

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

*Regular Meeting: Tuesday, May 9, 2023 - 2:00 p.m.  
Location: Grace Lake Corporate Center (Building 45)  
One Village Dr., Van Buren Twp., 48111*

**CALL TO ORDER**

**ROLL CALL**

Chairman Dotson \_\_\_\_\_  
VACANT \_\_\_\_\_  
Leonard Armstrong \_\_\_\_\_  
Alex Dine \_\_\_\_\_  
Scott Medlen \_\_\_\_\_  
Supervisor McNamara \_\_\_\_\_

Doug Peters \_\_\_\_\_  
Priya Nayak \_\_\_\_\_  
Superintendent Kudlak \_\_\_\_\_  
David Schreiber \_\_\_\_\_

Recording Secretary Kendyl Zantop \_\_\_\_\_

**APPROVAL OF AGENDA:**

**APPROVAL OF MINUTES:**

1. March 14, 2023

**CORRESPONDENCE:**

**PUBLIC COMMENT:**

**UNFINISHED BUSINESS:**

1. Marketing/Community Outreach Update

**NEW BUSINESS:**

1. Resolution 2023-01:  
Update to LDFA By-laws  
Article III Section 2. Meeting Schedule
2. Approval of 2023 amended Meeting Schedule.

**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, March 14, 2023 2 PM Denton Room**

**CALL TO ORDER:** Meeting called to order at 2:02 PM by Chairman Dotson

**ROLL CALL:**

**Present:** Dotson, Dine, Medlen, McNamara, Peters, Nayak, Kudlak, Schreiber.

**Absent:** Armstrong (excused)

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

**Additional Present:** Director Power, Rosemary Otzman

**APPROVAL OF AGENDA:**

**Motion:** by Kudlak support by Medlen to approve the Regular Meeting Agenda of March 14<sup>th</sup>, 2023 as presented.

**Motion Carried.**

**APPROVAL OF MEETING MINUTES:**

Peters requested to make a change to the third paragraph on the second page of the minutes.

**Motion** by Kudlak support Medlen to approve the Meeting Minutes of January 10, 2023 as amended.

**Motion Carried.**

**CORRESPONDENCE:**

None.

**PUBLIC COMMENT:**

None.

**UNFINISHED BUSINESS:**

1. Marketing/Community Outreach Update

No updates. The committee agreed to meet, following the regular meeting.

**NEW BUSINESS:**

**1. Informational Meeting per PA 57 2022 LDFA Synopsis**

Deputy Director Sleman reviewed the Synopsis Activities of 2022. The informational meeting is required two times a year per PA 57. Notices were sent out earlier in the year to the taxing authorities. In March 2022, \$1,000,000 was loaned to the LDFA, and another \$1,000,000 was loaned in September 2022 to cover the debt payment. There was a significant change in interest rates in 2022 as the Federal Reserve 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. The interest on the loan from last year was \$86,931.35.

Peters asked what the percentage was. The average was 1.476 in 2022. The main purpose of the LDFA is repayment of existing debt and the LDFA is pursuing legal action against the original developer.

Peters questioned if the legal fees are being charged to the LDFA. Supervisor McNamara responded that the fees are being charged to the LDFA.

**NON-AGENDA ITEMS:**

Supervisor McNamara updated the LDFA on the upcoming mediation (with Visteon) scheduled for June. Attorneys for Van Buren Township and Visteon have agreed on a judge and to split the cost of hiring this judge for mediation. Peters gave an explanation on the process of a mediation.

**ADJOURNMENT:**

**Motion** by Schreiber support by Peters to adjourn the meeting at 2:12 p.m.

**Motion Carried.**

Respectfully submitted,

Kendyl Zantop  
Recording Secretary

LOCAL DEVELOPMENT FINANCING AUTHORITY  
OF THE  
CHARTER TOWNSHIP OF VAN BUREN

BY LAWS

ARTICLE I

Purpose and powers. The purpose or purposes for which the Authority is organized are as follows: To encourage local development to prevent conditions of unemployment and promote economic growth; to provide for the establishment of local development finance authorities and to prescribe their powers and duties; to provide for the creation and implementation of development plans; to authorize the acquisition and disposal of interests in real and personal property; to permit the issuance of bonds and other evidences of indebtedness by an authority; to reimburse authorities for certain losses of tax increment revenues; and to authorize and permit the use of tax increment financing.

ARTICLE II

Section 1. The business and property of the Authority shall be managed and directed by the board of directors, whom will each take and subscribe to the constitutional oath. The members shall serve four (4) year terms of office from the date of their respective appointment, except as provided for in the ordinance creating the Authority, and shall be non-compensated but reimbursed for actual sanctioned expenses.

Section 2. The board shall include seven (7) members appointed by the Township Supervisor, subject to the approval of the Township Board.

Section 3. The board shall include one (1) member appointed by the county board of commissioners of the county in which the Authority is located. The board shall include one (1) member representing a community or junior college in whose district the Authority is located appointed by the chief executive officer of that community or junior college. The board shall also include two (2) members appointed by the chief executive officer of each local government unit, other than the Township which levied twenty percent (20%) or more of the ad valorem property taxes levied against all property located in the Authority district.

Section 4. The board of directors shall annually at its first regular meeting of the calendar year designate one of its members as chairperson, one of its members as vice chairperson, and one of its members as corresponding secretary. The officers so elected shall serve a term of one (1) year or any part thereof as may be determined, and until his/her successor is designated. No term of office created under this section shall extend beyond the term of the member designated. All officers shall take their respective office at the next regular or special meeting.

A. *Duties of the Chairperson.* *The Chairperson retains the ability to discuss, make motions, and vote on issues before the board of directors. The Chairperson shall:*

- 1. Preside at all meetings with all powers under parliamentary procedure;*
- 2. Shall rule out of order any irrelevant remarks; remarks which are personal; remarks about another's race, religion, sex, physical condition, ethnic background, beliefs, or similar topics; profanity; or other remarks which are not about the topic before the board of directors;*

3. *Restate all motions or request the Recording Secretary to restate all motions prior to voting on said motions;*
  4. *Appoint committees;*
  5. *May call special meetings;*
  6. *Review with staff, prior to a board of directors meeting, the items to be on the agenda if he or she chooses to do so;*
  7. *Acts as the LDFA's chief spokesman to represent the LDFA at local, regional, and state government levels;*
  8. *Represent the LDFA, along with the Township Board LDFA member before the Township Board and other boards & commissions;*
  9. *Perform such duties as may be ordered by the board of directors*
- B. *Duties of the 1<sup>st</sup> Vice-Chairperson.* *The 1<sup>st</sup> Vice-Chairperson shall:*
1. *Act in the capacity of Chairperson, with all the responsibilities, powers, and duties outlined in these bylaws, in the Chairperson's absence; and*
  2. *Perform such other duties as may be ordered by the board of directors.*
- C. *Duties of the 2<sup>nd</sup> Vice-Chairperson.* *The 2<sup>nd</sup> Vice-Chairperson shall:*
1. *Preside at meetings in the absence of the Chairperson and the 1<sup>st</sup> Vice-Chairperson; and*
  2. *Perform such other duties as may be ordered by the board of directors.*
- D. *Absence of Elected Officers.* *Should neither the Chairperson, 1<sup>st</sup> Vice-chairperson, nor the 2<sup>nd</sup> Vice-Chairperson be present at a meeting, a temporary chairperson shall be elected by a majority vote of the members present under the following process:*
1. *Any member of the board of directors may call the meeting to order.*
  2. *The first order of business after calling the roll will be to appoint a temporary chairperson for that evenings meeting. The temporary chairperson will be appointed by a simple majority of the members present.*
  3. *The temporary chairperson shall assume the position immediately following their appointment.*

### ARTICLE III

Section 1. All regular meetings shall be held in the Township of Van Buren, County of Wayne, Michigan.

Section 2. A regular meeting of the board of directors will be **held on a quarterly basis** at 2:00 PM on the second Tuesday of ~~every other month.~~ **January, April, July and October.**

Section 3. Special meetings shall be held whenever called by the direction of the chairperson, director, Supervisor of the Township of Van Buren, or any six (6) members of the board of directors on eighteen (18) hours written notice of the time and place of the meeting.

Section 4. Any six (6) members of the board of directors shall constitute a quorum, and the affirmative or negative vote of six (6) members shall be necessary for the transaction of any and all business or passage or denial of any resolution. Three unexcused absences, by any member, will result in automatic resignation from the LDFA.

Section 5. At meetings of the board of directors, business shall be conducted in accordance with Roberts Rules of Order.

Section 6. Public Comment. Public Comment contains the following imposed regulations:

- The speaker is limited to five (5) minutes;
- There shall be no debate: and
- The speaker is encouraged to provide written copies of his/her comments.

Section 7. Teleconferencing. Any member of the board of directors may attend and participate at a regular or special meeting via teleconferencing. Teleconferencing shall be subject to the following regulations:

- A quorum of the board of directors shall be physically present at the meeting.
- A speaker phone or similar device which allows the public the opportunity to listen and to participate in the meeting shall be provided at the location of the meeting where the members are physically present.
- The telecommuter shall ensure the location they select to telecommute from is quiet and any background noise is limited.
- Meeting minutes shall indicate those physically present and those present through teleconference.
- Requests to participate in a meeting via teleconference shall be made to the Chairperson/designee at least two (2) business days prior to the meeting. The Chairperson/designee shall have discretion to allow or not allow that member to attend via teleconference. The decision of the Chairperson/designee shall be final.
- The member of the board of directors telecommuting and compliant with these regulations shall not be authorized to vote on any items presented to the board of directors. When any members are teleconferencing all votes of the board of directors shall be made via roll call vote to ensure the accuracy of the vote.

#### ARTICLE IV

Section 1. The chairperson shall preside at meetings of the board of directors and shall do and perform such other duties as may from time to time be assigned to him/her by the board of directors. The vice chairperson shall perform the duties of the chairperson in the chairperson's absence and such other duties as shall from time to time be assigned to him by the board of directors.

Section 2. Director. The board of directors may recommend the employment and compensation of a director, subject to the approval of the Township Board. A member of the board of directors is not eligible to hold the position of director. Before entering upon the duties of his/her office, the director shall take and subscribe to the constitutional oath, and furnish a bond through the Township's existing insurance program by posting a bond in the penal sum determined in the ordinance establishing the Authority, payable to the board of directors, approved by the Township Board, and filed with the Van Buren Township Treasurer. The premium of the bond shall be deemed an operating expense of the Authority, payable from funds available to the board of directors for expenses of operation. The director shall be the executive director of the Authority. Subject to the approval of the LDFA, the director shall supervise, and be responsible for the preparation of plans and performance of the functions of the Authority in the manner authorized by Act 281. The director shall attend meetings of

the board of directors, and shall render to the board of directors and to the Township Board of Trustees a regular report covering the activities and financial condition of the Authority. If the director is absent or disabled, the board of directors may designate a qualified person as acting director to perform the duties of the office. Before entering upon the duties of his/her office, the acting director shall take and subscribe to the oath, and furnish a bond, as required of the director. The acting director shall furnish the board of directors with information or reports governing the operation of the Authority as the board of directors requires.

Section 3. All purchasing shall be in compliance with its adopted policy.

Section 4. The LDFA may authorize the director or an agent or agents of the board of directors to enter into any contract or execute and deliver any instrument on behalf of the Authority within the limits authorized by Act 281. The authorization may be general or confined to specific instances.

Section 5. The LDFA may employ such manual, technical, financial and professional assistance as in its judgment may be necessary and is incidental to carry out the purpose of the Authority when funds are available.

Section 6. The fiscal year shall begin with the first day of January and end on the 31<sup>st</sup> day of December in each year.

Section 7. The LDFA shall have an annual audit of its business and the result thereof shall be submitted to the governing body of the Township. The audit may be completed as part of the regular audit of the Township. This shall be deemed an operating expense of the LDFA.

## ARTICLE V

Section 1. The board of directors shall have power to make, alter or amend the bylaws in whole or in part.

Section 2. These bylaws shall become effective upon approval of the Board of Trustees of the Charter Township of Van Buren. Until such approval, the bylaws shall be temporary bylaws for the Authority.

## **LOCAL DEVELOPMENT FINANCE AUTHORITY**

### **2023 REGULAR MEETING SCHEDULE**

Local Development Finance Authority Meetings are held quarterly on the 2nd Tuesday of January, April, July and October at 2:00 p.m. Meetings will take place in the Denton Room at Van Buren Township Hall, 46425 Tyler Road, Van Buren Township, MI. 48111.

**JANUARY 10, 2023**

**MARCH 14, 2023**

(INFORMATIONAL MEETING PER PA 57)

**MAY 9, 2023**

**JULY 11, 2023**

**October 10, 2023**

(INFORMATIONAL MEETING PER PA 57)

\*Note: 2023 Meeting schedule amended at the May 9 regular LDFA meeting

In compliance with the Americans with Disabilities Act, reasonable accommodations will be made available with advance notice.

For more information, please call: 734.699.8910