

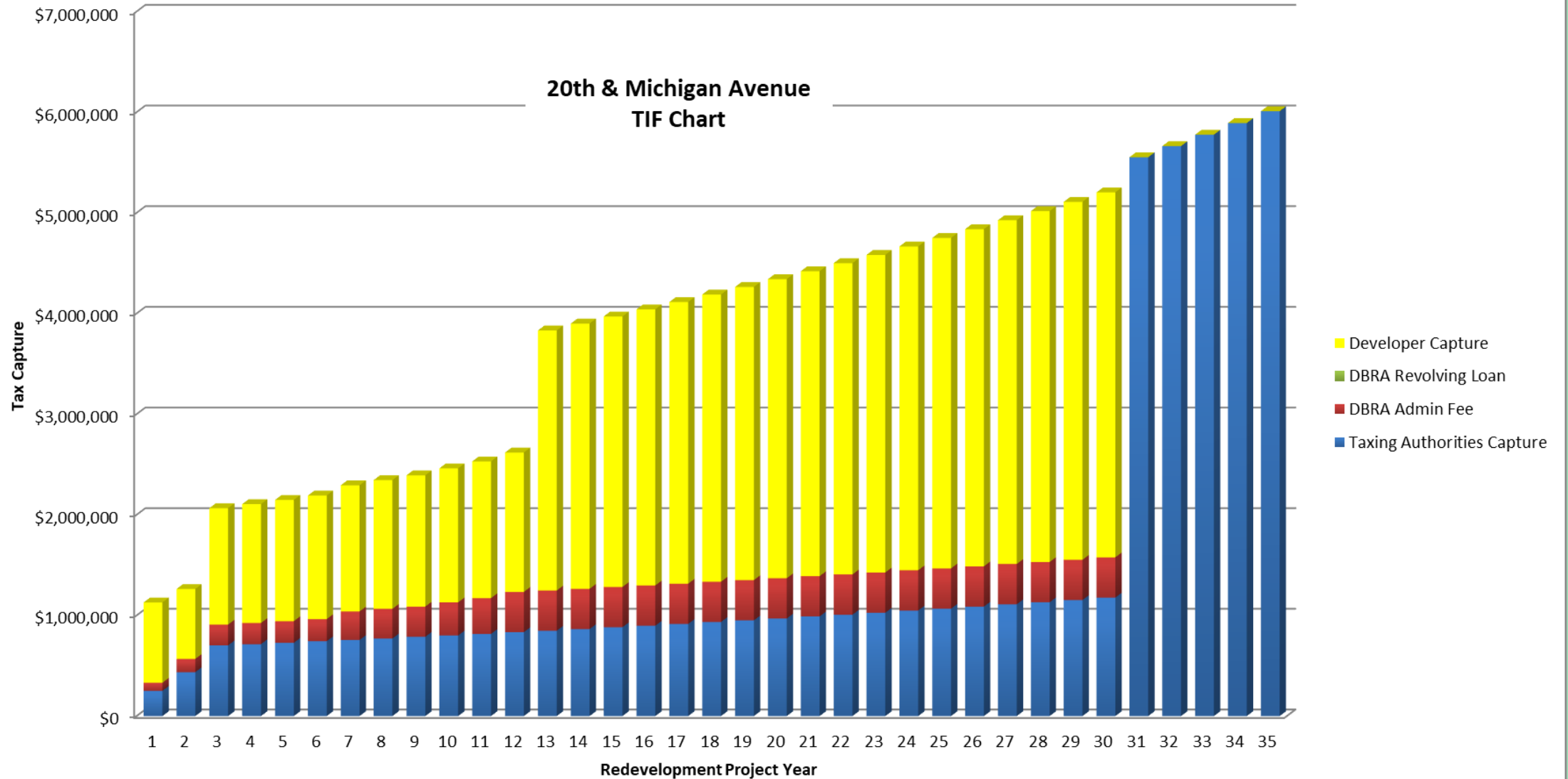


BROWNFIELD PLAN PRESENTATION

DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
Local Public Hearing – Amended and Restated 20th & Michigan Avenue
Brownfield Plan
Thursday, October 2, 2025

- **Public Comment? Public Comments are limited to two (2) minutes. Public Comment can also be submitted by emailing Cora Capler at ccapler@degc.org. Public Comment submitted in writing will be included with the public hearing minutes which will be submitted to the DBRA Board of Directors and Detroit City Council.**
- **Additional questions? Please feel free to email Cora Capler at ccapler@degc.org.**

20201 Livernois Brownfield Plan | TIF Chart



- A tax incentive designed to help level the playing field between undeveloped properties on the edge of the suburbs and redeveloping properties in core communities.
- Brownfield Tax Increment Financing (TIF) works at its simplest by freezing taxes at the pre-renovated rate (blue bars).
- Developer captures the difference of the increase in tax value, the Increment (yellow bars).

- Developer pays for all eligible costs upfront and submits all costs to DBRA which reviews for:
 - Eligibility
 - Reasonableness
 - Compliance with City, State & Federal regulations
- Developer is then paid back via TIF annually over time – 30 year maximum.
- When developer is fully paid back (end of yellow bars) the Brownfield Plan “sunsets” and all governments receive full tax capture (tall blue bars towards the right).

ELIGIBLE PROPERTY

Traditional Brownfield Plan

- Facility (i.e. contaminated)
- Functionally Obsolete
- Blighted
- Historic

Housing Property

- **Rental: residential w/ households earning no more than 120% AMI**
- **For Sale: residential w/ households earning no more than 120% AMI**

ELIGIBLE ACTIVITIES – HOUSING TIF

Rehabilitation of Existing Housing	Rehabilitation of Existing Non-Housing Structure	New Construction
○ Infrastructure & Safety Improvements	○ Infrastructure & Safety Improvements	○ Infrastructure & Safety Improvements
○ Site Preparation	○ Site Preparation	○ Site Preparation
○ Financing gap	○ Financing gap	○ Financing gap
○ Demolition & Renovation	○ Demolition & Renovation	○ Demolition
○ Temporary Household Relocation		
○ Acquisition costs of blighted or functionally obsolete properties		

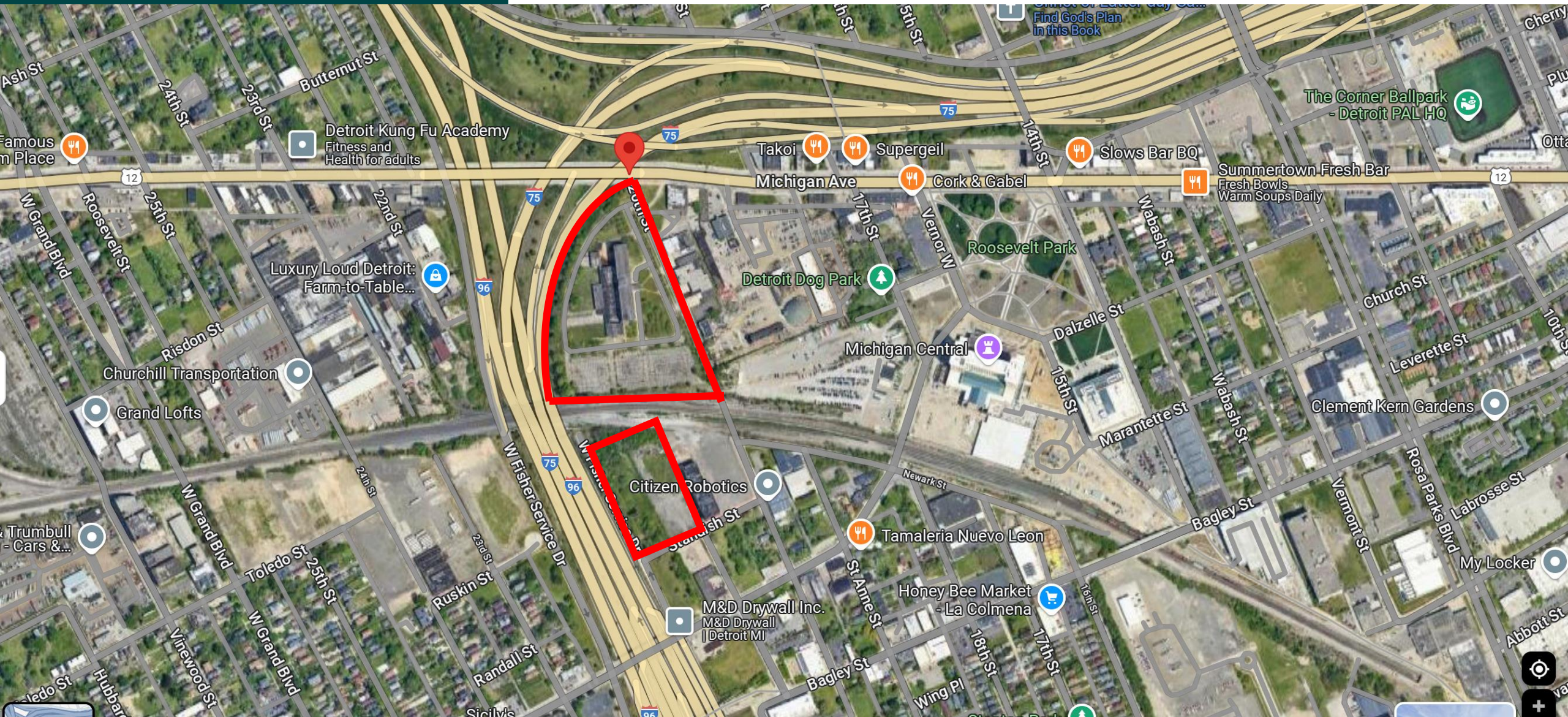
- 9 Member Board of Directors
 - Assisted by a 9-member Community Advisory Committee
- Local public hearing to receive comment regarding the brownfield plan which will then be submitted to the Board of Directors and Detroit City Council.
- Public Hearing at Detroit City Council's Planning and Economic Development Standing Committee.
- City Council Final Vote.



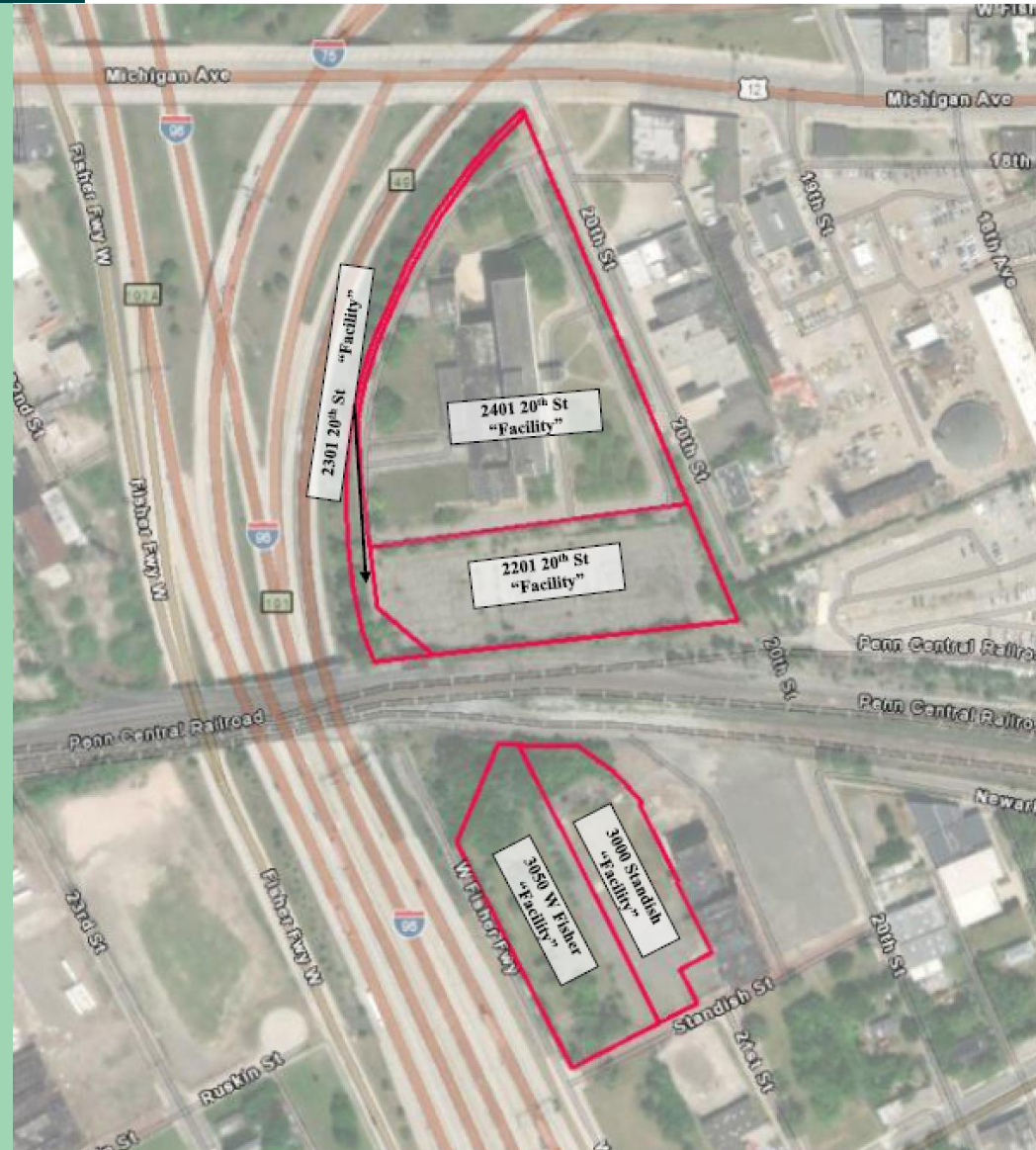
Amended and Restated 20th & Michigan Avenue Brownfield Plan

**PUBLIC ACT
381**





Amended 20th & Michigan Avenue Brownfield Plan | Location Map





See more dates

Amended 20th & Michigan Avenue Brownfield Plan | Current Conditions





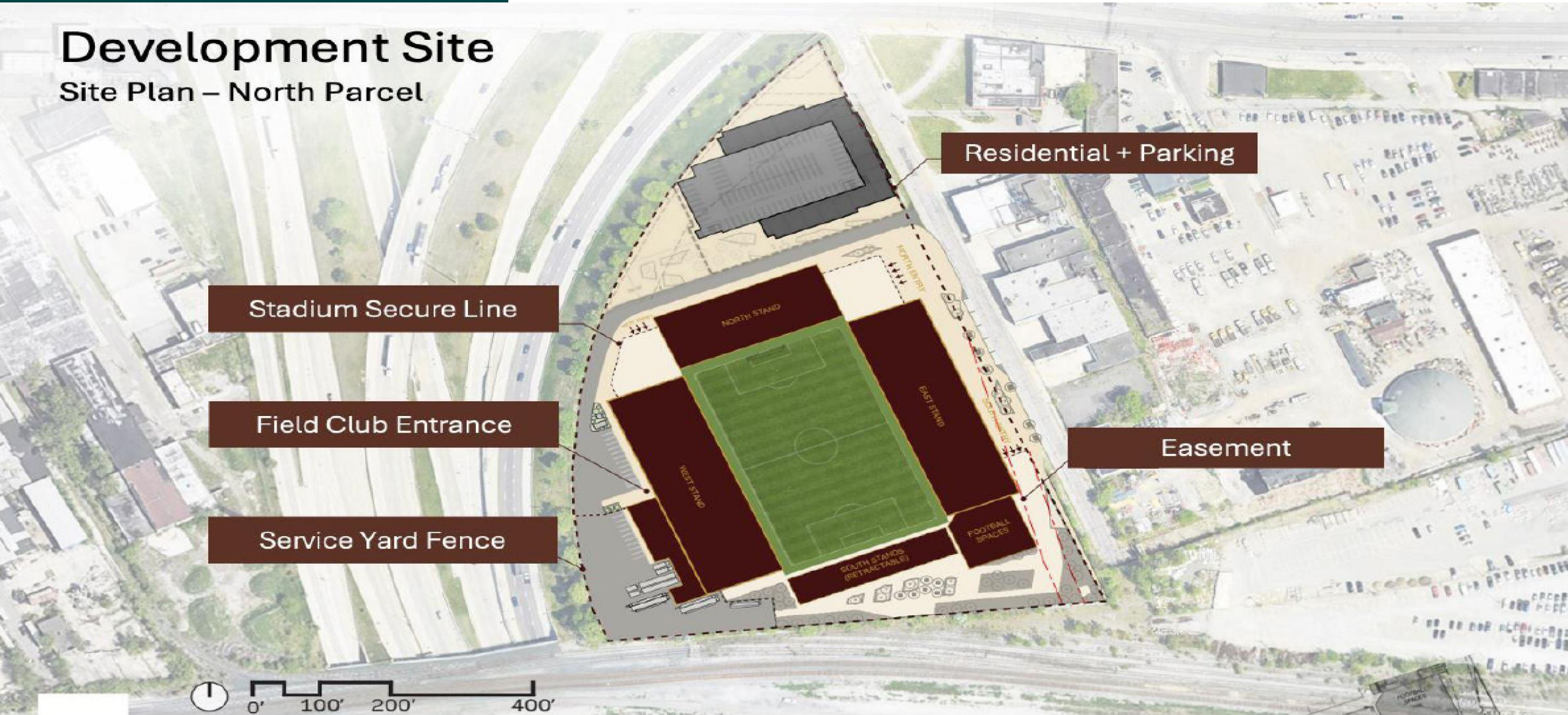


Amended 20th & Michigan Avenue Brownfield Plan | Rendering



Development Site

Site Plan – North Parcel



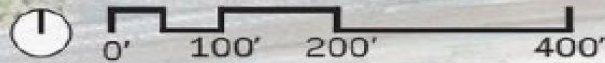
Stadium Secure Line

Field Club Entrance

Service Yard Fence

Residential + Parking

Easement



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QUESTIONS?

Brian Vosburg

**SENIOR DIRECTOR OF
BROWNFIELD
REDEVELOPMENT**

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