

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

**Regular Meeting: Tuesday September 14, 2021 – 2:00 p.m.**

**via Zoom in accordance with WAYNE COUNTY LOCAL PUBLIC HEALTH DEPARTMENT  
EMERGENCY EPIDEMIC ORDER IN RESPONSE TO THE COVID-19 PANDEMIC UNDER MCL  
333.2453 DECLARATION OF CONTINUED EMERGENCY DUE TO COVID-19 UNDER PUBLIC  
ACT 228 OF 2020**

Please click the link below to join the webinar:

<https://zoom.us/j/97246171321?pwd=eHVtUEJVRkprNWZrOVIWODYwbXFnUT09>

Webinar ID: 972 4617 1321

Passcode: 856928

Or iPhone one-tap :

US: +19294362866,,97246171321#,,,,\*856928# or +13017158592,,97246171321#,,,,\*856928#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

**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 Grishaber \_\_\_\_\_

**APPROVAL OF AGENDA:**

**APPROVAL OF MINUTES:**

1. Regular Meeting: July 13, 2021

**CORRESPONDENCE:**

**PUBLIC COMMENT:**

**UNFINISHED BUSINESS:**

1. Marketing/Community Outreach Update

**NEW BUSINESS:**

1. Informational Meeting / 2020 LDFA Synopsis of Activities per PA 57
2. Proposed FY-2021 Amended / FY-2022 Requested LDFA Budget Draft (discussion only)

**NON-AGENDA ITEMS:**

**ADJOURNMENT:**

**CLOSED SESSION:**

**ADJOURNMENT:**

If you are unable to attend this meeting, please notify Secretary Grishaber at 734.699.8913

**CHARTER TOWNSHIP OF VAN BUREN  
LOCAL DEVELOPMENT FINANCE AUTHORITY  
MEETING MINUTES  
TUESDAY, JULY 13, 2021**

Via zoom in accordance with WAYNE COUNTY LOCAL PUBLIC HEALTH DEPARTMENT EMERGENCY EPIDEMIC ORDER IN RESPONSE TO THE COVID PANADEMIC UNDER MCL 333.2453 DECLARATION OF CONTINUED EMERGENCY DUE TO COVID-19 UNDER PUBLIC ACT 228 OF 2020.

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; the meeting was called to order by Chairman Dotson at 2:07 p.m. via Virtual Meeting (ZOOM):

**ROLL CALL:**

**Present:** Dotson, Medlen, Covington, Peters, Delaney, Williams,

**Absent:** Cortese (excused), Armstrong (excused), McNamara (excused)

**Staff:** Dan Selman (Deputy Supervisor), Tina Grishaber (Recording Secretary).

**Additional Present:** Dan Powers (Director of Building, Planning & Zoning).

**Moderator:** Alysha Albrecht

**APPROVAL OF AGENDA:**

**Motion:** by Delaney support by Peters to approve the Regular Meeting Agenda of July 13,2021 as presented.

**Motion Carried.**

**APPROVAL OF MEETING MINUTES:**

**Motion** by Peters support by bvWilliams to approve the regular Meeting Minutes of May 11, 2021 as Presented.

**Motion Carried.**

**CORRESPONDENCE:**

None.

**PUBLIC COMMENT:**

None.

**UNFINISHED BUSINESS:**

**Marketing/Community Outreach:**

This year will be the 20<sup>th</sup> Anniversary of 9/11 (attacks). Mr. Delaney has been working towards a Memorial Service at Grace Lake Property. He currently is working with Public Safety departments in the region and recruiting sponsors.

**NEW BUSINESS: None**

**NON-AGENDA ITEMS:**

There was a general discussion about Willow Run Airport, New Hangers and updates to the property. In August 7 & 8 of 2021 will be the Willow Run Air Show.

**ADJOURNMENT:**

**Motion** by Peters supported Delaney to adjourn the meeting at 2:37 p.m.

**Motion Carried.**

Respectfully submitted,

Tina Grishaber  
Recording Secretary



# VAN BUREN CHARTER TOWNSHIP

46425 Tyler Road,  
Van Buren Twp, MI 48111

January 4, 2021

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

## **RE: 2020 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 (2018) 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. These "advances" were necessary to meet the bond obligations due on April 1 and October 1. Going forward the advances will be made on these dates each year, until the bond obligation is fulfilled.

As detailed in the loan agreement, the LDF A 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 LDFA will continue to pursue legal action against the original developer pursuant to the shortfall.

List of Authority Projects and Investments for 2019:

As specified in the most recent annual audit (2019), 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 2020. All authority resources are focused on the payment of existing debt.

List of Authority Events and Promotional Campaigns for 2019:

As specified in prior sections, the primary for focus of the LDFA is repayment of existing debt. In addition, in response to the COVID-19 pandemic and in accordance with State of Michigan, CDC and MDHHS guidelines restricting social gatherings, there were no major promotional events in 2020.

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

Thanks,

Dan Selman, Deputy Supervisor  
Township Supervisor's Office  
Charter Township of Van Buren

Calculations as of 12/31/2021

GL NUMBER	DESCRIPTION	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 ACTIVITY THRU 12/31/21	2021 PROJECTED ACTIVITY	2022 DIRECTOR REQUESTED BUDGET
ESTIMATED REVENUES						
Dept 000						
251-000-403-000	Property Tax Capture	687,055.87	685,000.00	690,149.71	690,000.00	695,000.00
251-000-573-000	Local Comm Stabilization Share App	95,334.46	95,000.00	100,277.72	100,278.00	100,500.00
251-000-664-000	Interest Income	519.88		38.41	50.00	
Totals for dept 000 -		<u>782,910.21</u>	<u>780,000.00</u>	<u>790,465.84</u>	<u>790,328.00</u>	<u>795,500.00</u>
TOTAL ESTIMATED REVENUES		<u>782,910.21</u>	<u>780,000.00</u>	<u>790,465.84</u>	<u>790,328.00</u>	<u>795,500.00</u>

Calculations as of 12/31/2021

GL NUMBER	DESCRIPTION	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 ACTIVITY THRU 12/31/21	2021 PROJECTED ACTIVITY	DIRECTOR REQUESTED BUDGET
APPROPRIATIONS						
Dept 000						
251-000-702-000	Director Salary	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
251-000-703-000	Secretary	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
251-000-705-000	Employee Wage - Administrative	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
251-000-719-000	Fringes	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
251-000-801-000	Auditing/Accounting	4,325.00	5,000.00	4,450.00	5,000.00	5,000.00
251-000-802-000	Attorney Fees	101,188.55	50,000.00	50,426.61	60,000.00	50,000.00
251-000-803-000	Consultant	1,100.00	1,000.00	1,100.00	1,100.00	1,500.00
251-000-956-000	Other	93.75	2,000.00		2,000.00	2,000.00
251-000-994-000	Bond Principal Payment	1,970,000.00	2,085,000.00	1,310,000.00	2,085,000.00	2,275,000.00
251-000-995-000	Interest Expense	418,716.34	332,106.00	182,428.13	332,106.00	225,981.00
251-000-996-000	Paying Agent Fees	500.00	500.00		500.00	500.00
Totals for dept 000 -		2,503,923.64	2,483,606.00	1,556,404.74	2,493,706.00	2,567,981.00
TOTAL APPROPRIATIONS		2,503,923.64	2,483,606.00	1,556,404.74	2,493,706.00	2,567,981.00
NET OF REVENUES/APPROPRIATIONS - FUND 251		(1,721,013.43) -219.82%	(1,703,606.00) -218.41%	(765,938.90) -96.90%	(1,703,378.00) -215.53%	(1,772,481.00) -222.81%
BEGINNING FUND BALANCE		(561,492.96)	(2,282,506.39)	(2,282,506.39)	(2,282,506.39)	(3,985,884.39)
ENDING FUND BALANCE		(2,282,506.39)	(3,986,112.39)	(3,048,445.29)	(3,985,884.39)	(5,758,365.39)





# VAN BUREN CHARTER TOWNSHIP

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

TO: LDFA Chairman Dotson

FROM: Sean Bellingham, Deputy Treasurer <sup>SB</sup>

SUBJECT: LDFA Loan Agreement/ Budget Update

DATE: 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, 2021. An additional \$775,000 was loaned to the LDFA September 1, 2021. Both “advances” were necessary to supplement existing LDFA funds in order to meet the bond obligations due on April 1 and October 1.

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. Attached is a spreadsheet detailing the running total of the loan and a projection through the end of 2021. The interest rate being charged on the “advances” has decreased significantly due to the historically low interest rates being earned on the Township’s money market and pooled savings accounts.

The annual budget continues to focus on debt service and legal fees related to the ongoing litigation with Visteon Corporation. The remaining proposed expenses are minimal.

# LDFA

## "Advance" Detail

<u>Month / Year</u>	<u>Loan Amount</u>	<u>Comerica Interest Rate</u>	<u>Interest</u>	<u>Interest Accrual</u>	<u>Total with Interest</u>
January-21	2,400,000.00	0.100%	200.00	11,581.67	2,411,581.67
February-21	2,400,000.00	0.100%	200.00	11,781.67	2,411,781.67
March-21	3,400,000.00	0.100%	283.33	12,065.00	3,412,065.00
April-21	3,400,000.00	0.100%	283.33	12,348.33	3,412,348.33
May-21	3,400,000.00	0.100%	283.33	12,631.67	3,412,631.67
June-21	3,400,000.00	0.100%	283.33	12,915.00	3,412,915.00
July-21	3,400,000.00	0.100%	283.33	13,198.33	3,413,198.33
August-21	3,400,000.00	0.100%	283.33	13,481.67	3,413,481.67
September-21	4,175,000.00	0.100%	347.92	13,829.58	4,188,829.58
October-21	4,175,000.00	0.100%	347.92	14,177.50	4,189,177.50
November-21	4,175,000.00	0.100%	347.92	14,525.42	4,189,525.42
December-21	4,175,000.00	0.100%	347.92	14,873.33	4,189,873.33