

**CHARTER TOWNSHIP OF VAN
BUREN LOCAL DEVELOPMENT
FINANCE AUTHORITY AGENDA**

*Regular Meeting: Tuesday, April 9, 2024-
2:00 p.m. Location: 46425 Tyler., Van Buren Twp.,
48111*

CALL TO ORDER

ROLL CALL

Chairman Dotson _____
Gina Dorazio _____
Leonard Armstrong _____
Alex Dine _____
Scott Medlen _____
Supervisor McNamara _____

Vacant _____
Priya Nayak _____
Superintendent Kudlak _____
David Schreiber _____

Acting Secretary Kendyl Zantop _____

ADOPTION OF AGENDA:

APPROVAL OF MINUTES:

1. Regular Meeting October 10, 2023

CORRESPONDENCE:

PUBLIC COMMENT:

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Election of Officers
2. Informational Meeting per PA 57 - 2023 Synopsis
3. 1st Amendment to the 2019 Loan Agreement between the Township and the LDFA
4. Discussion on replacing street lighting Visteon Way in Grace Lake.

NON-AGENDA ITEMS:

ADJOURNMENT:

If you are unable to attend this meeting, please notify Recording Secretary Kendyl Zantop at 734.699.8913

**CHARTER TOWNSHIP OF VAN BUREN
LOCAL DEVELOPMENT FINANCE AUTHORITY
MEETING MINUTES
TUESDAY, October 10, 2023 2 PM Denton Room**

CALL TO ORDER: Meeting called to order at 2:00 PM by Chairman Dotson

ROLL CALL:

Present: Chairman Dotson, Alex Dine, Supervisor McNamara, Doug Peters, Priya Nayak, Superintendent Kudlak, David Schreiber

Absent: Scott Medlen, Leonard Armstrong

Staff: Dan Selman (Deputy Supervisors), Caroline Manley (Recording Secretary)

Additional Present: Executive Director of Aerotropolis Christopher Girdwood, Director Dan Power, Director Ron Akers. 2 other attendees.

APPROVAL OF AGENDA:

Motion: by Supervisor McNamara support by Peters to approve the Regular Meeting Agenda of October 10th, 2023 as presented.

All in Favor.

Motion Carried.

APPROVAL OF MEETING MINUTES:

Motion by Dine support Peters to approve the Special Meeting minutes of June 27th, 2023 as presented.

All in Favor.

Motion Carried.

Motion by Dine support Peters to approve the Closed Session minutes of June 27th, 2023 as presented.

All in Favor.

Motion Carried.

CORRESPONDENCE: No Correspondence

PUBLIC COMMENT: No Public Comments

UNFINISHED BUSINESS: No Unfinished Business

NEW BUSINESS:

APPROVAL OF THE LDFA BUDGET.

1. **Joint Proclamation honoring the service of Doug Peters.**
Chairman Dotson read the Proclamation. Supervisor McNamara remarked on how valuable Peters was throughout his tenure. Congratulations were extended to Peters by the members.
2. **Presentation by Aerotropolis on the concept of initiated an LDFA within the Township.**

Presentation made by the Executive Director of Aerotropolis, Christopher Girdwood. Discussed the reasoning behind capturing from the School Age Fund and the long-range potential. Girdwood presented surrounding case studies within other townships. Cost of infrastructure has a rough estimate of 25-30 million. Superintendent Kudlak addressed his concerns with the Aerotropolis and it potentially draining the school fund for students. Discussed request for capital expenditure of 30 million and the unique geographical location of the township. Girdwood addressed the serious sanitary issues and need of the township to upgrade its infrastructure.

3. Approval of the LDFA 2023 Amended & 2024 Proposed Budget

Per PA57, LDFA is required to hold 2 informational meetings a year. Dan Selman noted the first Informational Meeting was March 3 and discussed main points of the synopsis of the last year. Primary focus is retainment of debt obligations for public improvements.

4. Approval of 2023 Amended & 2024 Proposed Budget

Discussed significant reduction in attorney fees over the next year. 10-year projection by Sean Bellingham shows that in 2032 there will still be an 18.5-million-dollar hole in the LDFA's budget.

Motion: by Peters supported by Kudlak.

All in Favor

5. Approval of the 2024 LDFA Meeting Schedule

Selman addressed revision to LDFA's By-laws to move to a quarterly basis.

Motion: by Nayak to approve the 2024 LDFA Meeting Schedule supported by McNamara

All in Favor

NON-AGENDA ITEMS: No Non-Agenda Items

ADJOURNMENT:

Motion by Peters support McNamara to adjourn the meeting at 3:08 p.m.

Motion Carried.

Respectfully submitted,

Caroline Manley
Recording Secretary



VAN BUREN

CHARTER TOWNSHIP

TO: Local Development Finance Authority

FROM: Dan Selman
Deputy Supervisor – Staff Liaison to the LDFA

RE: Election of Officers

DATE: January 4, 2024

The Local Development Finance Authority By-Laws require that the board of directors annually, at their first regular meeting designate one of its members as chairperson, one of its members as Vice Chairperson, and one of its members 2nd Vice Chairperson. Based on this the LDFA will need to elect its officers for 2024 at the January meeting. The current 2023 officers of the LDFA are as follows:

Chairperson: Michael Dotson
Vice-Chairperson: Vacant
2nd Vice-Chairperson: Superintendent Kudlak

Regarding procedure, in normal circumstances a motion to nominate is made for a particular individual and office and if that motion is seconded and the individual accepts the nomination then a majority vote will elect that individual to the specified office.

The new by-law changes require that any newly elected officer assume their duties at the next regular or special meeting.



VAN BUREN

CHARTER TOWNSHIP

January 4, 2024

Board of Directors
Local Development Finance Authority
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

RE: 2023 Synopsis of Activities

Directors,

Per P.A. 57 of 2018, the Recodified Tax Increment Financing Act, the following is the synopsis required to be placed on the website as required by Section 910.I(h). Please consider the following: Tax

Increment Revenues Not Expended Within Five (5) Years of Receipt:

There are no tax increment revenues described in the most recent annual audit (2022) which have not been expended within five (5) years of their receipt. As specified in the audit the LDFA's primary focus is the payment of debt obligations and all resources are focused on payment of existing debt.

List of Authority Accomplishments, Progress on Development Plan, and TIF Plan Goals and Objectives:

The original purpose of the Local Development Finance Authority (LDFA) was to finance and construct eligible public improvements for the Visteon Village project which was completed in 2004. In order to complete the public improvements, the LDFA established a development plan and tax increment financing plan which identified the improvements, estimated the costs of the improvements and estimated the amount of tax revenue the authority would capture based on the proposed improvements. In order to finance the construction of the public improvements, the LDFA issued bonds to cover the costs of the improvements and those bonds were guaranteed by the Township's ability to tax. These public improvements have been completed.

The primary focus of the LDFA at this time is the payment of the debt obligations as a result of those public improvements.

Due to economic conditions the LDFA will not capture sufficient tax revenue to cover scheduled debt service and due to the shortfall, which occurred on 10/1/19 the LDFA was loaned \$700,000 on 9/4/2019 by the Township to assist with bond payment.

In accordance with the loan agreement between the Township and the LDFA, \$900,000 was loaned to the LDFA in March, 2020. An additional \$800,000 was loaned to the LDFA in September, 2020.

In accordance with the loan agreement between the Township and the LDFA, \$1,000,000 was loaned to the LDFA in March, 2021. An additional \$775,000 was loaned to the LDFA September 1, 2021.

In accordance with the loan agreement between the Township and the LDFA, \$1,000,000 was loaned to the LDFA in March, 2022 and \$1,000,000 loaned to the LDFA in September, 2022 in order to cover the debt payments.

On April 1, 2023 the LDFA was loaned \$1,420,000 in order to make its semi-annual debt payment and to cover legal expenses.

These "advances" were necessary to meet the bond obligations.

As detailed in the loan agreement, the LDFA has agreed to pay interest on the Township's shortfall payments until they are reimbursed at an annual interest rate equal to the average interest rate that the Township is earning on the investment of its General Fund monies. The interest rate being charged on the "advances" have increased significantly since 2022, as the Federal Reserve has raised its benchmark interest rates to the highest level in 15 years to battle inflation. Per the loan agreement between the Township and the LDFA, the LDFA is charged the Township's average rate of interest earned by its investments in a given year.

In 2023 the Township and LDFA settled litigation with Visteon. At dispute was obligations relating to the Series 2003 Tax Increment Bonds, the Series 2006 Tax Increment Revenue Refunding Bonds, and the Series 2015 Tax Increment Revenue Refunding Bonds issued by the Township relating to improvements on certain real property for the development of Visteon Village, now known as Grace Lake Corporate Center.

At a Special Board Meeting on June 13, the Van Buren Township Board of Trustees approved a Settlement & Mutual Release Agreement with Visteon. At a Special Meeting on June 27, the LDFA gave secondary approval for the same Settlement & Mutual Release Agreement with Visteon.

The terms of the Settlement were Visteon agreed to pay the sum of twelve million dollars (\$12,000,000.00) to Van Buren Township in two installments of \$6,000,000.00 on or before July 3, 2023; and \$6,000,000.00 on or before July 1, 2024. In return, the Township and LDFA agreed to release Visteon of any future obligations related to assisting in the repayment of the Bonds.

On July 1, the Township received the first installment of \$6,000,000.00 and is scheduled to receive the second installment of \$6,000,000.00 on July 1, 2024. The Township deposited the Settlement funds into the LDFA's budget revenue account 250-000-680-000 – Miscellaneous. The Settlement funds will be used to meet bond obligations.

As of December, 2023, the Township has loaned the LDFA \$7,595,000 with accrued interest of \$451,569.53 for a balance of \$8,046,569.53.

List of Authority Projects and Investments for 2023:

As specified in the most recent annual audit (2022), the primary focus of the LDFA is payment of debt obligations from tax captures. Due to this, there were no capital projects completed by the LDFA in 2022. All authority resources are focused on the payment of existing debt.

List of Authority Events and Promotional Campaigns for 2023:

The LDFA held a regular meeting at Grace Lake on May 9th.

On October 11th, Grace Lake hosted the Detroit region Aerotropolis and the Van Buren DDA for a commercial real estate luncheon. The luncheon was spotlighted in the Q4 edition of the Van Buren Today magazine. The magazine is distributed to all addresses within the 48111-zip code.

There were no other promotional activities in 2023, as the primary purpose of the LDFA is repayment of existing debt.

If there are any further questions related to these items please feel free to contact the Supervisor's Office at 734-699-8910.

Respectively submitted,

Dan Selman
Deputy Supervisor
Charter Township of Van Buren

FIRST AMENDMENT TO AGREEMENT REGARDING THE VAN BUREN TOWNSHIP LOCAL DEVELOPMENT FINANCE AUTHORITY

This First Amendment to Agreement Regarding the Van Buren Township Local Development Finance Authority, dated as of _____, 2024 (“First Amendment”), is by and between the Local Development Finance Authority of the Charter Township of Van Buren, a public body corporate, whose address is 46425 Tyler Road, Van Buren Charter Township, Michigan 48111 (the “Authority”), and the Charter Township of Van Buren, a Michigan municipal corporation, whose address is 46425 Tyler Road, Belleville, Michigan 48111 (the “Township”).

RECITALS

WHEREAS, on or about July 16, 2019, the Township and the Authority entered into an Agreement Regarding the Van Buren Township Local Development Finance Authority (the “2019 Agreement”), attached hereto as Exhibit A;

WHEREAS, the purpose of the 2019 Agreement, among other things, was to account for the reimbursement to the Township of money advanced by the Township on behalf of the Authority to cover shortfalls in tax increment revenues necessary to meet the Authority’s debt service obligation under the “Authority Bonds”, as referenced and defined in the 2019 Agreement;

WHEREAS, the 2019 Agreement also provided, in Section 5 – Settlement Proceeds, that “[a]ny proceeds received by the Township through litigation with Visteon, through judgment, verdict, settlement or otherwise shall, first, be reimbursed to the Township to reimburse all advances it has made on the Authority’s behalf under the Authority Bonds together with interests thereon and second, shall be disbursed to the Authority”;

WHEREAS, on or about June 27, 2023, the Township entered into a Settlement and Mutual Release Agreement with Visteon Corporation (the “Settlement Agreement”) related to the litigation concerning the Authority Bonds;

WHEREAS, the terms of the Settlement Agreement includes two payments by Visteon Corporation to the Township totaling \$12 million dollars, to be paid in two installments: \$6 million on or before July 3, 2023; and, \$6 million on or before July 1, 2024; and,

WHEREAS, the Township and the Authority, for their mutual benefit, desire to amend the 2019 Agreement by deleting Section 5 – Settlement Proceeds.

NOW, THEREFORE, in consideration of the premises and the covenants set forth below, the parties agree as follows:

1. Except as specifically provided for in this First Amendment, the terms of the 2019 Agreement (Exhibit A) shall remain in full force and effect.
2. Section 5 of the 2019 Agreement, entitled "Settlement Proceeds", shall be deleted in its entirety from the 2019 Agreement.

This First Amendment was executed by the respective parties as of the date specified above.

**Local Development Finance Authority of
The Charter Township of Van Buren**

By: _____
Michael Dotson
Its: Chairman

Charter Township Of Van Buren,

By: _____
Kevin McNamarra,
Its: Supervisor

By: _____
Leon Wright
Its: Clerk



VAN BUREN CHARTER TOWNSHIP

Kevin McNamara | Supervisor • **Sharry A. Budd** | Treasurer • **Leon Wright** | Clerk
Bryon Kelley | Trustee • **Kevin Martin** | Trustee • **Sherry Frazier** | Trustee • **Donald Boynton Jr.** | Trustee

April 3, 2024

Local Development Finance Authority
Board of Directors
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48111

Re: Special Order Material for DTE Street Lights at Grace Lake

Directors,

DTE has reached out to the Township to discuss street lighting on Visteon Way. When the infrastructure was originally installed, the Township purchased "special order materials" for DTE to install on the roadway. Special order materials are required to be purchased and stored by the municipalities to ensure that the street lights can be replaced or repaired in the event of an accident or failure. Over the years DTE has expanded their options of "stock" or DTE owned and replaced options, to include more decorative light fixtures. Due to this we have the opportunity to request that the special-order material be replaced with a stock option which will allow DTE to provide more timely service and also save the Township money as we will not have to purchase any replacement light poles & fixtures.

I have attached the email from DTE which more accurately explains the issue as well as the DTE Community Lighting catalog and an image of the type of street lights that are existing. At this time we are asking the LDFA to consider one of the stock options provided so DTE can have direction as to what replacements should be made on Visteon Way in the event of light failures or accidents.

Thank you for your consideration and please let me know if there are any additional questions. I look forward to further discussion about this issue.

Thanks,

Ron Akers
Director of Municipal Services
Charter Township of Van Buren

Akers, Ron

From: Courtney Baum Vangilder <courtney.baum@dteenergy.com>
Sent: Monday, March 11, 2024 3:11 PM
To: Akers, Ron
Cc: Stephanie Sharlow
Subject: [EXTERNAL EMAIL] Visteon Way Special Order Material-Van Buren Township
Attachments: DTE Community Lighting Catalog.pdf

CAUTION: This email originated from outside the Township. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Ron,

Please see the attached DTE Stock Product Catalog for Streetlighting. Per our conversation, there was a recent knockdown of a streetlight on Visteon Way at Lake Shore Drive. The streetlighting along Visteon Way is Special Order Material and it was confirmed by Van Buren Township that there was not any available stock for our crews to pull for a repair. Since this material was not available, we installed a DTE stock pole and light to ensure a working streetlight was at this intersection. At this time, if Van Buren will not be actively stocking this special pole and light fixture material for repairs, DTE will need to continue replacing with available DTE Stock. Please take a look at the material used at this intersection for the repair so you can see what that looks like in the field as a comparison.

The Township will need to make a decision on how they would like to proceed with these situations in the future and a new agreement will likely need to be created between DTE and the Township documenting the decision and what the material is to be used moving forward. Depending on the type of stock material that the Township would like to proceed with would determine if there would be any additional costs for the repairs. This would be determined through future discussions around this item. It could potentially be an agreement that takes place upon failure, or we could provide a cost for a complete conversion so everything is new and matching at the same time.

Please let me know once you and your team have had a chance to review, when you would be ready to take the discussion further, and if you have any questions in the meantime.

Regards,
Courtney (Baum) Vangilder
Principal Account Manager
Community Lighting

DTE
8001 Haggerty Road
Belleville, MI 48111
cell: 734.318.4105
e: courtney.baum@dteenergy.com

To report a DTE Streetlighting or Outdoor Protective Lighting problem-please click on the following link:
[Outdoor Lights | DTE Energy](#)

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

Google Maps Visteon Way

Wayne, Michigan

Google Street View

Aug 2018

See more dates

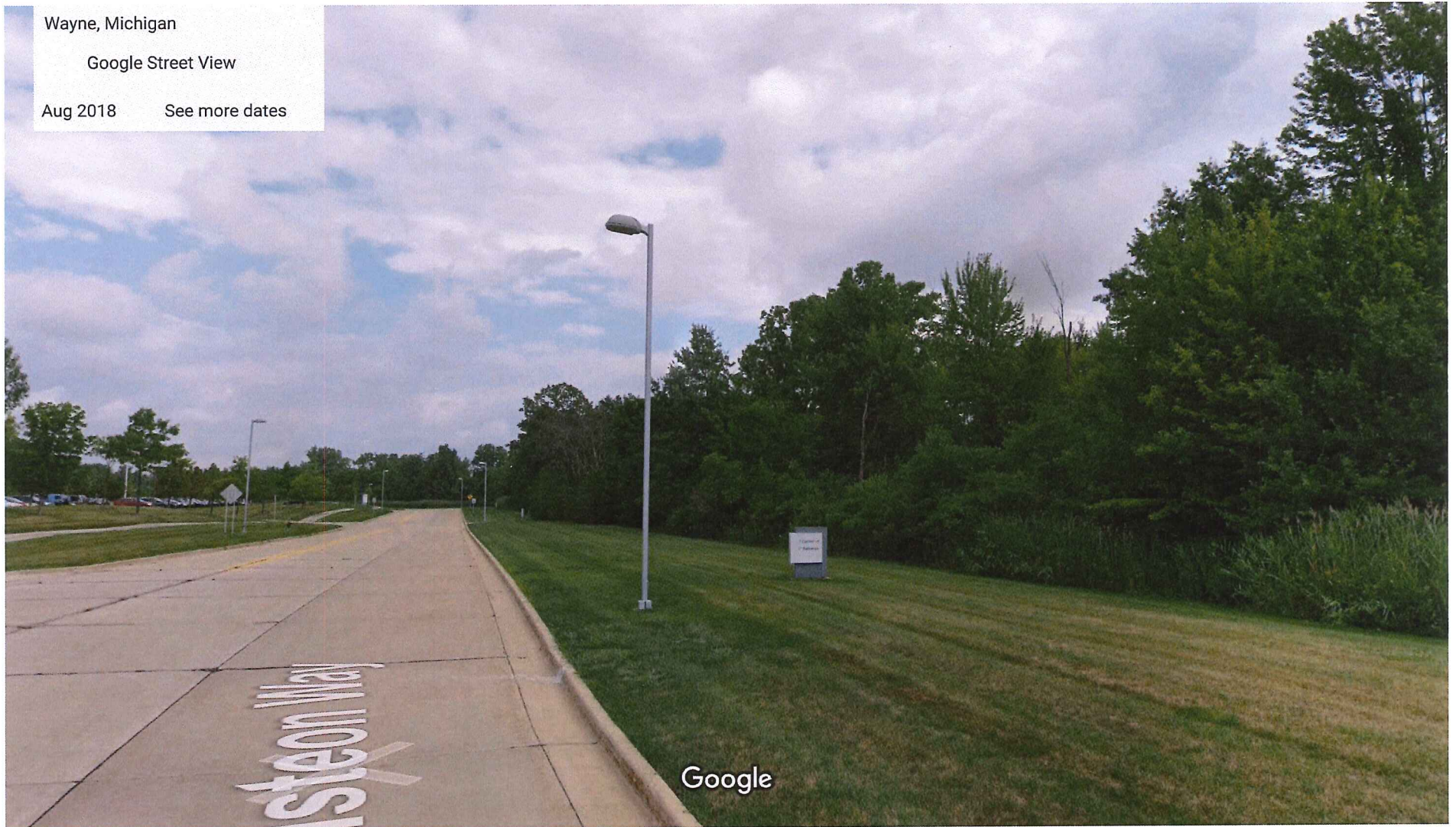
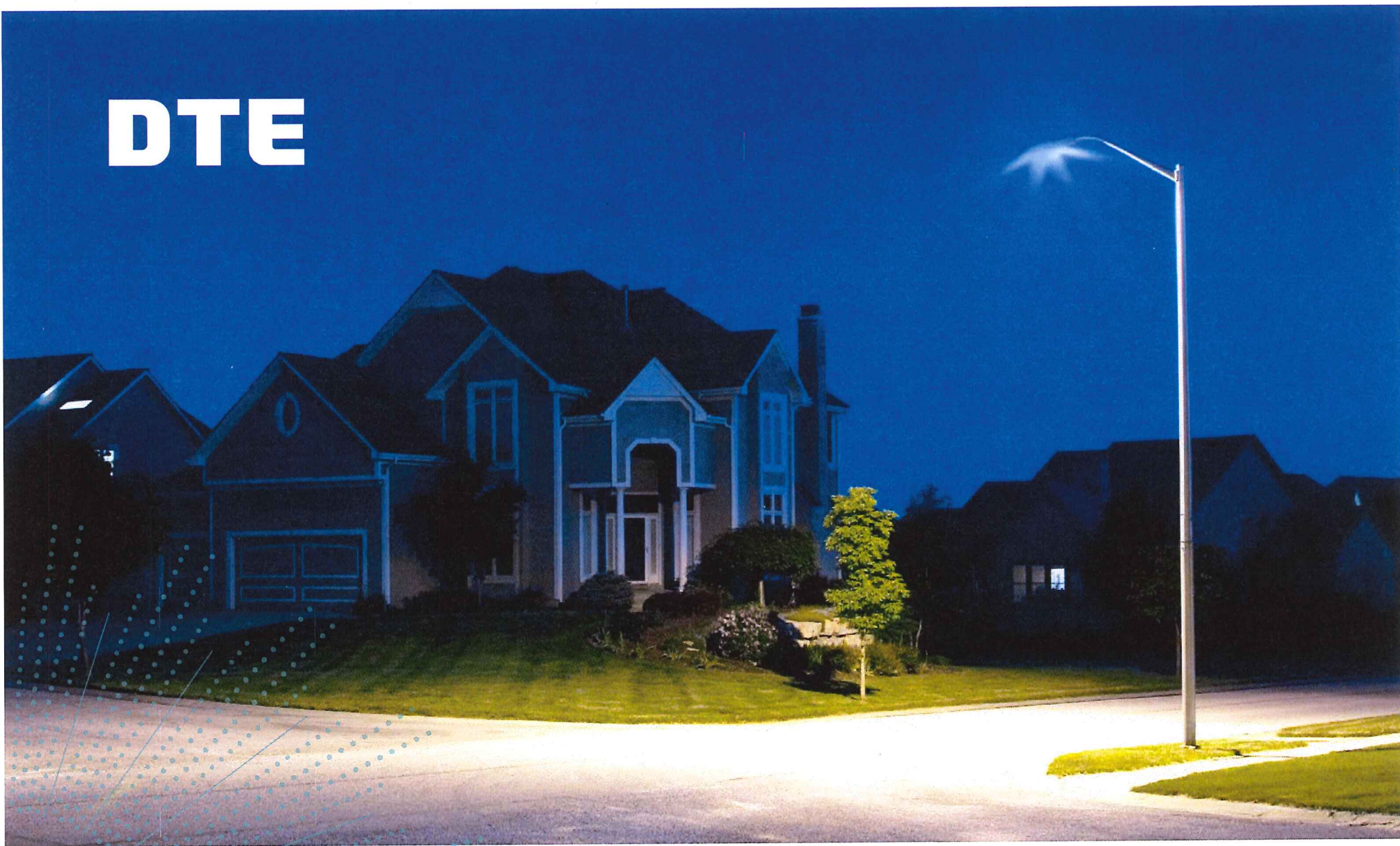


Image capture: Aug 2018 © 2024 Google

DTE



Community Lighting Catalog

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Additional Resources

Protect your home

Outdoor Protective Lighting provides maintenance-free exterior lighting service to your home. Protecting your property and neighborhood with efficient and affordable outdoor lighting is easy with DTE Energy.

Enhance your business

Outdoor Protective Lighting provides maintenance-free exterior lighting service to parking lots, site entrances, street lights and more. The service delivers strong and lasting benefits, and we make it simple and affordable.

Illuminate your roadways

Well-lit roads in your community promotes safe conditions for both drivers and pedestrians.



Program Highlights



Years of Experience

Our Community Lighting team has more than 110 years of experience providing street and area lighting solutions from local, collector and major thoroughfares to public pathways, commercial developments, parking lots, industrial storage lots, streetscapes, new construction, parking lots, homeowner associations, area lighting and more. We will work collaboratively with you to develop a lighting plan that fits your needs and budget.



Aesthetics & Value

We can help you develop a plan that preserves aesthetics, improves visibility, encourages public use and increases safety. Lighting adds ambiance and character, creating a more welcoming environment – and we're here to provide the best possible solution for you. With many different luminaire and post combinations, you'll be able to create custom posts that fit seamlessly into your community streetstyle, buildings and grounds.



Safety & Security

When your business is well-lit, your residents, customers and visitors feel safer and your assets are more secure. Outdoor lighting provides a safe environment for residential and commercial areas and deters crime.



Affordability

Our large portfolio of energy-efficient lighting products delivers optimal performance while keeping your costs low. We can help offset the initial cost of installation and all agreements include service and maintenance.



Maintenance & Upkeep

Interruptions to outdoor lighting can happen for many different reasons including power outages, mechanical issues or scheduled equipment maintenance. We provide timely repair and maintenance to guarantee reliability. If your lighting installation ever requires maintenance, have peace of mind knowing we're just a phone call away.

Luminaire Options

LED Roadway Series

LED Roadway Series luminaires are offered in three high-lumen performance packages designed to deliver energy-efficient outdoor lighting with optimal coverage for all roadway classifications. These luminaires are designed for residential, municipal, county and state thoroughfares in both underground and overhead configurations.

Lighting Applications:

- Local, collector and major roadways
- Intersections and roundabouts
- Commercial and industrial developments
- Parks and recreational areas
- Rural residences and barnyards
- Campuses
- Walkways
- Alleys
- Parking lots



LED Teardrop Series

LED Teardrop Series luminaires are offered in eight high-efficiency LED performance packages designed as a period style luminaire for street lighting applications. The system is constructed of a precision-engineered prismatic borosilicate glass teardrop refractor configured in a Type 3 distribution. These luminaires are designed for municipal, county and state thoroughfares.

Lighting Applications:

- Downtown districts
- Urban roadways and streetscapes
- Parks and walkways
- Campuses
- Village squares
- Historic districts
- Plazas
- Commercial developments



Product Information:

Luminaire Housing Color	Wattage	Light Source	Correlated Color Temperature (CCT)*1	Initial Delivered Lumens*2	Typical Mounting Heights
Black or gray	58	LED	4,000K	7,334	30'
Black or gray	136	LED	4,000K	17,400	30'
Black or gray	206	LED	4,000K	29,252	30' or 40'

1. The correlated color temperature of a light source is measured on the Kelvin (K) scale. Color temperatures of light sources may range in appearance between warm white (1,800K - 3,000K), cool white (3100K - 4500K) and daylight (4,600K - 6,500K).

2. Measurements taken from luminaire with standard option only (no other accessories or attachments used during testing).

Product Information:

Luminaire Housing Color	Wattage	Light Source	Correlated Color Temperature (CCT)*1	Initial Delivered Lumens*2	Typical Mounting Heights
Black	21	LED	4,000K	3,618	27' or 29'
Black	43	LED	4,000K	7,010	27' or 29'
Black	63	LED	4,000K	10,176	27' or 29'
Black	83	LED	4,000K	13,116	27' or 29'
Black	103	LED	4,000K	16,055	27' or 29'
Black	121	LED	4,000K	18,543	27' or 29'
Black	144	LED	4,000K	21,482	27' or 29'
Black	153	LED	4,000K	22,613	27' or 29'

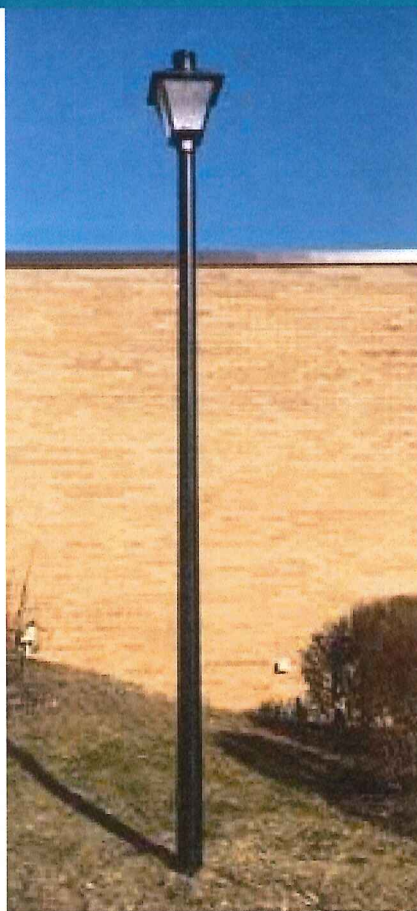
Decorative Post Top Lighting

Colonial Series

Colonial Series post-top luminaires are offered in LED and HPS technology and feature a traditional lantern-style design in one standard configuration. This luminaire is designed for roadways, walkways and parking lots in residential, municipal and commercial developments.

Lighting Applications:

- Residential and urban boulevards
- City streets
- Parking lots
- Campuses
- Commercial developments
- Plazas
- Historic districts
- Village squares
- Parks
- Walkways and roadways



Acorn Series

Acorn Series post-top luminaires are offered in LED and HPS technology and in assorted configurations. These range from glass globe only or glass globe with ribs and band, to glass globe with full cover, ribs and band. These luminaires are designed for roadways, walkways and parking lots in residential, municipal and commercial developments.

Lighting Applications:

- Residential and urban boulevards
- City streets
- Parking lots
- Campuses
- Commercial developments
- Plazas
- Historic districts
- Village squares
- Parks
- Walkways and roadways



Product Information:

Luminaire Housing Color	Wattage	Light Source	Correlated Color Temperature (CCT) ¹	Initial Delivered Lumens ²	Typical Mounting Heights
Black	70	HPS	1,900K	3,593	14'
Black	64	LED	4,000K	6,587	14'
Black	100	HPS	2,100K	5,679	14'

1. The correlated color temperature of a light source is measured on the Kelvin (K) scale. Color temperatures of light sources may range in appearance between warm white (1,800K – 3,000K), cool white (3,100K – 4,500K) and daylight (4,600K – 6,500K).

2. Measurements taken from luminaire with three acrylic clear prismatic panels on street side and one diffuse panel on house side.

Product Information:

Luminaire Housing Color	Wattage	Light Source	Correlated Color Temperature (CCT) ¹	Initial Delivered Lumens ²	Typical Mounting Heights
Black	39	LED	4,000K	5,246	11.5' to 14.5'
Black	60	LED	4,000K	7,438	11.5' to 14.5'
Black	100	HPS	2,100K	9,277	11.5' to 14.5'

1. The correlated color temperature of a light source is measured on the Kelvin (K) scale. Color temperatures of light sources may range in appearance between warm white (1,800K – 3,000K), cool white (3,100K – 4,500K) and daylight (4,600K – 6,500K).

2. Measurements taken from luminaire with clear glass globe option only (no other accessories or attachments used during testing)

LED Area Lighting

LED Parking Lot Area Light Series

The LED area light luminaires are offered in multiple lumen performance packages designed to deliver energy efficient outdoor lighting for parking lots and other area lighting applications. These can be utilized with overhead fed and underground fed post options.

AR-13: This performance series (lumen package) is intended for small to medium lighting projects in residential, industrial and commercial zoned areas. Wattage Options: 72, 88, 113, 138, 149. Optic Distribution Options: Type 3, Type 4, Type 5, Type AFR.

AR-18: This performance series (lumen package) is intended for medium to large lighting projects in industrial and commercial zoned areas. Wattage Options: 206, 235, 272, 297. Optic Distribution Options: Type 3, Type 4, Type 5, Type AFR.

Lighting Applications:

- Parking lots and retail
- Mixed-use developments
- Auto dealerships
- Industrial sites
- Entrance and exit roads to facilities
- Security areas
- Storage areas
- Loading and receiving areas
- Parks and recreational areas
- Churches and schools



LED Flood Light Series

LED flood light luminaires are typically mounted to a wood pole using a standard mount and bracket configuration. Optional features include partial or full shielding to mitigate dispersed light. These luminaires are designed for safety and security lighting used in a variety of applications for residential, commercial, industrial and municipal developments.

Lighting Applications:

- Security areas
- Storage areas
- Loading and receiving areas
- Backyards
- Parking lots and retail
- Auto dealerships
- Industrial sites
- Churches and schools
- Parks and recreational areas
- Rural residences and barnyards



Product Information:

Luminaire Housing Color	Wattage	Light Source	Correlated Color Temperature (CCT)*1	Initial Delivered Lumens*2	Typical Mounting Heights
Black	70	LED	4,000K	9,300	25' to 30'
Gray	218	LED	4,000K	29,000	25' to 30'
Gray	297	LED	4,000K	37,400	25' to 30'

1. The correlated color temperature of a light source is measured on the Kelvin (K) scale. Color temperatures of light sources may range in appearance between warm white (1,800K - 3,000K), cool white (3,100K - 4,500K) and daylight (4,600K - 6,500K).

2. Measurements taken from luminaire with three acrylic clear prismatic panels on street side and one diffuse panel on house side.

Product Information:

Product information can be provided to customers upon request.

Poles & Posts

Street and Roadway Pole Options

Providing the necessary illumination to enhance driver and pedestrian safety is our number one goal.

We offer posts of various heights, colors and design. Options range from aluminum, steel, wood and fiberglass posts.

Foundation types vary from direct bury posts to full break away options as well as high band concrete foundations.

Heights can vary from 28 - 40'.



DTE Post Code 06: 28.75' black or silver single davit arm steel post mounted to concrete foundation-engineered to allow receptacles. Breakaway base option for this post design.



DTE Post Code 71/73 & 81/83: 30' or 40' black or silver dual arm fiberglass direct bury post with breakaway base.



DTE Post Code 70/72 & 80/82: 30' or 40' black or silver single arm fiberglass direct bury post with breakaway base.



DTE Post Code 87: 28.75' black or silver dual Davit arm steel post mounted to concrete foundation-engineered to allow receptacles.



DTE Wood Poles: Existing distribution poles or new 30' wood poles

Decorative Post Options

Often used in downtown streetscapes, historic districts, subdivision lighting, walkways and parks, these lighting options help provide the desired look and feel for the intended space.

These decorative posts are offered in a variety of designs and colors, ranging between 12 - 14'. According to customer preferences, they can be constructed of various materials including aluminum, steel, concrete and fiberglass.

DTE provides a variety of options for flexibility during installations that include direct embedded posts and anchor base posts that can be mounted to standard or high-band concrete foundations.



DTE Post Code 16: 12' or 14' black fiberglass post with concrete foundation. Engineered to support decorative dual lum brackets and receptacles.



DTE Post Code 12 & 14: 12' or 14' black aluminum post. Direct bury or concrete foundation options available. Engineered to support banner arms and receptacles.



DTE Post Code 15: 13' black or salt & pepper concrete direct bury post. Engineered with provisions for banner arms and receptacles.



DTE Post Code 95: 14' black fiberglass direct bury post.

Poles & Posts (cont.)

Parking Lot Pole Options

DTE offers energy efficient area lighting solutions that provide appropriate levels of illumination to enhance safety and security for drivers and pedestrians.

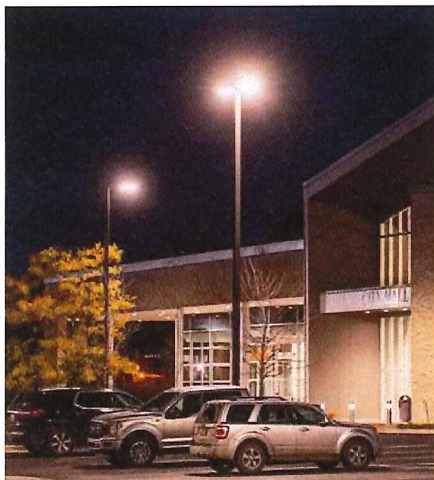
These area lights are paired with a modern post design that is offered in either black or dark bronze paint finish, ranging between 17.5 - 30'. Foundation designs include a standard foundation used for perimeter lighting and two high-band foundation options used for interior lighting in heavily-traveled, high-impact areas. Each post is designed to accommodate one to four luminaire configurations.



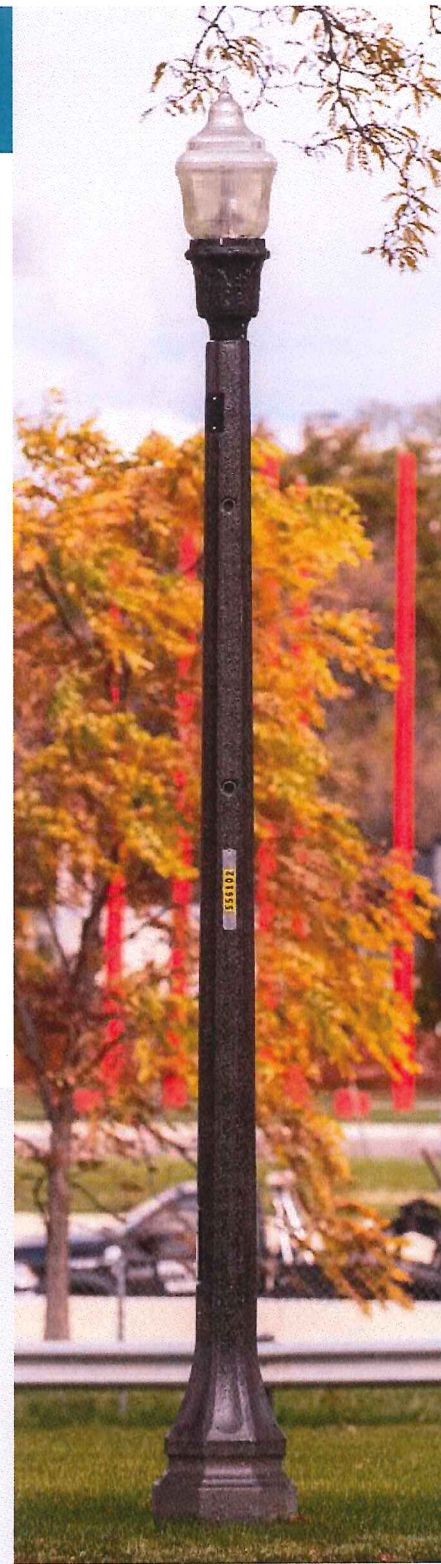
DTE Post Code A01-A54: 17.5 - 30' dark bronze or black square steel pole mounted to concrete foundation.



These lights can also be mounted on a wood utility pole.



Our Outdoor Protective Lighting Rate is a supplemental rate that is used for security lighting. After you enroll, we install lighting where service is already available in order to illuminate your private property. You qualify for this rate if you are currently using electric service under one of our standard metered rates. This dusk to dawn service is controlled by photo-sensitive devices that provide service all night, every night. Speak to one of our lighting experts for additional contract details.



Additional resources

If you're interested in our company taking your lighting system off your hands, we provide easy and affordable options to acquire your lighting system. We've worked with many businesses and municipalities to acquire and maintain their lighting system while upgrading it to new, energy-efficient luminaires. Our Lighting Designers will design an outdoor lighting solution that meets the needs of our customers following applicable guidelines.

If you would like to design a lighting system, visit our website at dteenergy.com/lighting, or scan the QR code below and one of our representatives will be in touch with you.

To learn more about our options, services and benefits, fill out the form at the QR code to the right and one of our representatives will be in touch.



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