Redevelopment Authority
44405 Six Mile Road
Northville, MI 48168
248.348.5800

MITC - USA.ORG

Authority Board
Mark Abbo, Chairman
Charles Curmi, Vice Chairman
Jessica Dabkowski
Matthew Heron
Glenn Cerny

Memo

To: Mark J. Abbo, Chairman
Charles Curmi, Vice Chairman
Redevelopment Authority Board Members

From: Wendy Hillman, Northville Finance Director

Subject: 2027 Proposed Budget - MITC

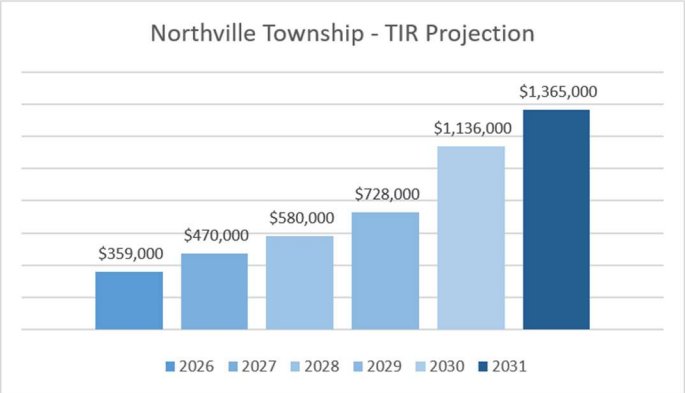
Date: October 19, 2026

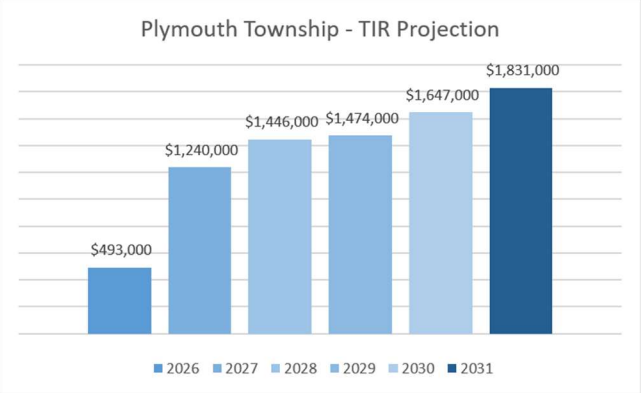
The purpose of this memorandum is to provide an overview of the 2027 Budget for the Michigan International Technology Center.

Tax Increment Revenue - Collections

Tax increment revenue is anticipated to increase in 2027 as development within MITC continues to generate additional taxable value. Total tax increment revenue is projected at approximately $1.71 million for 2027, compared with approximately $852,000 projected for 2026.

Northville Township tax increment revenue is projected to increase from approximately $359,000 in 2026 to $470,000 in 2027. The increase reflects continued growth in taxable value associated with the Coldwater and Verita developments, along with the beginning of anticipated capture from the SC Develop and Shafer properties. Plymouth Township tax increment revenue is projected to increase from approximately $493,000 in 2026 to $1.24 million in 2027. The increase is driven primarily by additional taxable value associated with the Jones Development, along with continued development of the Meijer site and the addition of Meijer personal property.





Tax Increment Revenue – Disbursements

Tax increment revenue collected by MITC is used to fund eligible costs in accordance with the applicable Brownfield Plans and reimbursement agreements. For the 2027 Proposed Budget, disbursements fall into three categories:

1. Direct Costs – The 2027 budget includes $179,000 for administrative costs including $46,200 for estimated vendor services rendered in 2027 and 3-Mills SET payment of $132,800. The budget also includes $30,000 for brownfield plan preparation and implementation costs for estimated services rendered in 2027.

2. Township Reimbursements – The 2027 budget includes $12,500 to reimburse Northville Township for eligible brownfield plan preparation and implementation costs expected to be advanced through the remainder of 2026. The budget also includes approximately $1.0 million to reimburse Northville Township for eligible infrastructure costs pursuant to the approved Lumber reimbursement agreement.

3. Developer Reimbursements – The 2027 budget estimates $242,000 in developer reimbursements based on anticipated tax increment collections and approved reimbursement requests, in accordance with the applicable Brownfield Plans and reimbursement agreements.

Administrative Costs

The 2027 budget includes estimated administrative costs expected to be directly paid by MITC. Administrative reimbursement is complex due to the layering of current expenses, costs previously advanced by the Townships, and current and prior Township staff time. Approximately $219,000 is available for administrative reimbursement, with an additional $100,000 anticipated from 2027 tax increment collections. The Townships have previously advanced approximately $362,000 in administrative costs, exclusive of staff time.

A methodology for the use and distribution of available administrative revenues is currently being developed, with Board consideration targeted for January 2027. Once the methodology and related reimbursement amounts are approved, a budget amendment will be presented as necessary.

Brownfield Plan Preparation and Implementation

The 2027 budget includes estimated Brownfield Plan Preparation and Implementation costs expected to be directly paid by MITC, as well as reimbursement of eligible costs advanced by Northville Township during 2026. Eligible Township staff time is still being determined and is not included in the proposed budget. Once those costs have been established and approved by the Board, a budget amendment will be presented as necessary.

Grant Activity

The major infrastructure grants administered by MITC are expected to be completed by the end of 2026, including the SEMCOG and $10 million MEDC Special Legislative Road grants. Accordingly, no revenues or expenditures related to these grants are included in the 2027 budget.

The $2.0 million HUD grant remains active, with approximately $463,000 currently obligated. No additional HUD grant revenues or expenditures are budgeted for 2027. Staff will continue working with MITC's engineers to identify qualifying projects, and the budget will be amended as projects are identified and approved. The grant remains available through August 2030.

Fund Balance

MITC is projected to begin 2027 with an unrestricted fund balance of approximately $1.1 million. With projected revenues of $1.71 million and expenditures of approximately $1.45 million, fund balance is anticipated to increase by approximately $259,000, resulting in an ending fund balance of approximately $1.33 million.

While the 2027 budget reflects an increase in fund balance, several future uses of TIR are not yet included in the budget. These include reimbursement of eligible administrative costs and Township staff time, as well as additional Brownfield Plan preparation and implementation staff costs that will be incorporated through future budget amendments once the applicable amounts and reimbursement methodology are determined.

Michigan International Technology Center Redevelopment Authority
2027 Budget

	Funding Source	2025 Actual	2026 Original Budget	Amendments	2026 Amended Budget*	2026 Actual (Projected)	2027 Proposed Budget
---Revenue ---							
A Grants							
Department of Housing and Urban Development		$ 320,845	$ -	$ 143,000	$ 143,000	$ 143,000	$ -
MEDC Special Legislative Road Grant		376,113	276,500	208,500	485,000	360,242	
B Tax Increment Revenue							
Plymouth TIR		465,047	567,000	-	567,000	493,840	1,240,000
Northville TIR		208,747	423,000	-	423,000	358,806	470,000
C Township Contributions							
HUD Advances		-	-	85,000	85,000	143,000	-
Administration Costs		-	-	-	-	342	
D Investment Income		31,102	-	-	-	20,000	-
Total Estimated Revenues		**1,401,854**	**1,266,500**	**436,500**	**1,703,000**	**1,519,230**	**1,710,000**
--- Expenditures ---							
1. ***ADMINISTRATIVE COSTS (DIRECT PAY BEG IN 2027)***							
A Bank Fees	TIR	-	-	-	-	2,400	4,200
B Brownfield Operations Consultant	TIR	-	-	-	-	-	30,000
C Legal Expenses	TIR	-	-	-	-	-	12,000
D 3 Mills SET	TIR	57,605	73,800	-	73,800	-	132,800
E Administrative Costs	MIF Grant	5,563	-	-	-	-	-
E Administrative Costs	Road Grant	54,548	60,500	(60,500)	-	(75,044)	-
		117,716	**134,300**	**(60,500)**	**73,800**	**(72,644)**	**179,000**
2. ***BROWNFIELD PLAN PREP AND IMPLEMENTION COSTS (DIRECT PAY)***							
A Brownfield Operations Consultant	TIR	-	-	-	-	-	**30,000**
3. ***CONSULTING SERVICES***							
A ***Engineering Services***							
(1) Road Engineering - Ridge to Beck	MIF Grant	37,878	-	-	-	-	-
(2) Sanitary Sewer Engineering	MIF Grant	22,873	-	-	-	-	-
(3) Road Engineering - Ridge to Napier	MDOT Grant	8,601	-	-	-	-	-
(3) Road Engineering - Ridge to Napier	HUD Grant	-	-	58,000	58,000	58,000	-
(4) Road Engineering - Ridge to Beck	Road Grant	120,084	-	37,000	37,000	37,000	-
(5) Road Engineering - Intersection	HUD Grant	-	-	85,000	85,000	85,000	-
		189,436	**-**	**180,000**	**180,000**	**180,000**	**-**
B ***Construction Services***							
(1) Road Construction - Ridge to Beck	Road Grant	110,051	-	349,350	349,350	299,636	-
(2) Road Construction - Intersection	MDOT Grant	-	-	126,000	126,000	125,460	-
(3) Road Construction - Intersection	Road Grant	-	216,000	(117,350)	98,650	98,650	-
		110,051	**216,000**	**358,000**	**574,000**	**523,746**	**-**
4. ***REIMBURSEMENT TO TOWNSHIPS***							
A Grant Reimbursement							
(1) Plymouth Township	HUD	67,937	-	42,500	42,500	71,500	-
(2) Northville Township	HUD	252,908	-	42,500	42,500	71,500	-
B Administrative Reimbursement							
(1) Northville Township (Local)	TIR	-	-	-	-	-	-
(2) Plymouth Township (Local)	TIR	-	-	-	-	-	-
C Brownfield Plan Prep and Imp Reimbursement							
(1) Northville Township (Local)	TIR	-	-	-	-	131,005	12,500
(2) Northville Township (State)	TIR	-	-	-	-	35,075	-
(3) Plymouth Township (Local)	TIR	-	-	-	-	85,027	-
(4) Plymouth Township (State)	TIR	-	-	-	-	22,425	-
D Infrastructure Reimbursement							
(1) Northville Township (Local)	TIR	178,305	-	184,000	184,000	63,727	401,000
(2) Northville Township (State)	TIR	323,195	-	273,000	273,000	33,822	617,000
		822,345	**-**	**542,000**	**542,000**	**514,081**	**1,030,500**
5. ***REIMBURSEMENT TO DEVELOPERS***							
A New Northville, LLC (Local)	TIR	24,600	-	28,000	28,000	2,271	47,000
B New Northville, LLC (State)	TIR	28,033	-	30,000	30,000	12,553	30,000
C Meijer (Local)	TIR	-	-	15,000	15,000	8,818	22,000
D Meijer (State)	TIR	-	-	18,000	18,000	8,841	48,000
E Coldwater (Local)	TIR	-	-	44,000	44,000	3,645	95,000
		52,633	**-**	**135,000**	**135,000**	**36,128**	**242,000**
Total Estimated Costs		**$ 1,292,181**	**$ 350,300**	**$ 1,154,500**	**$ 1,504,800**	**$ 1,181,311**	**$ 1,451,500**
Beginning Fund Balance, Restated		**$ 619,809**	**$ 729,482**		**$ 729,482**	**$ 729,482**	**$ 1,067,401**
Revenue over (under) Expenditures		**109,673**	**916,200**		**198,200**	**337,919**	**258,500**
Ending Fund Balance		**$ 729,482**	**$ 1,645,682**		**$ 927,682**	**$ 1,067,401**	**$ 1,325,901**
Restricted - MDOT		**$ 117,352**				**$ -**	**$ -**
Unrestricted		**612,130**				**1,067,401**	**1,325,901**
Total Fund Balance		**$ 729,482**				**$ 1,067,401**	**$ 1,325,901**