



# BROWNFIELD PLAN PRESENTATION

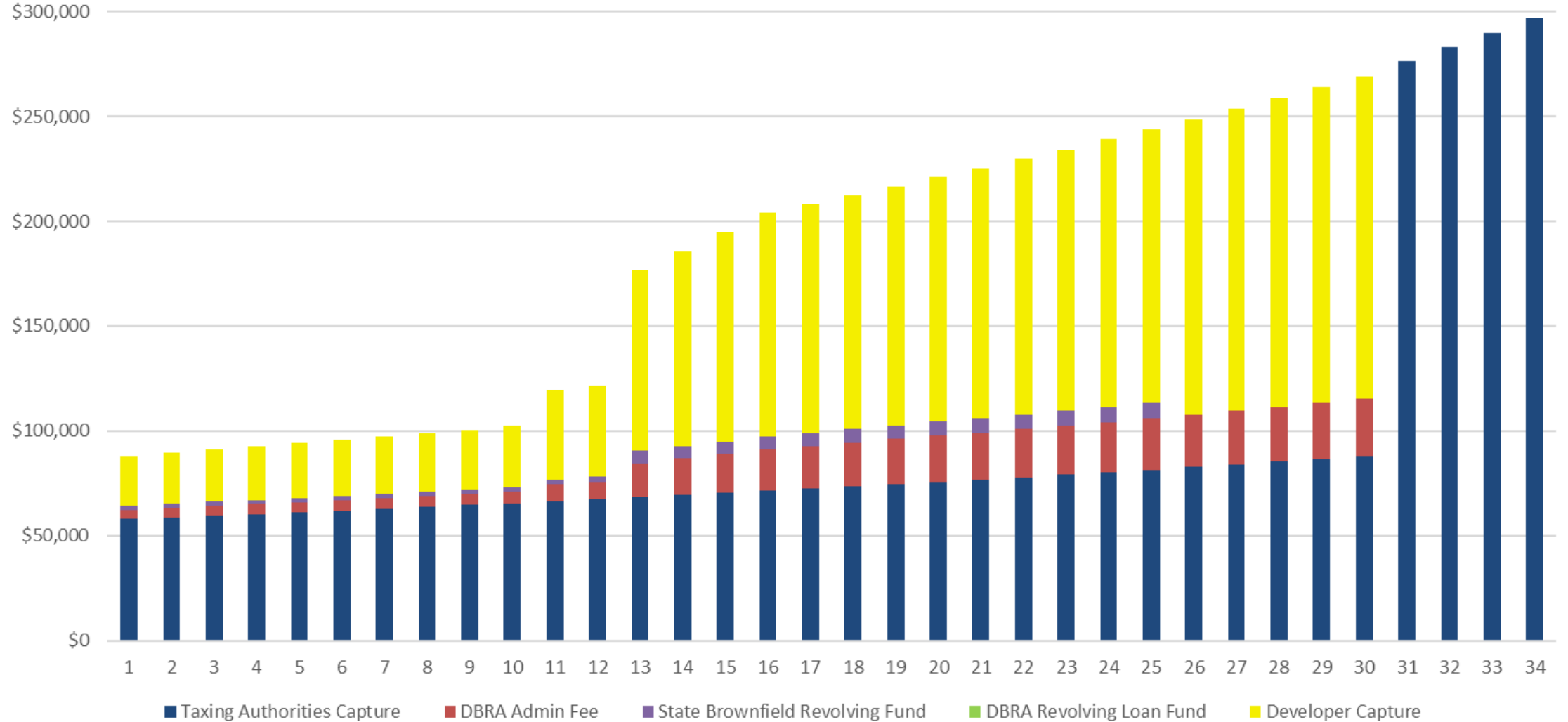
## DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

**Local Public Hearing – 20201 Livernois Brownfield Plan**

**Monday, February 10, 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](mailto: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](mailto:ccapler@degc.org).**

20201 Livernois 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
<ul style="list-style-type: none"> <li>○ Infrastructure &amp; Safety Improvements</li> </ul>	<ul style="list-style-type: none"> <li>○ Infrastructure &amp; Safety Improvements</li> </ul>	<ul style="list-style-type: none"> <li>○ Infrastructure &amp; Safety Improvements</li> </ul>
<ul style="list-style-type: none"> <li>○ Site Preparation</li> </ul>	<ul style="list-style-type: none"> <li>○ Site Preparation</li> </ul>	<ul style="list-style-type: none"> <li>○ Site Preparation</li> </ul>
<ul style="list-style-type: none"> <li>○ Financing gap</li> </ul>	<ul style="list-style-type: none"> <li>○ Financing gap</li> </ul>	<ul style="list-style-type: none"> <li>○ Financing gap</li> </ul>
<ul style="list-style-type: none"> <li>○ Demolition &amp; Renovation</li> </ul>	<ul style="list-style-type: none"> <li>○ Demolition &amp; Renovation</li> </ul>	<ul style="list-style-type: none"> <li>○ Demolition</li> </ul>
<ul style="list-style-type: none"> <li>○ Temporary Household Relocation</li> </ul>		
<ul style="list-style-type: none"> <li>○ Acquisition costs of blighted or functionally obsolete properties</li> </ul>		

- 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.





# 20201 Livernois Brownfield Plan

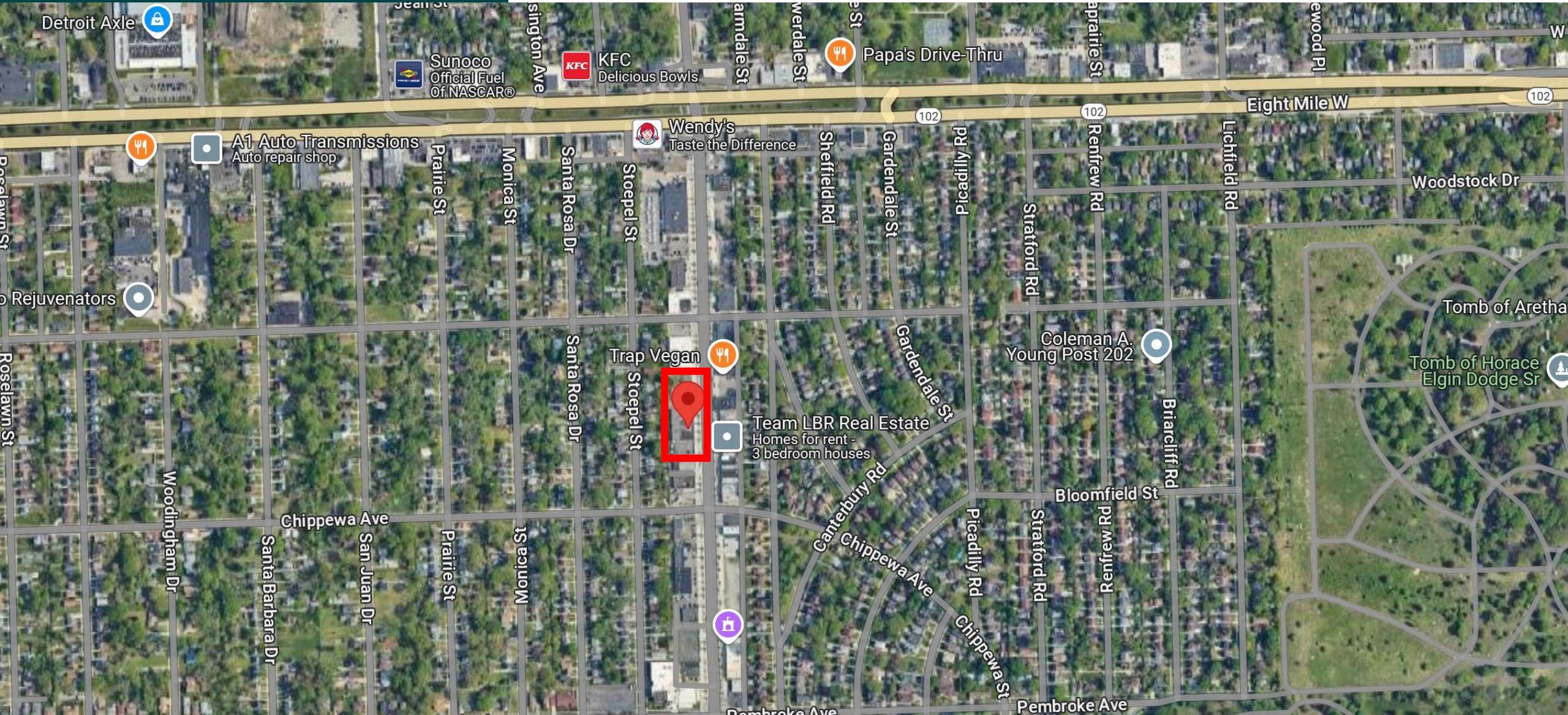
**PUBLIC ACT  
381**







# 2021 Livernois Brownfield Plan | Location Map







# 20201 Livernois Brownfield Plan | Current Conditions

Street View

See more dates







View from the South





View from the North









**Roof Amenity View**



**Sidewalk View**

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**QUESTIONS?**

**Cora Capler**

**SENIOR BROWNFIELD  
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