

An aerial photograph of Detroit, Michigan, showing the city skyline with several prominent skyscrapers. In the foreground, the Comerica Park baseball stadium is visible, surrounded by parking lots and city streets. The text is overlaid on the image.

**CDEFA MICHIGAN FINANCING ROUNDTABLE
THE INTERNATIONAL BANQUET CENTER
DETROIT, MICHIGAN
March 30, 2010**

**Understanding Tax Increment Finance
Art Papapanos
Vice President, DEGC**



USE OF TAX INCREMENT FINANCING IN DETROIT

- DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
- LOCAL DEVELOPMENT FINANCE AUTHORITY (LDFA)
- TAX INCREMENT FINANCE AUTHORITY (TIFA)
- BROWNFIELD REDEVELOPMENT AUTHORITY (DBRA)
- CORRIDOR IMPROVEMENT AUTHORITY (CIA)

DOWNTOWN DEVELOPMENT AUTHORITY



DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT
DEVELOPMENT AREA No 1
DEVELOPMENT AREA No 2

DOWNTOWN DEVELOPMENT AUTHORITY

PROJECTS & PROGRAMS BY SECTOR

1978 - PRESENT

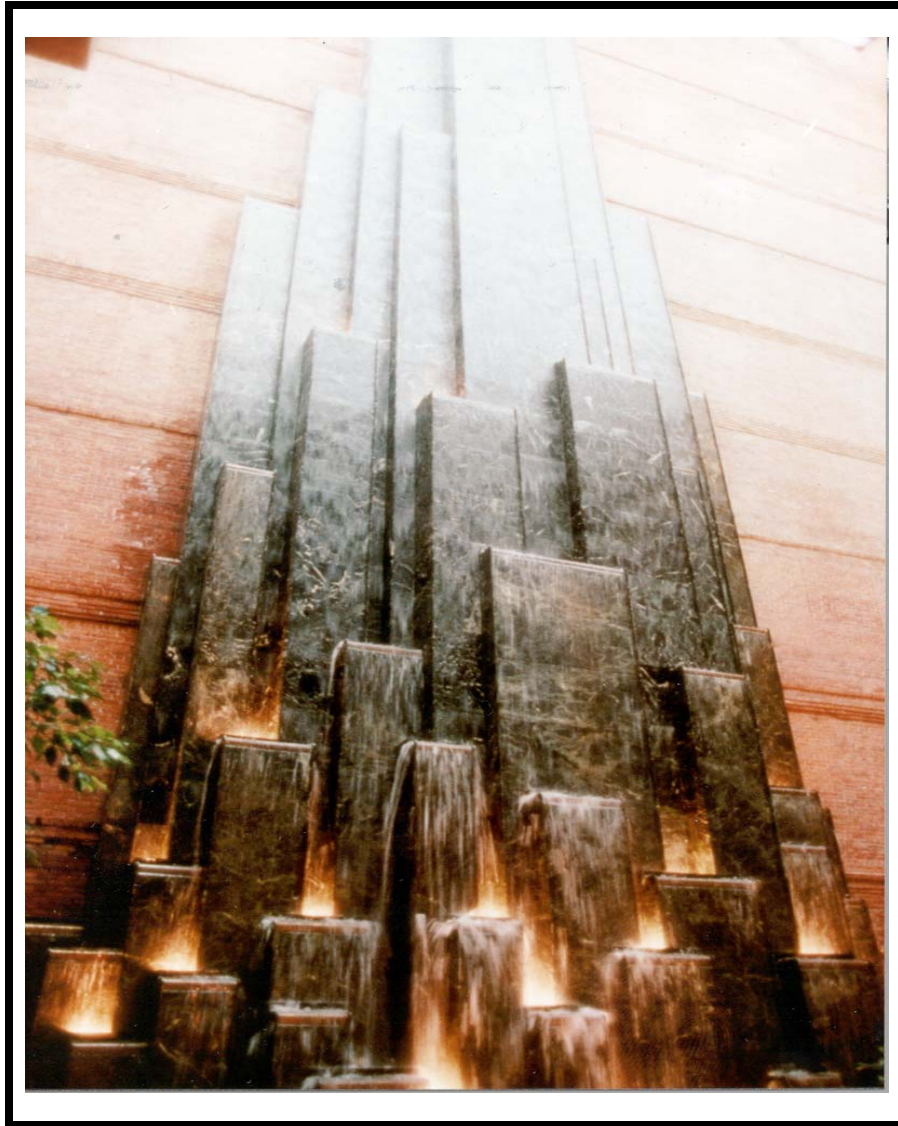
- HOTEL
- MIXED USE
- OFFICE
- PUBLIC IMPROVEMENTS
- RESIDENTIAL
- RETAIL
- SPORTS & ENTERTAINMENT
- TRANSPORTATION & PARKING

HOTEL SECTOR

- ATHENEUM HOTEL
- BOOK CADILLAC
- OMNI/MARRIOTT
- RAMADA INN



ATHENEUM HOTEL



ATHENEUM HOTEL



BOOK CADILLAC



OMNI/MARRIOTT



RAMADA INN

MIXED USE SECTOR

- CAMPUS MARTIUS & COMPUWARE
- HARMONIE PARK
- MILLENDER CENTER



CAMPUS MARTIUS
COMPUWARE



HARMONIE PARK



MILLENDER CENTER

OFFICE SECTOR

- 150 WEST JEFFERSON
- ANNIS FUR
- DIME BUILDING
- MADISON CENTER
- MADISON MADISON INTERNATIONAL
- METROPOLE BUILDING
- ONE DETROIT CENTER
- ROSETTI BUILDING



1500 WEST JEFFERSON



ANNIS FUR BUILDING



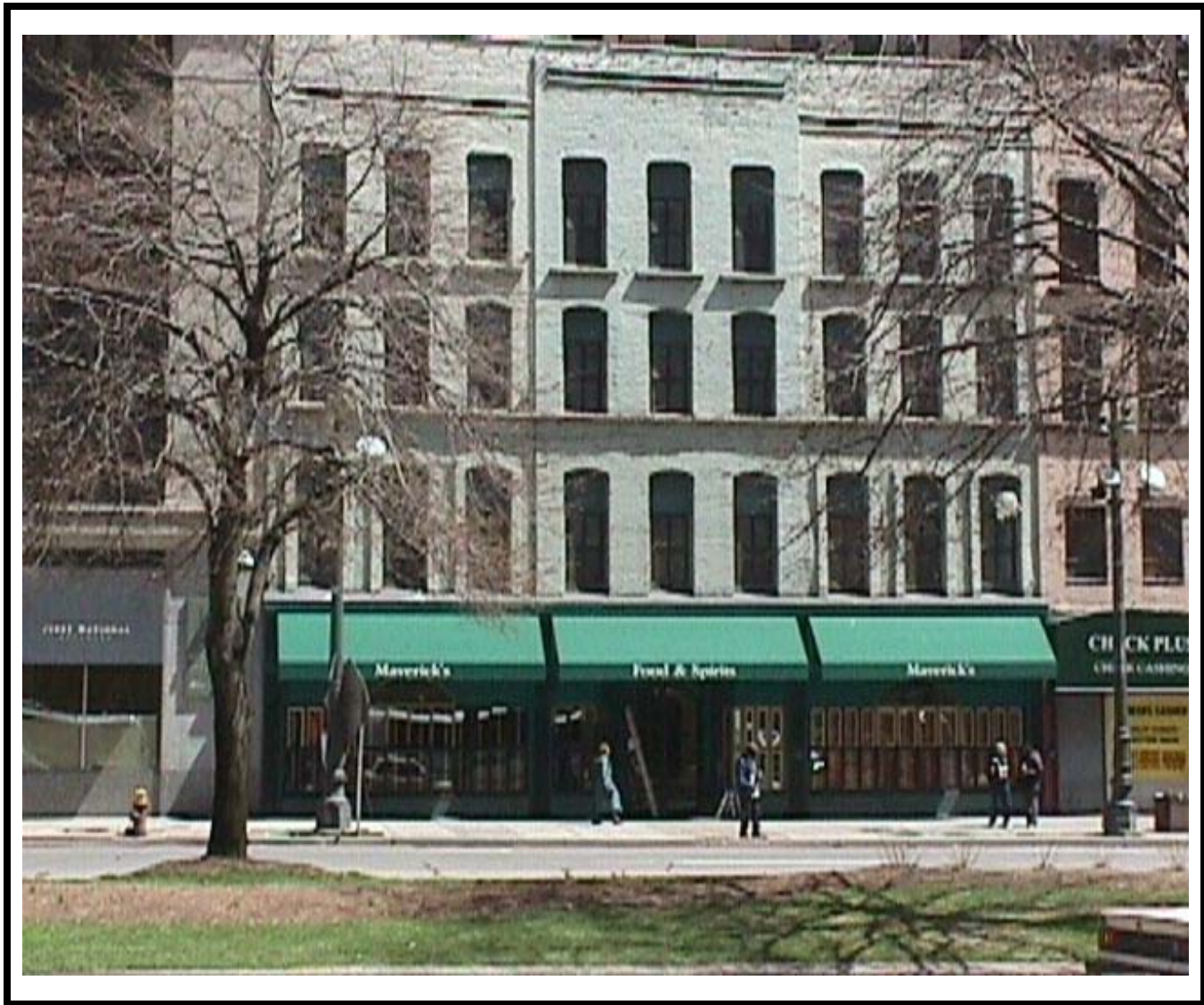
DIME BUILDING



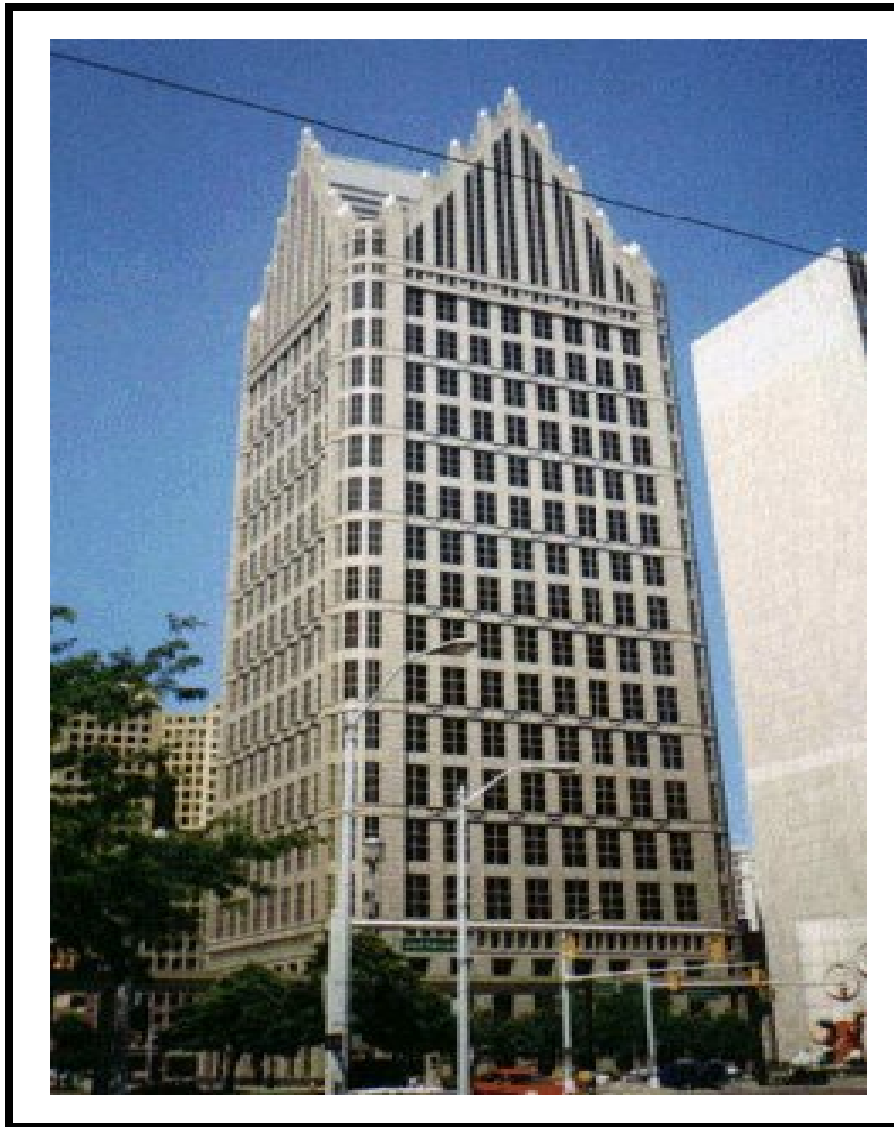
MADISON CENTER



MADISON MADISON INTERNATIONAL



METROPOLE BUILDING



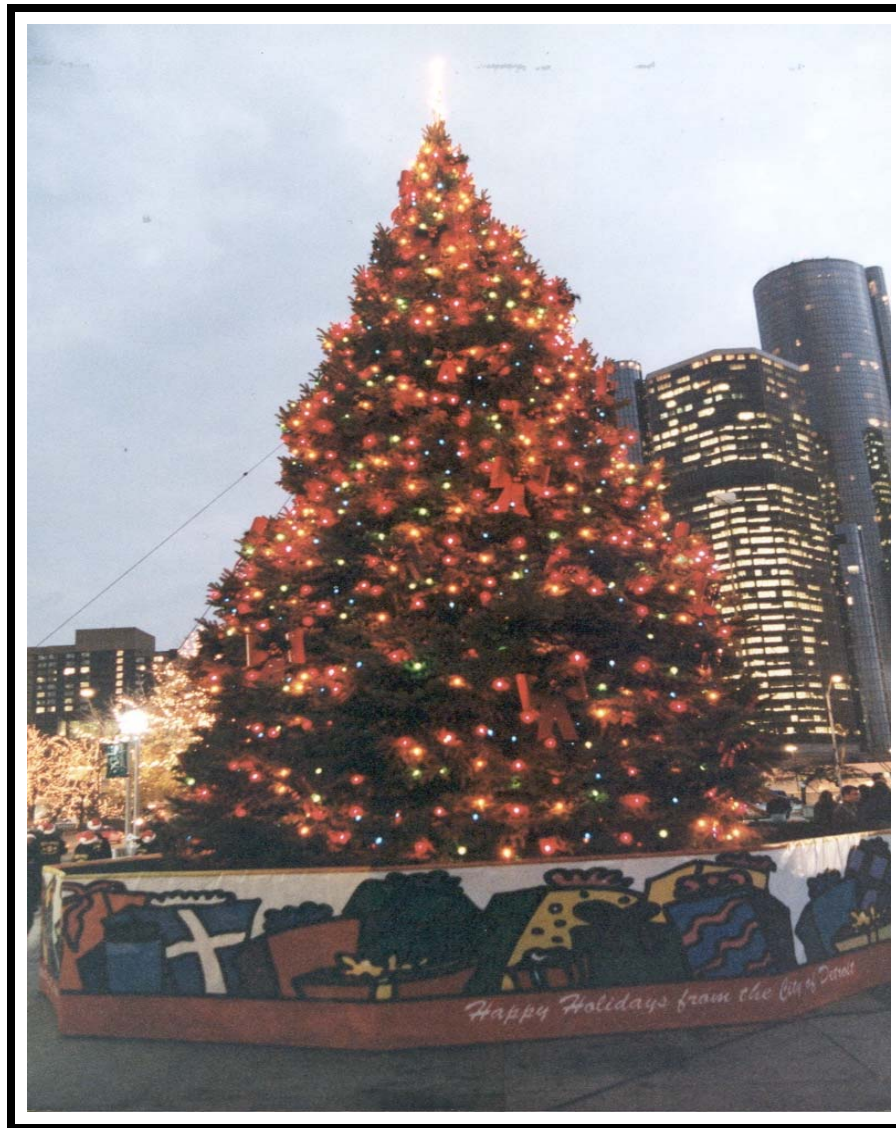
ONE DETROIT CENTER



ROSETTI BUILDING

PUBLIC IMPROVEMENTS SECTOR

- CHRISTMAS LIGHTING
- GENERAL MOTORS HEADQUARTERS
- HARMONIE PARK - MOT
- RIVERFRONT PROMANADE
- THEATER DISTRICT
- LOWER WOODWARD IMPROVEMENTS



CHRISTMAS LIGHTING



GM PUBLIC IMPROVEMENTS



HARMONIE PARK



RIVERFRONT PROMANADE



THEATER DISTRICT



LOWER WOODWARD IMPROVEMENTS



LOWER WOODWARD IMPROVEMENTS

RESIDENTIAL SECTOR

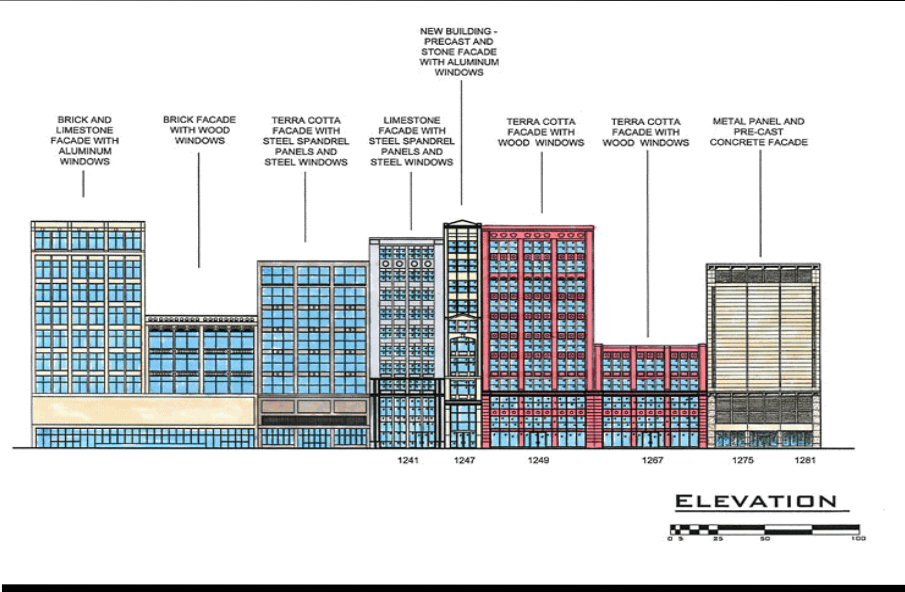
- LAFER BUILDING
- LOFTS OF WOODWARD
- MERCHANTS ROW
- RIVERFRONT APARTMENTS
- TROLLEY PLAZA



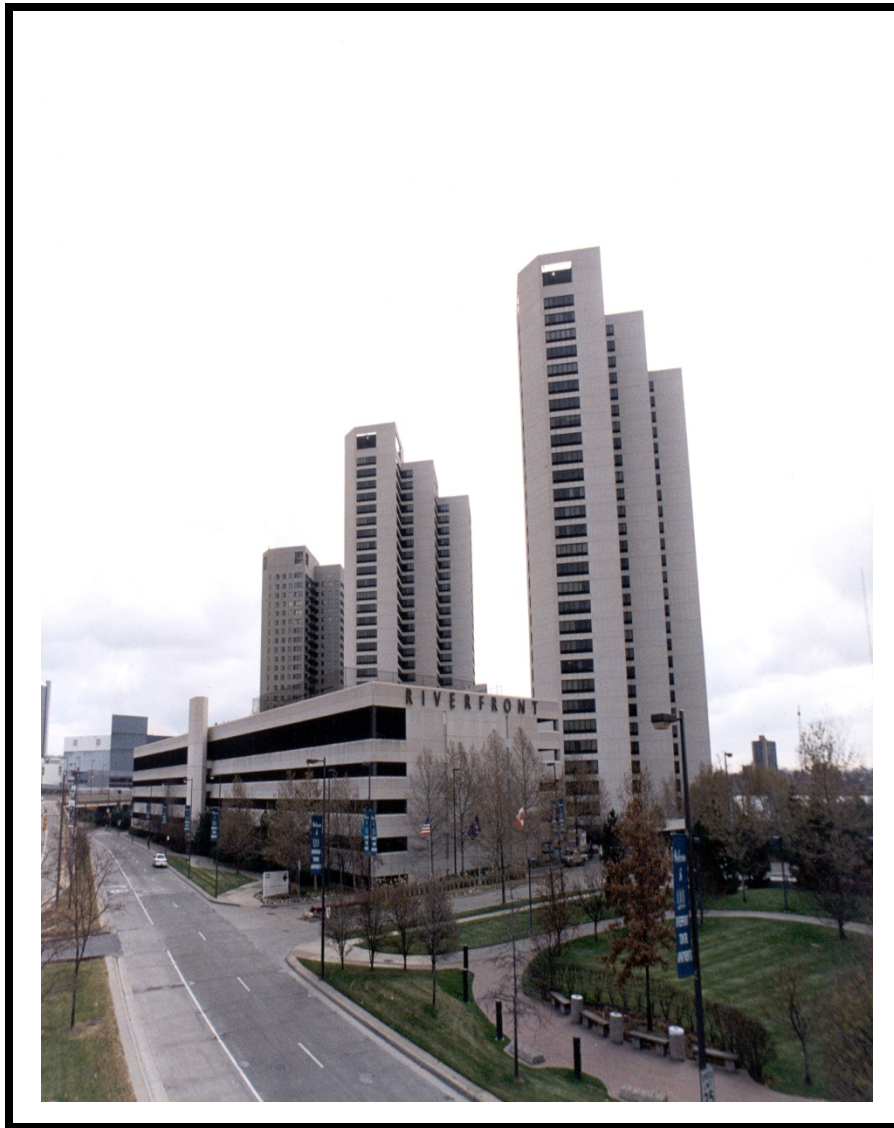
LAFER BUILDING



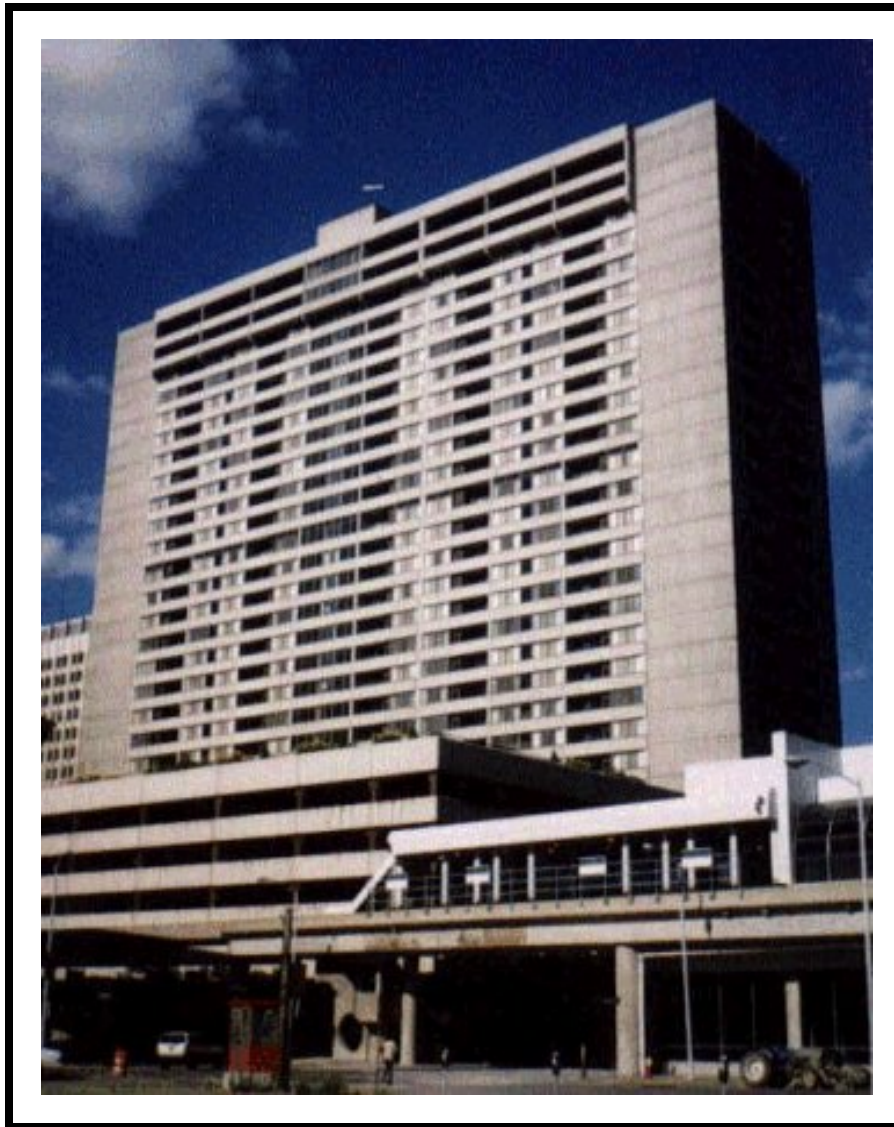
LOFTS OF WOODWARD



MERCHANTS ROW



RIVERFRONT APARTMENTS



TROLLEY PLAZA

RETAIL SECTOR

- BROADWAY RANDOLPH
- TRAPPERS ALLEY
- SBLT PROGRAM
- H/O/R/D PROGRAM



BROADWAY / RANDOLPH



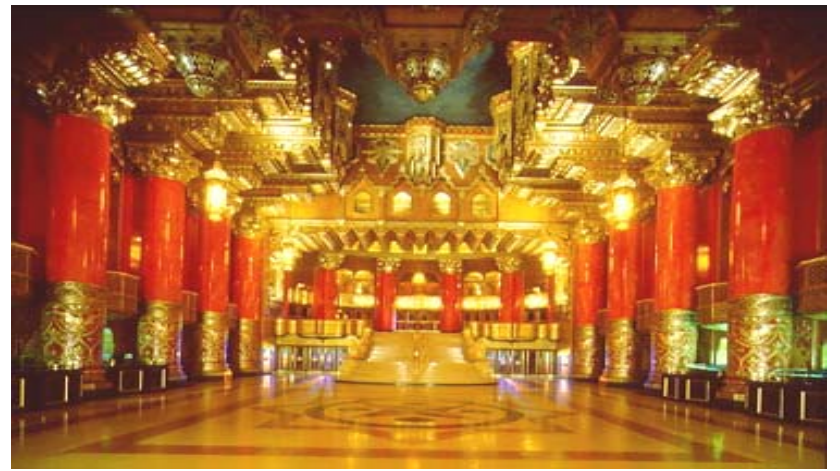
TRAPPERS ALLEY

SPORTS & ENTERTAINMENT SECTOR

- GEM & CENTURY THEATERS
- FOX THEATER
- MICHIGAN OPERA THEATER
- MUSIC HALL
- STATE THEATER
- COMERICA PARK
- FORD FIELD



GEM & CENTURY THEATERS



FOX THEATER



MICHIGAN OPERA THEATER



MUSIC HALL



STATE THEATER



COMERICA PARK



FORD FIELD

TRANSPORTATION & PARKING SECTOR

- DETROIT PEOPLE MOVER
- GREEK TOWN GARAGE
- HUDSON'S GARAGE
- KENNEDY SQUARE GARAGE
- ONE KENNEDY GARAGE



DETROIT PEOPLE MOVER



GREEK-TOWN GARAGE



PREMIER



KENNEDY GARAGE



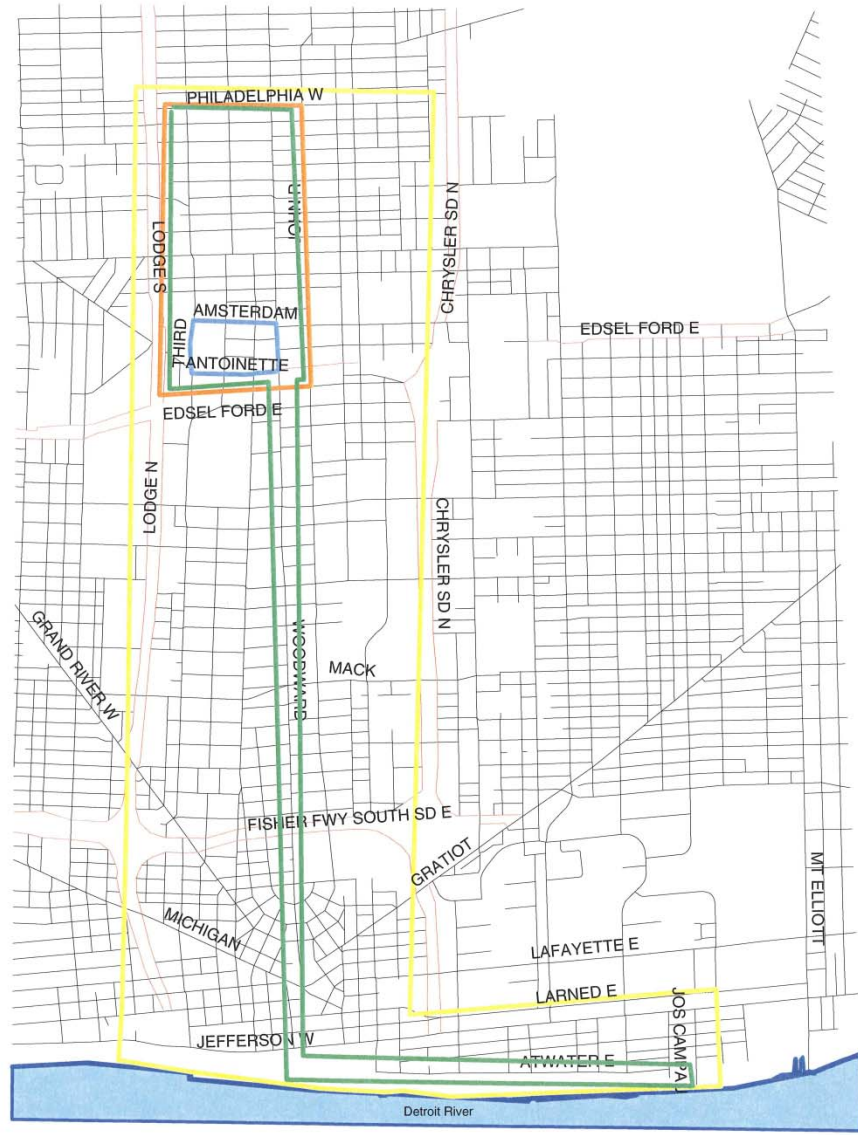
ONE KENNEDY

LOCAL DEVELOPMENT FINANCE AUTHORITY



CHRYSLER ASSEMBLY PLANT

WOODWARD TECHNOLOGY CORRIDOR SMARTZONE



- Yellow - Woodward Technology Corridor SmartZone
- Green - Authority District/Certified Technology Park
- Orange - Tech Park Area #1
- Blue - WSU Technology and Research Park



TAX INCREMENT FINANCE AUTHORITY



GM POLETOWN



NEW CENTER 1



ST. REGIS

**DETROIT BROWNFIELD REDEVELOPMENT
AUTHORITY**



➤ **Since 2000, the approval of 165 Brownfield Redevelopment Plans**

- **2 hotel projects**
- **9 industrial projects**
- **42 mixed use projects**
- **1 high tech project**

➤ **Total investment in the City of ~ \$6B**

➤ **Total MBT credits of ~ \$284M**

➤ **TIF capture ~ \$583M**

➤ **Creation and retention of ~13,888 jobs**

➤ **Residential units ~ 9,300**



THE ELLINGTON



MACK ALTER SOUTH



TECH ONE



ODD FELLOWS HALL

**EIGHT MILE/WOODWARD
CORRIDOR IMPROVEMENT AUTHORITY**

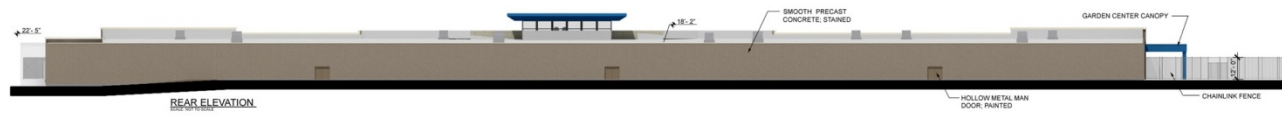
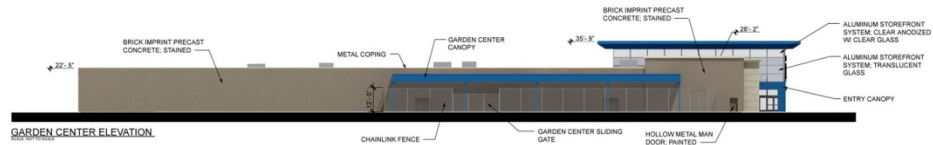
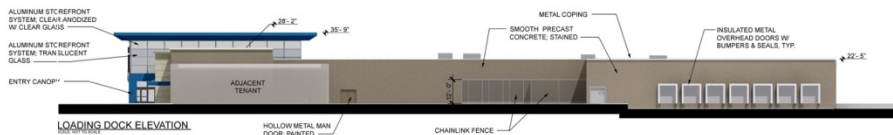
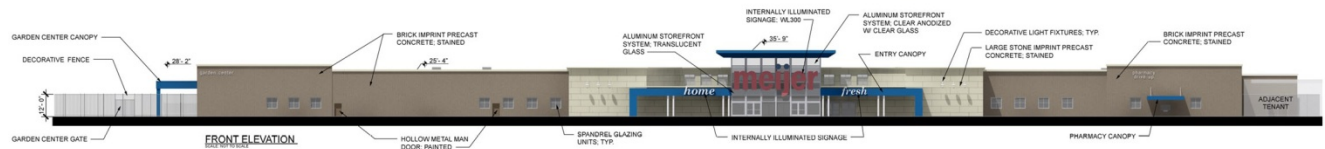


LAND/ BUILDING/ PARKING	
LAND DATA :	
TOTAL LAND AREA	
BUILDING DATA :	
BUILDING 'A'	GARDEN CENTER
BUILDING 'B'	GARDEN CENTER
BUILDING 'C'	GARDEN CENTER
BUILDING 'D'	GARDEN CENTER
BUILDING 'E'	GARDEN CENTER
BUILDING 'F'	GARDEN CENTER
BUILDING 'G'	GARDEN CENTER
SUBTOTAL	
BUILDING 'H'	GARDEN CENTER
BUILDING 'I'	GARDEN CENTER
BUILDING 'K'	GARDEN CENTER
BUILDING 'L'	GARDEN CENTER
BUILDING 'M'	GARDEN CENTER
BUILDING 'N'	GARDEN CENTER
SUBTOTAL	
TOTAL BUILDING AREA :	
PARKING DATA :	
TOTAL PARKING REQUIRED :	
SHOPPING CENTER LESS THAN 400,000 SF.	
1 SPACE / 250 SF. GROSS FLOOR AREA	
1,953,544 / 2,500	
TOTAL PARKING PROPOSED :	
1,410 SPACES / 1,000 SF. GROSS	
PEDESTRIAN PLAZA AREA REQUIRED	
(5% GROSS BUILDING AREA)	
PEDESTRIAN PLAZA AREA PROVIDED	
(8.7% GROSS BUILDING AREA)	

SITE PLAN



FINISH COLOR LEGEND	
SMOOTH & BRICK IMPRINT PRECAST	SW6061 'TANBARK'
LARGE STONE IMPRINT PRECAST	SW6142 'MACADAMIA'
ENTRY GARDEN CENTER AND PHARMACY CANOPIES	TO MATCH FAC-CLAD 'AWARD BLUE'



meijer

 1.92 Detroit, Michigan

fishbeck, thompson, carr, & huber, inc.

 12.21.2009

 G090331SD