taxable Value	9,224,270	-	-
Captured Taxable Value	8,344,430	-	-
MSC Tax Revenues	166,770	-	-
<u>Uptown Apts. (MTA)(BR9)</u>			
Base Taxable Value	\$ 1,856,750	\$ 1,856,750	\$ 1,856,750
Taxable Value	-	-	-
Captured Taxable Value	-	-	-
MTA Tax Revenues	-	-	-
<u>Harrison Troy Poolside Apt (HTA)(BR10)</u>			
Base Taxable Value	\$ 300,000	\$ 300,000	\$ 300,000
Taxable Value	182,540	186,190	189,914
Captured Taxable Value	-	-	-
HTA Tax Revenues	-	-	-
<u>Village of Troy (BR11)</u>			
Base Taxable Value	\$ 551,410	\$ 551,410	\$ 555,410
Taxable Value	8,096,530	15,000,000	25,000,000
Captured Taxable Value	7,545,120	14,448,590	24,444,590
VT Tax Revenues	179,030	635,530	1,075,220
Total Tax Revenues	\$ 388,620	\$ 680,010	\$ 1,121,390



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**Tax Capture and Millage
2024/25 through 2026/27**

	2025 Budget	2026 Budget	2027 Budget
Millage Rates			
City Less Debt Service	9.8623	9.8623	9.8623
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	2.7764	2.7764	2.7764
Total	43.1164	43.1164	43.1164