

**ANN ARBOR DDA POLICY REGARDING GRANT REQUESTS FOR BROWNFIELD OR OTHER  
STATE OF MICHIGAN PROGRAMS REQUIRING A LOCAL MATCH**

**Ann Arbor DDA Brownfield Policy Specifics**

- The A2 DDA mission is to spark private reinvestment within its DDA District and strengthen the downtown.
- The DDA always refers to its mission and its Development Plan when considering any grant request to be used as a local match for a State of Michigan incentive program. It is the goal of the DDA to promote the economic growth and development of properties within its DDA District by private investment. The DDA Development Plan also sets forward important DDA values, such as walkability, sustainability, mix of downtown uses and demographics, and downtown Ann Arbor's unique identity.
- An important way for the DDA to accomplish its mission is to provide a DDA grant as the local match to support State-eligible projects in the DDA District because the DDA's participation could help downtown developers leverage state funds.
- The DDA would be particularly interested in supporting eligible projects that have the clear potential to encourage or trigger other private tax-generating new development in the immediate vicinity. This can be defined as nearby properties that are within the DDA District, privately owned, not located in an historic district, and have not had significant public or private investment in the past ten years.
- The DDA will not forgo its TIF capture from a project; the DDA may elect to provide a grant to a project utilizing its funds, or it may elect to provide all or some of its support using such in-kind elements as access to parking for contractors or construction staging.
- To support a State-eligible project, the DDA will only invest in the eligible infrastructure that would benefit not only the proposed project, but also a larger public good. By way of example, this may include streetscape improvements including street furniture, upsizing water, storm or sewer mains, creating a concrete pad for a new trash compactor or electrical transformer to serve a larger area, or fire hydrants.
- When contemplating a possible local matching grant award, the maximum grant the DDA may consider will be calculated by estimating 25% of the total TIF captured by a project over ten years. The DDA is particularly eager to support projects that address a current gap in the marketplace.
- The DDA grant will be paid out over time, and the amount released will at no point be greater than the amount of new TIF paid by the developer of the new project. The DDA

reserves the right to adjust the amount of each portion of this grant to best benefit the DDA's budget and other considerations.

- In the event of a sale or transfer of the development, the DDA's grant may be assigned to the new owner of the property upon prior written consent of the DDA, provided, however, that the project has not been substantially modified since the time of the DDA's grant approval.
- The DDA's grant will automatically expire by June 30<sup>th</sup> at the end of the fiscal year following the fiscal year the grant was approved by the DDA if project construction has not begun. The DDA grant will automatically expire by June 30<sup>th</sup> at the end of the fifth fiscal year following the fiscal year the grant was approved by the DDA if construction has not been completed.

#### Policy Changes

The DDA reserves the right to modify these Brownfield Grant guidelines at any time and without notice. The DDA reserves the right to eliminate its Brownfield Grant program at any time and without notice.