



The Detroit Brownfield Redevelopment Authority

What is the DBRA?

The Detroit Brownfield Redevelopment Authority (DBRA)

- Is an authority providing financial incentives on behalf of the City to revitalize underdeveloped or underutilized properties due to abandonment or environmental contamination
- Is governed by its 9 member Board of Directors.
- Board is assisted by its Community Advisory Committee (CAC)

The Detroit Economic Growth Corporation (DEGC)

- Provides the DBRA with staff assistance to implement the DBRA's project development plans within the City of Detroit



Michigan Public Act 381 of 1996



Public Act 381 allows the DBRA to use Tax Increment Financing (TIF) capture to reimburse for both environmental and non environmental eligible activities conducted on an eligible property as part of an approved Brownfield redevelopment plan.

Odd Fellows Hall Before



Odd Fellows Hall After



Eligible Property

In order for property to be included in a Brownfield plan, the property must qualify as one of the following:

- **Contaminated:** defined as a “facility” per Part 201 of NREPA.
- **Blighted:** the property is a public nuisance, an attractive nuisance to children, a fire hazard, has had utilities permanently disconnected, is tax reverted, is under control of a land bank, or has subsurface debris on site, as determined by City Council.
- **Functionally Obsolete:** the property cannot be used adequately to perform the function for which it was intended to, as designated by a Level III or Level IV Assessor.
- **Historic Resource:** a historic building or structure located within a historic district designated by the national register of historic places, the state register of historic sites or a local unit.
- **Targeted Redevelopment Area (TRA):** not less than 40 and not more than 500 contiguous parcels as approved by City Council resolution and by the Michigan Strategic Fund, not more than two TRA’s approved annually in each qualified local governmental unit, no more than five approved annually statewide.

The Ellington



Non Environmental Eligible Activities



Michigan Strategic Fund (MSF) eligible activities that qualify for reimbursement include:

- **Demolition:** whole or partial building, interior and site demolition.
- **Lead and Asbestos Abatement:** including the cost of a Lead or Asbestos Study.
- **Infrastructure Improvements:** generally must be publically owned and/or operated such as roads, sidewalks, curbs, gutters and water, storm and sanitary mains. Also includes underground and multi-level parking and urban storm water management systems, whether they are publically or *privately* owned and operated.
- **Site Preparation:** includes geotechnical engineering, temporary site control, excavation of unstable materials, and relocation of active utilities.
- **Additional Activities:** interest on eligible activity expenses, Brownfield plan and work plan or combined Brownfield/work plan expenses.

3408 Woodward



Environmental Eligible Activities

Michigan Department of Environmental Quality (MDEQ) eligible activities that qualify for reimbursement include:

- **Phase I and Phase II Environmental Site Assessments**
- **Baseline Environmental Site Assessment**
- **Due Care Activities**
- **Additional Response Activities**
- **Additional Activities:** interest on eligible activity expenses, Brownfield plan and work plan or combined Brownfield/work plan expenses.

Studio One Apartments



How Does TIF Work?



Tax Increment Financing (TIF) is a tool that allows the DBRA to reimburse a developer for eligible activity costs as part of an approved Brownfield redevelopment plan. TIF works by capturing the taxes (less the debt millages) on the incremental increase of the taxable value of a property as a result of the improvements made to the property. The TIF capture is then reimbursed to the developer for actual eligible activity costs.

1001 Woodward



How is a Brownfield Plan Approved?



Brownfield plan approval steps include the following:

- Initial meeting with DBRA Staff to provide Brownfield plan details.
- Meet and/or consult with MSF Staff for Brownfield plans that include non environmental eligible activities and with MDEQ Staff for Brownfield plans that include environmental eligible activities.
- Submit and present the Brownfield plan to the DBRA Board of Directors and the DBRA Community Advisory Committee (DBRA-CAC).
- Public hearing in the Brownfield plan location.
- Present results of the DBRA-CAC meeting and the local public hearing to the DBRA Board of Directors. DBRA Board vote to send the Brownfield plan to Detroit City Council.
- Public hearing at the Detroit City Council Planning and Economic Development Standing Committee.
- Detroit City Council Brownfield plan approval.
- MSF work plan approval for school TIF capture on non environmental eligible activities.
- MDEQ work plan approval for school TIF capture on environmental eligible activities.
- PA 381 allows for a separate Brownfield plan and work plan approval **or** a combined Brownfield plan (and work plan) approval.

Broderick Tower



QUESTIONS & COMMENTS



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