

City of Ecorse
Downtown
Development Authority
2023 Annual Report

Revenues and Expenditures of the Tax Increment Financing (TIF) Program
 June 30, 2022 - July 1, 2023



Fiscal Year 2022-2023 marked the third operating year of the Ecorse Downtown Development Authority (DDA), which was created to help administer the City’s Tax Increment Financing (TIF) program. A TIF Program captures increases in tax revenue within a designated TIF capture area and sets the funds aside for economic development projects within a designated downtown district.

Fiscal Year 2020-2021 was the “base year” for the Ecorse TIF Program. The base year is the year the TIF plan was adopted, and the year off of which all increases in tax revenue are calculated. Each year, the total increase in tax revenue is calculated by finding the difference between the base year assessed property value and the current taxable property value for all the properties within the TIF Program boundary.

| | |
|---------------------|--------------------|
| Revenue | \$12,000.00 |
| Expenditures | \$10,680.00 |
| Net Balance | \$1,320.00 |

For Fiscal Year 2022-2023, property values overall did not increase and the DDA did not receive any TIF revenue. The DDA did receive \$12,000 from City of Ecorse General Fund however, \$10,680.00 of which went to consultant efforts to administer the DDA and TIF Program and assist with economic development initiatives that will help increase taxable values and TIF revenues in future years.

| Property Category | Current Taxable Value | Initial (base year) Assessed Value |
|--|------------------------------|---|
| Ad valorem PRE Real | \$ 547,501 | \$ 486,395.00 |
| Ad valorem non-PRE Real | \$ 8,268,991 | \$ 8,506,773.00 |
| Ad valorem Commercial Personal | \$ 159,500 | \$ 176,500.00 |
| Total | \$ 8,975,992.00 | \$ 9,169,668.00 |
| Difference (\$) = 8,975,992.00 - 9,169,668.00 = (-)193,676.00 | | |

The DDA did not receive any tax increment revenue this past year.

Thank you, and we look forward to good news in the upcoming fiscal year!