Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, August 13th 2026 9:00 a.m.

200 N. Main, Ann Arbor, Lower Level Large Conference Room

Zoom Link to Webinar for Public to Join the Meeting:

https://washtenawcounty.zoom.us/j/83036086060?pwd=GrcdzGxfp5SIG7RdmXxu2VNhrGXUp3.1
(updated link for 2026 meetings)

Dial In Number: (number based on your current location):
+1 312 626 6799 US (Chicago) +1 470 250 9358 US (Atlanta) +1 470 381 2552 US (Atlanta) +1 267 831 0333 US (Philadelphia) +1 301 715 8592 US (Washington DC)

1. **Call to Order**
2. **Public Comment***
3. **Approval of Agenda**
4. **Approval of Minutes**
    a. July 9th, 2026 Meeting
5. **Board Member Conflict of Interest Disclosure**
6. **Business**
    1. Arbor South Reimbursement Agreement – Action
    2. Arbor South Act 381 Work Plan – Action
    3. Broadway Park Amended and Restated Reimbursement Agreement – Action
    4. Water Street, Ypsilanti, EGLE Act 381 Work Plan-Establish a Sub-Committee – Action
    5. Water Street Collateral Assignment Agreement to the DCC – Action
    6. 90 Maple, Ypsi Historic Depot, Phase II Assessment Grant Application – Action
    7. 2424 Stadium/Beztak, MSHDA Housing TIF Project Introduction – Presentation
    8. 2424 Stadium/Beztak, MSHDA Housing BF Plan Form Sub-Committee – Action
    9. August 2026 Financial Report – Information
7. **Other Business**
8. **Public Comment***
9. **Adjournment**

*All public comment will be limited to three (3) minutes per person

For more information on this agenda please contact Nathan Voght, Washtenaw County Office of Community and Economic Development at (734) 660-1061 or voghtn@washtenaw.org.

Washtenaw County
Brownfield Redevelopment Authority (WCBRA)
Meeting held in-person at 200 N. Main, downtown Ann Arbor
Lower Level Large Conference Room

DRAFT MEETING MINUTES
Thursday, July 9, 2026, 9:00 a.m.

Board Present: Katie Jones – Chair, Katie Scott, Allison Krueger, Dan Swallow, Christy Maier – Secretary/Treasurer, James Harless, James Downing

Board Absent: Trevor Woollatt, Jenn Cornell

Staff: Nathan Voght – OCED

Joining the Meeting: Jared Belka, Michael Sessions, Ken Garber, Tim Loughfrin, Latitia Sharpe – Washtenaw County Treasurer, Darian Neubecker, on Zoom: Brian Farkas, Heather Smith – EGLE, Bret Stuntz, Gelderlj, Joe Agostinelli.

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Handouts: None

1. Call to Order

Katie Jones, Chair, called the meeting to order at 9:03 a.m.

2. Public Comment

Ken Garber spoke about the Village of Ann Arbor Brownfield Plan Amendment, questioning the level of public support, the increase in non-environmental activities and decrease in environmental, the move of homes away from methane areas, generally interested in hearing about how the public costs are justified based on public benefits offered.

3. Approval of Agenda

J. Harless moved to amend the agenda, (2nd J. Downing), and the motion passed unanimously.

4. Approval of June 11th, 2026 Meeting Minutes

D. Swallow moved to approve the minutes, (2nd J. Harless) and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None.

6. Business

1. Emerald Glen, Manchester, Reimbursement and Affordable Housing Agreement – Action

   Staff provided an overview of the Agreement and the particular provisions unique to the project that were reflected. These include the process for lease-up of the 6 rental homes, how renewals are handled, and how to handle households that are over-income upon renewals. In addition, with the fate of the federal housing bill unknown, a provision to sell the rent-restricted rental homes to qualified households to become for-sale homes was included as a contingency.

The Board asked about the 100% maximum rent for the units, and how that was calculated. Further discussion occurred on the conversion of the units to for-sale, should the federal housing bill limit large companies from owning too many rental homes. Brian Farkas, with Allen Edwin Homes, discussed the federal housing bill and its potential impact.

There were questions on the application period that the Office of Community and Economic Development would have to review household information. Also, the Authority made a change in Section 2, b) of the HTIF Requirements Exhibit, from "County" to "Authority" …" fails to respond within this seven-day period…" As it's the Authority reviewing the tenant application, not the "County." And in the last paragraph of that same section, adding "…utilize a designee or third party to review and approve the…"

D. Swallow moved to approve the Reimbursement Agreement as amended, (2nd C. Maier), and the motion passed unanimously.

2. Emerald Glen, Manchester, Act 381 MSHDA Work Plan – Action

Staff referred to the proposed Work Plan for the Emerald Glen MSHDA project. The developer has significant experience with the MSHDA TIF process, and the Work Plan reflected this. It's complete and accurate, and is ready for submittal to MSHDA.

K. Scott moved to approve the Emerald Glen Act 381 MSHDA Work Plan, (2nd J. Harless), and the motion passed unanimously.

3. Village of Ann Arbor Brownfield Plan Amendment, Project Introduction – Presentation/Discussion

Jared Belka, Bret Stuntz and representatives from Robertson Brothers Homes were in attendance and provided an overview of the changes to the project since it was originally approved in 2023. A summary document was distributed to the Authority via email prior to the meeting.

The project has been granted an amended Site Plan approval from the City of Ann Arbor. Bret Stuntz from SME discussed the passive vapor intrusion due care measures being taken, and backfill areas that are producing methane and the passive vents that will be installed in these areas.

The Board asked who would own the recreational areas, and the developer indicated they would be owned privately by them. The north/south and east/west access roads are private, but provided to the public to access the Leslie Park.

The Board thanked them for the presentation.

4. Village of Ann Arbor Brownfield Plan Amendment, Form Sub-Committee – Action

Board members James Harless, Katie Jones, Katie Scott, and Christy Maier volunteered to assist with reviewing the Brownfield Plan Amendment.

5. July 2026 Financial Report – Information

The report includes updated financial information for all projects, but there are no transactions to approve.

7. Other Business

The Board discussed the grand opening of the Chelsea Park on August 21st, the 206 N. Washington Avalon project's completion, the ground breaking for Youth Arts Alliance at 326 E. Michigan, among other things.

8. Public Comment:

None
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9. Adjournment:

J. Harless moved to adjourn the meeting at 10:12 a.m. (2nd C. Maier), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the ___________, 2026 meeting, held at 200 N. Main, lower level large conference room, downtown Ann Arbor.

Washtenaw County Brownfield Redevelopment Authority

Agenda Summary Memo

REGULAR IN-PERSON MEETING

9:00 a.m. Thursday, August 13th, 2026

200 N. Main, Lower Level Large Conference Room, Ann Arbor

TO: Washtenaw County Brownfield Authority
FROM: Nathan Voght, Washtenaw County Brownfield Coordinator
DATE: August 6th, 2026

This regular board meeting will be held in-person, at 200 N. Main, lower level Large Conference Room, downtown Ann Arbor. Any public wishing to participate can attend the meeting in-person, or use the provided Zoom Webinar link on the meeting agenda.

Business Items:

1. **Arbor South Reimbursement Agreement – Action**

   Please see a proposed Reimbursement Agreement for the Arbor South development. The Agreement is proposed to be three-party, adding the City of Ann Arbor as a reimbursable entity for the $25M trunkline infrastructure eligible activity in the Brownfield Plan.

   The Agreement uses the Authority's template as a basis, and language added to respond to the particulars of the Arbor South project. The Agreement has been developed in collaboration with the City of Ann Arbor and their legal counsel, the developer, and Washtenaw County Corporation Counsel and outside Counsel, Dykema.

   Here are some noteworthy highlights:

   1. The Agreement will be three-party, with the Authority, Developer, and City of Ann Arbor all being signatories.
   2. All Eligible Activities completed by the Developer within the first 10 years of tax capture will be given priority for reimbursement.
   3. Section 8 (c) provides for the Authority to capture TIR prior to commencement of the Developer Reimbursement Period. For example, third party legal fees incurred from Dykema (for reviewing this Agreement, for example) could be reimbursed using TIR, instead of the escrow procedure previously used and paid by the Developer "out-of-pocket." It's staff's preference that legal and other fees the Authority incurs to provide technical or legal review of documents related to this project should be paid using the escrow procedure.
   4. In Section 8 (d) there are "waterfall" provisions for the order of reimbursement to either/both the Developer and City. The Developer will receive 100% of the available TIR during the first 10 years of capture. After 10 years, both the City and Developer may submit Eligible Activities for reimbursement, and will be prioritized in order of submission and approval by the Authority. This

ensures that a certain time-frame is provided for the City to be in line for reimbursement of the potential trunkline costs of $25M. Otherwise, should the developer's build out be delayed, the City would not be able to count on timing of trunkline reimbursement.

5. The Developer may assign TIF reimbursement rights as necessary, with notice and consent of the Authority.

6. The Agreement acknowledges that no part of the vertical construction of the affordable housing is considered an Eligible Activity.

7. The Agreement states that the Authority's LBRF lump sum funding will take priority over reimbursement of any other remaining Eligible Activities at the end of the Plan, should there be a conflict.

8. During the time any real estate taxes are delinquent, the Authority has the right to withhold TIR reimbursements to the Developer.

9. If a tax appeal is filed, the Authority may hold an amount of TIR reasonably equivalent to estimates required to satisfy a potential refund, due to lower Taxable Value. If a claw back situation is not avoided, Section 17 "Adjustments" provides for how the Developer would pay the Authority for TIR that needs to be reimbursed to taxing units.

All parties have approved this draft of the Agreement, including the City of Ann Arbor, Developer, and County Corporation Counsel and outside legal counsel, Dykema. Staff has already informed the Developer that additional escrow deposit(s) will be required to reimburse for third-party legal fees.

2. Arbor South Act 381 Work Plan - Action

Please see the proposed Act 381 Work Plan for Arbor South. The Authority Sub-Committee of members J. Harless, J. Cornell, and T. Woollatt met on Tuesday, Aug. 4th to review the Work Plan. This draft reflects updates based on feedback from that meeting.

The MEDC has provided courtesy approval of the Work Plan prior to formal submittal.

Summary Comments:

1. This is a "non-environmental" Work Plan only, that will go to the MEDC for approval. The environmental activities in the Brownfield Plan (about $2.3M) were "local only," therefore a Work Plan will not be submitted for those costs.

2. You'll note far more construction and eligible activity cost detail in the Work Plan related to all the Eligible Activity costs, compared to the Brownfield Plan. This is the MEDC standard format.

3. Staff noted that the Parcel ID on page 7 of the PDF for 2845 S. State St. needs to be updated based on a split/combo of condo units that occurred in February 2026 (which was updated in the

Brownfield Plan). The ID needs to end in "-068." This has been noted by the Developer, and will be corrected for submittal to MEDC.

4. The MEDC requested that an Eligible Activity Table be provided that is indifferent of the Priority 1 and Priority 2 activities as presented in the Brownfield Plan. They wanted to see the activities categorized by statute, for example, "Infrastructure," "Site Preparation," and "Demolition." You can see the modified Table 1, Eligible Activities, on page 41 of the PDF.

5. The MEDC also asked for the TIF reimbursement table to categorize reimbursement streams as "MSF Activities," "5% Interest" and "EGLE Activities." Again, this is the format requested, and does not alter reimbursement amounts. The Brownfield Plan had separated "Priority 1" and "Priority 2" activities, and 5% Interest on each of those categories separately.

6. All millages of have updated in the TIF Tables, starting on page 43 of the PDF. The millages include Summer and Winter 2026 figures, and the WISD 1.0 CTE Millage was added (included in the WISD total millage), as well, which was noted during as missing during the Brownfield Plan approval process. As a result of updated millages, total resulting capture differs slightly than the Brownfield Plan, but the Brownfield Plan still controls anyway.

7. Public Infrastructure eligibility was discussed among the City, Developer, MEDC, and County. Please refer to the Public Improvement Plan Figure on page 27 of the PDF. This map generally indicates areas where eligible public infrastructure, and utility relocation activities will occur. Underground storm detention is noted, as well. All utilities will have public easements to allow the City to maintain/repair those utilities in the future. Roadways will have public access easements to facilitate access for utility repair, but does not reflect public *ownership* of the roads.

8. A "Site Preparation" map is provided in Figure 5, on page 29 of the PDF, which is called a "Removal Plan," map, indicating where Site Preparation activities will occur.

Staff looks forward to reviewing the Work Plan with the Board.

3. Broadway Park Amended and Restated Reimbursement Agreement – Action

The Broadway Park Brownfield Plan Amendment was approved in September 2025. The Reimbursement Agreement needs to be updated to reflect the Amended Brownfield Plan. Rather than an amendment, this is a "restated" Agreement which will replace the previous Agreement.

Please refer to this redline, which shows the essential amendments from the original Agreement.

Staff has coordinated with County Corp Counsel on the Agreement, however, Mr. Auten is out on temporary leave, therefore final review/approval was not possible. However, generally, the new Agreement is satisfactory.

Staff requests that the Authority approve the Agreement, and authorize the Chair, or other designee, final administrative authority to approve the final version, should any final edits be needed.

Highlights with the restated Agreement:

1. Under Recitals, D, the developer has the option of providing 15% of the Units as affordable, or paying a fee in lieu, according to the City developer agreement. Once this is determined, this section will be updated accordingly.
2. The Agreement acknowledges that capture started in 2020, and limits total capture to 18 years. (which is also reflected in the Amended Brownfield Plan).
3. Note the added paragraph on page 5, starting with "Notwithstanding the…" This allows for costs older than 24 months to be submitted, under certain circumstances. This is due to the delay in the project from 2019, where some costs were incurred anyway earlier.
4. The original deal with the City was for the developer to contribute to the Argo or Geddes Dam repairs. That provision has been removed.
5. Provisions related to Interest (Section 9, Interest) have been updated to reflect the approach approved in the BF Plan Amendment. Interest will accrue, and may be used to backfill shortfalls in other hard eligible activities, if they fall short of the projected costs in the Brownfield Plan.
6. Refer to "Exhibit G – Category Caps Summary" to understand cost limitations within the Environmental and Non-Environmental categories.

Staff requests Authority approval of the Amended and Restated Reimbursement Agreement, subject to approval by County Corp Counsel, and with delegating final edits to the Chair or other Authority member(s).

4. Water Street, Ypsilanti, EGLE Act 381 Work Plan, Establish Sub-Committee – Action

The Downriver Community Conference awarded a $500K grant and $300K Loan to the City of Ypsilanti for additional soil remediation this fall. An Environmental Act 381 Work Plan is being developed by AKT Peerless, to cover the soil remediation activities. A Sub-Committee is needed to assist with reviewing the Work Plan, and authorized to approve it.

5. Water Street Collateral Assignment Agreement to the DCC – Notice/Action

The Authority approved a Reimbursement Agreement with the City several months ago, allowing the City to seek reimbursement for eligible costs on the site.

The City will seek reimbursement of $300,000 of the $321,000 current TIF Project account balance, which will then be assigned to the DCC as collateral and security for the $300K loan. Authority approval is not required for collateral assignments to secure financing, however, notice is required, and a motion to approve would give the DCC certainty.

6. 90 Maple, Ypsi Historic Depot, Phase II Assessment Grant Application – Action

A new developer, Rich Chang, is proposing redevelopment of the Depot. The DCC and Authority funded a Phase I and Phase II in 2024, for the current owner, Dahlmann. The 2024 Phase II did not result in a Facility declaration. The DCC funded an updated Phase I for Mr. Chang, and Pinchin now recommends testing some 55 gallon drums and soil staining.

Pinchin and the DCC propose a 50% cost-share for the Phase II. The total cost of $11,550 to $13,550 would be shared between the Authority and DCC.

Over the last year, we've pushed many assessment grants to the DCC, and reduced our grant obligations. This was done out of concern for Admin revenue. Staff is supportive of approving this grant, given the importance of the site to the City and Depot Town.

7. 2424 Stadium/Beztak, MSHDA Housing TIF Project Introduction – Presentation

The developer will be presenting an updated proposal for the project. This was needed, as the MEDC did not want to offer TIF support for the project. Therefore, the proposal has shifted to a MSHDA Housing TIF Plan. A project summary will be emailed out prior to the meeting.

8. 2424 Stadium/Beztak, MSHDA Housing BF Plan Form Sub-Committee – Action

Please form a three, or four-person review sub committee to assist reviewing this MSHDA Housing TIF Plan.

9. August 2026 Financial Report – Information

Information only. The Summer 2026 Ann Arbor Tax Capture distribution is coming on August 11th.

Other Business:

Dan Swallow had to resign as Saline City Manager for personal reasons. He will be resigning from the Authority Board. We should discuss a replacement.

A reminder we've moved the September 10th Meeting to the 17th at 10 a.m.

Reminder to come to the new Chelsea Park on Friday, August 21st at 10 a.m. for the ribbon cutting

The Village of Ann Arbor Brownfield Plan Amendment will be on the September 17th Authority agenda.

The Maples Shoppes and 1140 Broadway projects will be fully reimbursed and LBRF fully funded from each with the summer Ann Arbor TIR distribution.

Our consortium of BF Authorities and practitioners met again with MSHDA staff to discuss process improvement, and clarifying policies around MSHDA Housing TIF projects. We are making progress. A fuller report will be provided in the future.

Staff will be taking a new supervisory position as of August 10^{th}, which will place the County's Historic Preservation staff under my supervision, and open up my current position for future brownfield staff support. I will be working with OCED finance to build budget projections to help plan for when this vacated position might be able to be filled, and will present our projections and options for the Authority's review and consideration in the coming months.

WCBRA Financial Report - August 2026

Developer Reimbursement Complete

Project	Maple Shoppes	Zingerman's	544 Detroit	Water Street	Grand View Commons-Dexter	1140 Broadway-A2	Thompson Block	309 N. Ashley
Project Parameters								
***Brownfield Plan - Total Approved Elig Activities**	$ 1,209,027.00	$ 1,233,937.00	$ 698,773.00	$ 22,874,634.00	$ 3,370,613.00	$ 13,159,069.00	$ 1,651,241.00	$ 2,739,022.00
Brownfield Plan - Maximum Developer Reimbursement	$ 1,010,042.00	$ 817,265.00	$ 414,668.00		$ 2,799,046.00	$ 10,898,443.00	$ 1,332,613.00	$ 2,039,022.00
Actual Approved Eligible Activity Expenses	$ 1,010,042.00	$ 600,218.85	$ 383,368.00		$ 2,044,368.00	$ 10,898,443.00	$ 975,696.00	$ 1,876,130.05
Approved Eligible Activity Expense Reimbursed to Date	$ 1,010,042.00	$ 436,801.71	$ 343,116.59		$ 1,619,735.94	$ 10,885,308.45	$ 79,986.02	$ 1,507,627.86
Remaining Approved Eligible Activity Expenses	$ -	$ 163,417.14	$ 40,251.41	$ -	$ 424,632.06	$ 13,134.55	$ 895,709.98	$ 368,502.19
Approved Interest to be Reimbursed	$ 41,282.00	$ 229,072.15	$ 70,648.00		$ 357,222.34			
Interest Reimbursed to Date	$ 41,282.00							
Remaining Interest to be Reimbursed	$ -	$ 229,072.15	$ 70,648.00		$ 357,222.34			
Project Financial Activity								
12/31/25 Fund Balance	$ -	$ -	$ -	$ 284,525.47	$ -	$ -	$ (2,144.00)	$ -
TOTAL 2026 CY REVENUES								
Application Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Revenue*								
TIF Revenue/Capture	$ 20,215.07	$ 23,526.80	$ 11,603.27	$ 40,610.14	$ 241,299.50	$ 112,183.81	$ 18,484.25	$ 88,292.73
Total Revenues	$ 20,215.07	$ 23,526.80	$ 11,603.27	$ 40,610.14	$ 241,299.50	$ 112,183.81	$ 18,484.25	$ 88,292.73
2026 CY EXPENDITURES								
Certified Expense Reimbursement	$ -	$ -	$ 3,806.27		$ 171,857.50	$ 32,703.43	$ 14,119.25	$ -
Administrative Fee Transfer	$ 4,970.00	$ 10,940.00	$ 2,596.00	$ 4,061.00	$ 26,057.00		$ -	$ 55,781.00
LBRF Revenue or Deposit	$ 15,245.07	$ 12,586.80	$ -	$ -	$ -	$ 79,480.38	$ -	$ -
State of MI Brownfield Fund (Approved after 2014)					$ -			$ -
Total Expenditures	$ 20,215.07	$ 23,526.80	$ 6,402.27	$ 4,061.00	$ 197,914.50	$ 112,183.81	$ 14,119.25	$ 55,781.00
Misc Refund								
Current Brownfield Account Balance	$ -	$ -	$ 5,201.00	$ 321,074.61	$ 43,385.00	$ -	$ 2,221.00	$ 32,511.73
					Reserve for SET	LEAVE 3 Mills SET for Oct 26	SET Reserve	

Project	Broadway Park-Roxbury	Maple Oaks-Saline	Dorsey Estates	4025 Packard Road	303 N. Fifth/312-314 Detroit	3874 Research Park Drive/Sartorius	Village of Ann Arbor	300 N. Zeeb	Rockwell Chelsea	310 E. Huron
Project Parameters										
***Brownfield Plan - Total Approved Elig Activities**	$ 18,689,046.00	$ 781,957.00	$ 5,949,237.00		$ 4,192,837.00	$ 3,455,087.00		$ 2,758,735.00		$ 1,735,698.00
Brownfield Plan - Maximum Developer Reimbursement	$ 17,336,999.00	$ 550,000.00	$ 4,410,648.00		$ 3,298,995.00	$ 2,735,438.00		$ 2,186,300.00		$ 1,098,719.00
Actual Approved Eligible Activity Expenses	$ -	$ 176,469.06	$ 4,410,648.00		$ 1,754,105.47	$ 2,735,438.00				$ 33,024.62
Approved Eligible Activity Expense Reimbursed to Date	$ -	$ 102,397.50	$ 130,320.52		$ 150,286.59	$ 664,882.70				$ 6,508.00
Remaining Approved Eligible Activity Expenses	$ -	$ 74,071.56	$ 4,280,327.48	$ -	$ 1,603,818.88	$ 2,070,555.30	$ -	$ -	$ -	$ 601,537.17
Approved Interest to be Reimbursed					***$ 1,088,270.79***					$ 575,020.55
Interest Reimbursed to Date										
Remaining Interest to be Reimbursed										
Project Financial Activity										
12/31/25 Fund Balance	$ 33,407.22	$ 52,900.00	$ -	$ 448.49	$ 9,230.00	$ -	$ 1,909.40	$ 3,868.21	$ 250.96	$ 3,913.53
TOTAL 2026 CY REVENUES										
Application Fee	$ -									
Interest Revenue*										
TIF Revenue/Capture	$ 315.98		$ 95,312.79		$ 41,186.59	$ 74,576.11	$ 43,715.54	$ 6,344.86	$ 503.65	$ 3,317.91
Total Revenues	$ 315.98	$ -	$ 95,312.79	$ -	$ 41,186.59	$ 74,576.11	$ 43,715.54	$ 6,344.86	$ 503.65	$ 3,317.91
2026 CY EXPENDITURES										
Certified Expense Reimbursement	$ -	$ 52,900.00	$ 90,906.79		$ 21,411.59					$ 6,508.00
Administrative Fee Transfer	$ 1,114.00				$ 19,775.00	$ 37,378.00	$ 4,487.00	$ 634.00	$ 50.00	$ 723.00
LBRF Revenue or Deposit										
State of MI Brownfield Fund (Approved after 2014)										
Total Expenditures	$ 1,114.00	$ 52,900.00	$ 90,906.79	$ -	$ 41,186.59	$ 37,378.00	$ 4,487.00	$ 634.00	$ 50.00	$ 7,231.00
Misc Refund										
Current Brownfield Account Balance	$ 32,609.20	$ -	$ 4,406.00	$ 448.49	$ 9,230.00	$ 37,198.11	$ 41,137.94	$ 9,579.07	$ 704.61	$ 0.44
	Reserve for SET				Reserve for SET		9230 was SET r	partial reserve for SET		

***** *Includes Admin and LBRF Funds***

Total of all 2026 CY Tax Increment Revenues	$ 821,489.00	
Total of all 2025 CY Tax Increment Revenues	$ 5,834,955.72	
Total of all 2024 CY TIF Reimburse Transfers	$ 5,183,898.42	
Total 2024 CY LBRF Capture	$ 875,979.86	
Total 2023 CY LBRF CAPTURE	$ 211,548.00	
Total of all CY 2025 Admin from 2024 Tax Year	$ 212,179.62	
Total of all CY 2024 Admin Transfers (from 23 tax year)	$ 247,490.00	16 Active Projects
Total of all CY 2023 Admin Transfers (From 2022 Tax Year)	$ 192,500.00	16 Active Projects
Total of all CY 2022 Admin Transfers	$ 192,500.00	16 Active Projects
Total of all CY 2019 Admin Transfers	$ 165,000.00	15 Active Projects
Total of all CY 2018 Admin Transfers	$ 164,999.72	15 Active Projects
Total of all CY 2017 Admin Transfers	$ 164,113.00	15 Active Projects
Total of all CY 2016 Admin Transfers	$ 150,739.88	ACCOUNT BALANCES SUMMARY
Total of all CY 2015 Admin Transfers	$ 114,437.35	Admin Fund Cash Reserves as of 6-1-2026 **$ 165,079**
Total of all CY 2014 Admin Transfers	$ 87,198.19	LBRF Interest earned since 2017 as of 6-1-26 (inc. in bal. below) **$ 338,790**
2026 LBRF Capture Running Current Yr Total	$ 107,312.25	LBRF Balance as of 6-1-26 **$ 1,218,841**

	To City of A2 Aff Hsng
Due To A2	$ 1,100,000.00
Paid	$ 664,882.70
Remaining	$ 435,117.30

PROJECT

TIF Capture	**Amount**		**Reserve for '25 SET**		**Developer Reimbursen**

NOTES