Redevelopment Authority
44405 Six Mile Road
Northville, MI 48168
248.348.5800

MITC - USA.ORG

Memo

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

From: Wendy Hillman, Northville Finance Director

Subject: 2026 Budget - MITC

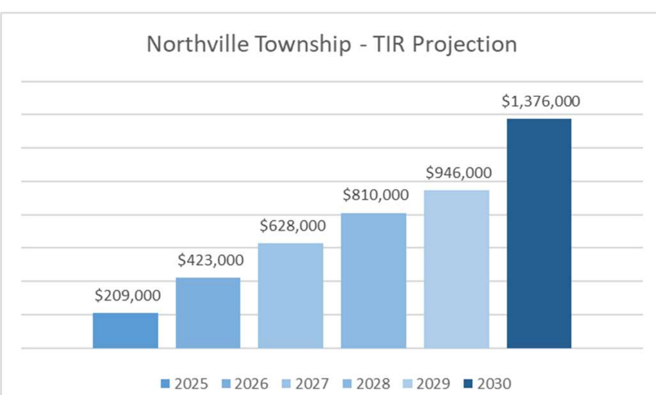
Date: October 28, 2025

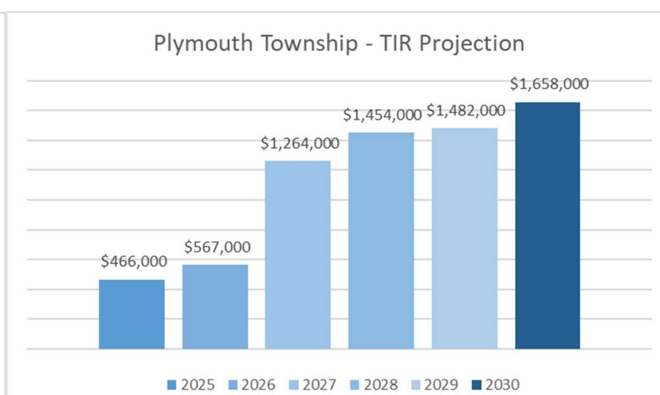
The purpose of this memorandum is to provide an overview of the 2026 Budget for the Michigan International Technology Center.

Tax Increment Revenue

Tax increment revenue is anticipated to rise in 2026 due to several factors, including the addition of personal property for New Northville, LLC, as well as additional value for the same project; the beginning of capture for the Verita and Coldwater developments in Northville Township; and, within Plymouth Township, the addition of personal property for Chocktaw, Meijer, and the remaining Parcel 15, along with further buildout of the Meijer site. This increase in development is projected to generate approximately $916,200 in tax increment revenue.

Tax increment revenue will be distributed based on actual collections and in accordance with the approved reimbursement agreements. The townships will be reimbursed for administrative costs in accordance with future intergovernmental agreements that will establish guidance on the appropriate allocation between the communities. The 2026 Budget will be amended when the distributions have been determined.





Grant Activity
Budgeted grant expenditures are reimbursement based, leaving $0 impact to fund balance.

The MEDC Special Legislative Road Grant, totaling $10 million, is anticipated to reach project close-out in 2026. Approximately $216,000 in unencumbered road construction funds remain, and the 2026 budget includes the anticipated payout of these remaining funds for the intersection road project.

There are no revenues or expenditures budgeted for the HUD grant in 2026. The budget will be amended as qualifying projects are identified. The grant remains active through 2030, allowing time for future project development and allocation of funds.

Michigan International Technology Center Redevelopment Authority
2026 Budget

		2024 Actual (Audited)	2025 Original Budget	Amendments	2025 Amended Budget	2025 Actual (Projected)	2026 Proposed Budget	Funding Source
---Revenue ---								
A. Grants								
Department of Housing and Urban Development		$ -	$ -	$ -	$ -	$ 400,000	$ -	HUD
Michigan Department of Transportation		-	134,000	-	134,000	-	-	MDOT
Michigan Infrastructure Grant		-	42,300	-	42,300	-	-	MIF
MEDC Special Legislative Road Grant		9,139,096	1,336,000	-	1,336,000	436,000	276,500	Road
B. Tax Increment Revenue:								
Plymouth TIR		235,994	354,000	-	354,000	465,897	567,000	TIR
Northville TIR		37,825	103,500	-	103,500	208,748	423,000	TIR
C. Township Contributions								
Sanitary Sewer Construction Contributions		-	1,062,124	-	1,062,124	-	-	Sewer
Intersection Improvements		-	-	-	-	85,000	-	SEMCOG
D. Investment Income		100,565	-	-	-	100,000	-	MI Class
Total Estimated Revenues		**9,513,480**	**3,031,924**	**-**	**3,031,924**	**1,695,645**	**1,266,500**	
--- Expenditures ---								
1. ***ESTIMATED ADMINISTRATIVE COSTS***								
A Bank Fees	Comerica	2,773	7,300	-	7,300	1,470	-	MIF
A Bank Fees	Comerica	-	-	-	-	3,000	4,000	Road
B Brownfield Operations Consultant	J Harless	742	-	-	-	4,093	-	MIF
B Brownfield Operations Consultant	J Harless	13,687	78,000	-	78,000	52,000	41,500	Road
C Legal Expenses	Miller Canfield	870	-	-	-	-	-	MIF
C Legal Expenses	Miller Canfield	3,869	16,000	-	16,000	8,000	9,000	Road
D Planning Consultant	GD Roberts	2,940	16,000	-	16,000	6,000	6,000	Road
E Printing and Publishing	Public Notices	795	-	-	-	-	-	MIF
F 3 Mills SET	SOM	24,142	38,140	-	38,140	57,674	73,800	TIR
		49,818	**155,440**	**-**	**155,440**	**132,237**	**134,300**	
2. ***ESTIMATED CONSULTING SERVICES***								
A. ***Engineering Services***								
(1) Road Engineering - Ridge to Beck	OHM	750	-	-	-	37,878	-	MIF
(2) Sanitary Sewer Engineering	OHM / Stantec	47,402	35,000	-	35,000	22,873	-	MIF
(3) Sanitary Sewer Engineering	Stantec	-	110,719	-	110,719	-	-	Sewer
(4) Road Engineering - Ridge to Napier	OHM	46,024	134,000	-	134,000	8,953	-	MDOT
(5) Road Engineering - Ridge to Beck	OHM	842,638	125,000	-	125,000	148,000	-	Road
(6) Road Engineering - Intersection	Wayne County	-	-	-	-	85,000	-	SEMCOG
		936,814	**404,719**	**-**	**404,719**	**302,704**	**-**	
B. ***Construction Services***								
(1) Sanitary Sewer Construction	WTUA	-	951,405	-	951,405	-	-	Sewer
(2) Road Construction - Ridge to Beck	Fonson	8,425,962	1,101,000	-	1,101,000	111,000	-	Road
(3) Road Construction - Intersection	TBD	-	-	-	-	117,000	-	MDOT
(4) Road Construction - Intersection	TBD	-	-	-	-	108,000	216,000	Road
		8,425,962	**2,052,405**	**-**	**2,052,405**	**336,000**	**216,000**	

	2024 Actual (Audited)	2025 Original Budget	Amendments	2025 Amended Budget	2025 Actual (Projected)	2026 Proposed Budget	Funding Source
3. ***REIMBURSEMENT TO TOWNSHIPS***							
A Grant Reimbursement							
(1) Plymouth Township	-	-	-	-	110,500	-	HUD
(2) Northville Township	-	-	-	-	289,500	-	HUD
B Administrative Reimbursement							
(1) Plymouth Township	-	-	-	-	-	-	TIR
(2) Northville Township	-	-	-	-	-	-	TIR
C Infrastructure Reimbursement							
(1) Plymouth Township (Local)	-	-	-	-	-	-	TIR
(2) Plymouth Township (State)	-	-	-	-	-	-	TIR
(3) Northville Township (Local)	-	-	-	-	178,300	-	TIR
(4) Northville Township (State)	-	-	-	-	323,200	-	TIR
	-	**-**	**-**	**-**	**901,500**	**-**	
4 ***REIMBURSEMENT TO DEVELOPERS***							
A New Northville, LLC (Local)	-	-	-	-	-	-	TIR
B New Northville, LLC (State)	-	-	-	-	47,500	-	TIR
C Coldwater Ridge (Local)	-	-	-	-	-	-	TIR
D Coldwater Ridge (State)	-	-	-	-	-	-	TIR
	-	**-**	**-**	**-**	**47,500**	**-**	
Total Estimated Costs	**$ 9,412,594**	**$ 2,612,564**	**$ -**	**$ 2,612,564**	**$ 1,719,941**	**$ 350,300**	
Beginning Fund Balance, Restated	**$ 518,923**	**$ 619,809**		**$ 619,809**	**$ 619,809**	**$ 595,513**	
Revenue over (under) Expenditures	**100,886**	**419,360**		**419,360**	**(24,296)**	**916,200**	
Ending Fund Balance	**$ 619,809**	**$ 1,039,169**		**$ 1,039,169**	**$ 595,513**	**$ 1,511,713**	
Restricted - MIF	**$ 66,314**				**$ -**	**$ -**	
Restricted - MDOT	**125,953**				**-**	**-**	
Unrestricted	**427,542**				**595,513**	**1,511,713**	
Total Fund Balance	**$ 619,809**				**$ 595,513**	**$ 1,511,713**	