

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

Regular Meeting: Tuesday, March 8, 2022 – 2:00 p.m.

CALL TO ORDER

ROLL CALL

Chairman Dotson _____
VACANT _____
Leonard Armstrong _____
VACANT _____
Scott Medlen _____
Supervisor McNamara _____

Doug Peters _____
John Delaney _____
James Williams _____
Sara Cortese _____
David Schreiber _____

Recording Secretary Kendyl Zantop _____

APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

1. Regular Meeting: January 11, 2022
2. Closed Session Minutes: January 11, 2022

CORRESPONDENCE:

PUBLIC COMMENT:

UNFINISHED BUSINESS:

1. Marketing/Community Outreach Update

NEW BUSINESS:

1. 2021 Informational Meeting & Synopsis of Activities per PA 57

NON-AGENDA ITEMS:

ADJOURNMENT:

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, January 11, 2022, Time Denton Room**

CALL TO ORDER: Meeting called to order at 2:01 PM by Doug Peters.

CLOSED SESSION: Pursuant to MCL 15.268 (d) To consider the purchase of real property

ROLL CALL:

Present: Peters, Armstrong, Delaney, Williams, McNamara, Cortese, Schreiber.

Absent: Medlen (excused)

Staff: Dan Selman (Deputy Supervisors), Kendyl Zantop (Recording Secretary).

Additional Present: Barbara Rykwaldler (DTE via Zoom public participation link), Dotson (via Zoom public participation link)

CLOSED SESSION: The LDFA meeting will go into Closed Session.

Motion: by Peters support Delaney to start meeting 2:03 pm.

Motion: by Delaney support Peters to Close meeting 2:15 pm.

APPROVAL OF AGENDA:

Motion: by Delaney support by Schreiber to approve the Regular Meeting Agenda of January 11th, 2022 as presented.

Motion Carried.

APPROVAL OF MEETING MINUTES:

Motion by Peters support Williams to approve the regular and closed session Meeting Minutes of November 9, 2021 as presented.

Motion Carried.

CORRESPONDENCE:

The LDFA members recognized and thanked Tina Grishaber for her years of service as the recording secretary.

PUBLIC COMMENT:

None.

UNFINISHED BUSINESS:

1. Marketing/Community Outreach Update.

Delaney noted they have not had any meetings. Deputy Supervisor Selman stated they would get meeting dates set for the Marketing/Community Outreach Committee.

NEW BUSINESS:

1. Discussion on the sale of LDFA owned Parcel No. 83-045-99-0004-702

Barbara Rykwald er from DTE Gas discussed DTE's intent to purchase parcel 83-045-99-0004-702 on Ecorse Road near Haggerty Road. The land would be used for DTE's backup pipeline called the Van Born Pipeline. This pipeline serves southeast Michigan and acts as a backup supply in case something happens to the primary line. The pipeline starts around Rawsonville Road and will terminate around Van Born Road near the City of Wayne. There are various above-ground valves, regulation stations, and monitoring equipment along the pipeline this would be the purpose to purchase the land. The parcel is selling for \$115,000. Deputy Supervisor Selman sent mailers to the abutting property owners and there was no interest in the parcel. DTE agreed to the appraised value and agrees to pay the appraisal fee. DTE asked for 120 days to complete due diligence.

Motion by Peters support by Delaney to sell parcel ending in 702 to DTE with a 120 days due diligence period. With the stipulation that DTE pay the asking price and all associated costs of the sale.

Yeas: Peters, Armstrong, Delaney, Williams, McNamara, Cortese, Schreiber.

Nays: None.

Absent: Medlen.

Motion Carried.

2. Election of Officers

Vice Chairperson Peters opened up the nominations for (3) Officers positions: Chairperson, Vice Chairperson and 2nd Vice Chairperson

Motion: Peters support by Delaney to nominate Michael Dotson for Chairperson

Motion Carried.

Motion: Delaney support by Armstrong to nominate Doug Peters for Vice Chairperson

Motion Carried.

Motion: Peters support by Armstrong to nominate John Delaney for 2nd Vice Chairperson

Motion Carried.

Peters Closed Nomination support Delaney

Yeas: Peters, Armstrong, Delaney, Williams, McNamara, Cortese, Schreiber.

Nays: None.

Absent: Medlen

Motion Carried.

2. Review of Draft 2021 Synopsis of Activities per PA 57

Deputy Supervisor Selman overviewed the draft 2021 synopsis. Noted that there are not many significant changes. Recorded additions of \$900,000 loaned in March 2020, an additional \$800,000 in September 2020. \$1,000,000 loaned March 2021, an additional \$775,000 loaned September 2021. Each of these dates for the following year is when the loan activity will occur. In 2021 two events/promotional campaigns took place. The 9/11 service memorial honoring all victims and first responders held at Grace Lake Corporate Center. Another promotional activity was the feature in Q4 of the Van Buren Today spotlighting the business amenities offered at Grace Lake. The publication is circulated to all addresses in the 48111.

Peters thanked Delaney and Township staff for their work on the 9/11 memorial event at the Grace Lake site. Delaney thanked all the Township staff that helped make the event happen. Peters pointed out that the debt incurred by the LDFA is a direct result of the shortfall in taxes on the Grace Lake Project, precipitated by Visteon's failure to assist with the payment of bonds. Deputy Supervisor Selman stated the Synopsis will be revisited at the first informational meeting of the year in March.

NON-AGENDA ITEMS:

Peters recommended discussion on vacant positions. Peters suggested that they look to fill one with a female noting a majority of the board is male. Delaney stated the way the LDFA is set up under the public act the officers have to come from a group of the LDFA perimeter. Dotson recommended two individuals he has worked with through the Belleville Chamber of Commerce. Delaney stated one of the vacancies has been open for 9-10 years.

ADJOURNMENT:

Motion by Williams support Schreiber to adjourn the meeting at 2:41 p.m.

Motion Carried.

Respectfully submitted,

Kendyl Zantop
Recording Secretary

46425 Tyler Road,
Van Buren Twp, MI 48111



January 6, 2022

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

RE: Draft 2021 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 910.1(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 (2020) 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.

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" has decreased significantly in 2021 due to the historically low interest rates being earned on the Township's money market and pooled savings accounts.

These "advances" were necessary to meet the bond obligations due on April 1 and October 1 2021. Going forward the advances will be made on these dates each year, until the bond obligation is fulfilled.

The LDFA will continue to pursue legal action against the original developer pursuant to the shortfall.

List of Authority Projects and Investments for 2021:

As specified in the most recent annual audit (2020), 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 2021. All authority resources are focused on the payment of existing debt.

List of Authority Events and Promotional Campaigns for 2021:

As specified in prior sections, the primary for focus of the LDFA is repayment of existing debt. In accordance with the ongoing pandemic caused by COVID, limited promotional activities occurred in 2021.


A major activity that was spearheaded by the LDFA occurred on Saturday, September 11, 2021 at Grace Lake Corporate Center, which was a 9/11 Memorial Service, which held a prayer vigil that honored all 9/11 victims as well as first responders. The event was attended by representatives of a dozen local first responder agencies and was open to the public.

Following the 9/11 Memorial Service, a car show was hosted on-site at Grace Lake, with the top entries receiving plaques. The event was well-attended by the public and drew awareness to the amenities available at Grace Lake.

Another promotional activity was Grace Lake Corporate Center was featured in the Q4 edition of the Van Buren Today magazine that spotlighted the business amenities offered at the Corporate Center. The quarterly publication is circulated to every household and business within the 48111-zip code.

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