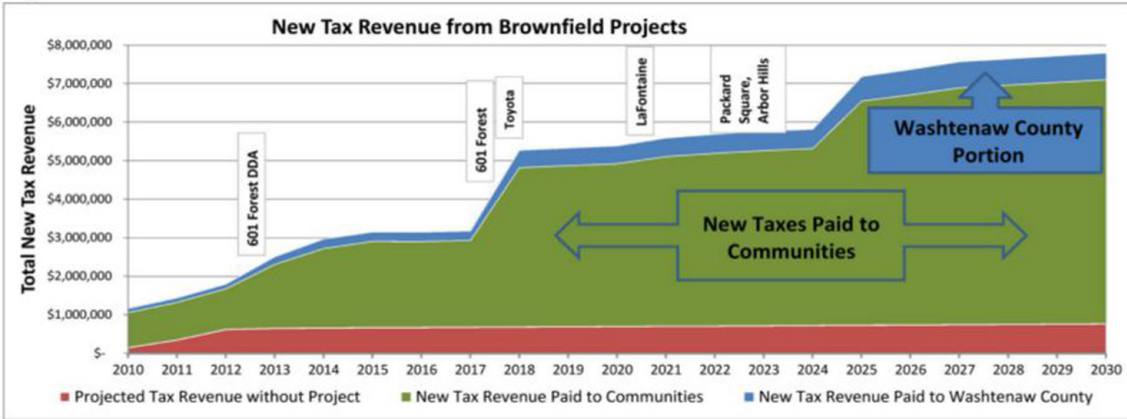


Washtenaw County Brownfield Redevelopment Program Performance Summary

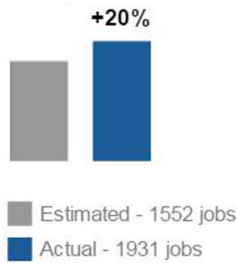
How has the Washtenaw County's Brownfield Redevelopment Program performed since its creation in 1999? The Brownfield Authority analyzed 11 of its completed brownfield projects, including partial measures from 3 additional projects recently completed or partially phased, to determine the accuracy of key metrics of its Brownfield Plans and the program as a whole.



Almost \$3 million in tax revenue was created by brownfield projects in 2015, while over \$7 million annually will be generated by 2030. These projects would have only produced \$660,000 in revenues in 2015 without redevelopment.

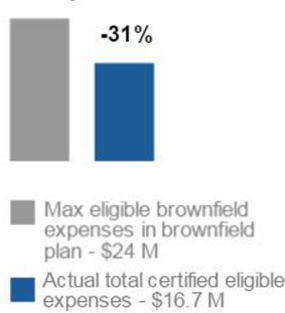
FINDINGS

Total Jobs Created from all Projects



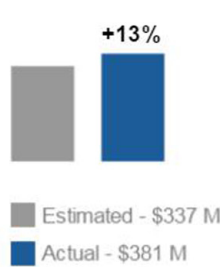
The total jobs created among all completed projects was 20 percent higher than stated in the approved plans.

Total Certified Eligible Brownfield Expenses



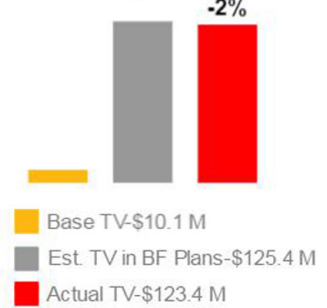
The total of all certified TIF expenses was 31 percent less for all projects than originally stated in approved plans.

Total Private Investment of all Completed Projects



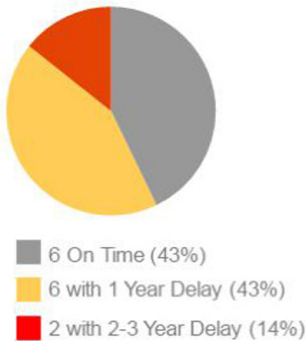
Total private investment generated from all completed projects was 13% higher than stated in the approved brownfield plans. (6 projects had higher private investment, 4 had lower)

Taxable Value of Projects Upon Completion



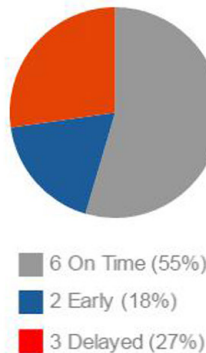
The total Taxable Value of all completed projects is 2% lower than projected. However, \$113 M of new Taxable Value was created above the base TV.

Construction Start



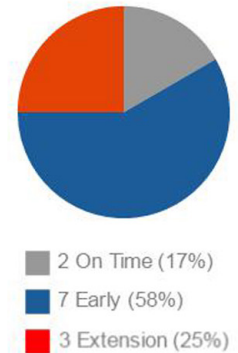
86% of all projects began construction on time or 1 year late. 2 projects saw a 2-3 year delay in construction start.

Project Completion Year



73% of all projects were completed on time or early, while completion of 3 projects were delayed by 1 year.

TIF Reimbursement Period



For 75% of all completed projects, the TIF reimbursement period will be within or shorter than projected. 25% of completed projects will take longer than planned.

