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 $600,000 in revenues in 2015 without redevelopment.

### FINDINGS

**Total Jobs Created from all Projects**
- Estimated: 1,552 jobs
- Actual: 1,931 jobs

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

**Total Certified Eligible Brownfield Expenses**
- Max eligible brownfield expenses in brownfield plan: $24 M
- Actual total certified eligible expenses: $18.7 M

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**
- Estimated: $337 M
- Actual: $381 M

Total private investment generated from all completed projects was 13% higher than projected. (6 projects had higher private investment, 4 had lower).

**Taxable Value of Projects Upon Completion**
- Base TV: $10.1 M
- Est. TV in BF Plans: $125.4 M
- Actual TV: $123.4 M

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

- 6 On Time (43%)
- 6 with 1 Year Delay (43%)
- 2 with 2-3 Year Delay (14%)

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

- 6 On Time (55%)
- 2 Early (18%)
- 3 Delayed (27%)

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

### TIF Reimbursement Period

- 2 On Time (17%)
- 7 Early (58%)
- 3 Extension (25%)

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.