

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Local Development Finance Authority Board

Meeting Agenda

October 26, 2021

7200 S. Huron River Drive – Ypsilanti, Michigan 48197
Telephone (734) 544-3651 - Fax (734) 484-5151 – www.ytown.org

There will be a **regular** meeting of the LDFA Board on **Tuesday, October 26, 2021 at 10:00 A.M.** this meeting will be held via Zoom in compliance with the State of Michigan Open Meetings Act. Zoom meeting information is below:

CALL TO ORDER

MINUTES

1. Approval of the Meeting Minutes of the March 16, 2020 regular meeting

OLD BUSINESS

1. None

NEW BUSINESS

1. Review of the 2019 and 2020 Financial Statements to be filed with the State of Michigan.
2. Review of 2022 budget and pre-authorize payments toward the bonds.
3. Any other business that may come before the Board.
4. **Next Meeting Tuesday March 15, 2022 at 10:00 AM** located in the 1st Floor Conference Room at the Civic Center at 7200 S. Huron River Drive, Ypsilanti, Michigan 48197 or via Zoom if necessary.
5. Adjourn

Local Development Finance Authority Board

October 26, 2021

When: Oct 26, 2021 10:00 AM Eastern Time (US and Canada)

Topic: October 26, 2021 LDFA Meeting

Please click the link below to join the webinar:

<https://ytown.zoom.us/j/89526852535>

Or One tap mobile :

US: +19292056099,,89526852535# or +13017158592,,89526852535#

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US: +1 929 205 6099 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

Webinar ID: 895 2685 2535

International numbers available: <https://ytown.zoom.us/j/89526852535>

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Local Development Finance Authority (LDFA)

Regular

March 16, 2021

The meeting was called to order by Jason Iacoangeli at approximately 10:00 a.m. via the Zoom Webinar Platform.

Members Present: **Chair** - Brenda Stumbo, **Treasurer** - Javonna Neel, **Secretary** - Jason Iacoangeli, Andrew Fanta, Stan Eldridge, Dennis McLain, Scott Westover, Ricky Jefferson, and Heather Jarrell Roe

MINUTES

1. Approval of the Meeting Minutes of the October 20, 2020 regular meeting

Motion by Andrew Fanta, supported by Dennis McLain to approve the minutes of the October 20, 2020 regular meeting. The motion carried unanimously.

NEW BUSINESS

1. Review of budget and pre-authorized payments towards the bonds

Member Neel reviewed the budget and activity. The LDFA fund ended 2020 with a Fund Balance of \$117,405.07. What is budgeted to pay the bond debt is \$78,572.00 coming from the LDFA Account and a transfer \$39,517.00 coming from the General Fund to make up the difference. The LDFA will then use \$115,321.00 that will bring the fund balance down to \$2,000.00 at the end of 2021. In 2022, the General Fund will need to contribute funds to make up the difference of what is not collected in the LDFA Fund, Treasurer Neel will bring the exact amount to the Board at its next meeting in October once the financial statements have been completed.

Motion by Heather Jarrell Roe to accept the budget and pre-authorize the payments toward the bonds, supported by Stan Eldridge. The motion carried unanimously.

2. Any other business that may come before the Board

No other business came before the Board.

3. Next Meeting October 26th 2021 at 10:00 AM located in the 1st Floor Conference Room at the Civic Center at 7200 S. Huron River Drive, Ypsilanti Michigan 48197 or via the Zoom Meeting Platform if necessary.

Motion by Jason Iacoangeli to set the next meeting date for Tuesday, October 26th at 10 AM at the Township Civic Center or via Zoom if necessary, supported by Ricky Jefferson. The motion carried unanimously.

4. Adjourn

Motion by Dennis McLain, supported by Andrew Fanta to adjourn the meeting. The motion carried unanimously.

The meeting adjourned at approximately 10:09 a.m.

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	Charter Township of Ypsilanti	TIF Plan #	For Fiscal Years ending in
Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of Authority's fiscal year 2018-2019.	LDFA		2019
Year AUTHORITY (not TIF plan) was created:		2006	
Year TIF plan was created or last amended to extend its duration:			
Current TIF plan scheduled expiration date:		2031	
Did TIF plan expire in FY19?			
Year of first tax increment revenue capture:		2008	
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?		NO	
If yes, authorization for capturing school tax:		Choose from list	
Year school tax capture is scheduled to expire:			

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan	
				TIF Revenue	TIF Revenue
Ad valorem PRE Real	\$ 2,039,383	\$ 527,000	\$ 1,512,383	27.6285000	\$41,784.87
Ad valorem non-PRE Real	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem industrial personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem commercial personal	\$ 6,853,100	\$ -	\$ 6,853,100	27.6285000	\$189,340.87
Ad valorem utility personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem other personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on commercial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Exempt (from all property tax) Real Property	\$ -	\$ -	\$ -	0.0000000	\$0.00
Total Captured Value		\$ 527,000	8,365,483		\$231,125.75 Total TIF Revenue

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	Charter Township of Ypsilant	TIF Plan Name	For Fiscal Years ending in
<small>Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2020.</small>	Local Development Finance Authority		2020

Year AUTHORITY (not TIF plan) was created:	2006
Year TIF plan was created or last amended to extend its duration:	
Current TIF plan scheduled expiration date:	2031
Did TIF plan expire in FY20?	
Year of first tax increment revenue capture:	2008
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	NO
If yes, authorization for capturing school tax:	
Year school tax capture is scheduled to expire:	

Revenue:		\$	
	Tax Increment Revenue	\$	121,664
	Property taxes - from DDA levy	\$	-
	Interest	\$	95
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$	-
	Other income (grants, fees, donations, etc.)	\$	-
	Total	\$	121,759

Tax Increment Revenues Received		\$	
	From counties	\$	29,435
	From municipalities (city, twp, village)	\$	75,569
	From libraries (if levied separately)	\$	1,648
	From community colleges	\$	15,012
	From regional authorities (type name in next cell)	\$	-
	From regional authorities (type name in next cell)	\$	-
	From regional authorities (type name in next cell)	\$	-
	From local school districts-operating	\$	-
	From local school districts-debt	\$	-
	From intermediate school districts	\$	-
	From State Education Tax (SET)	\$	-
	From state share of IFT and other specific taxes (school taxes)	\$	-
	Total	\$	121,664

Expenditures		\$	
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
Transfers to other municipal fund (list fund name)	General Obligation Refunding Bond Debt Fund	\$	129,164
Transfers to other municipal fund (list fund name)		\$	-
	Transfers to General Fund	\$	-
	Total	\$	129,164

Outstanding non-bonded Indebtedness	Principal	\$	-
	Interest	\$	-
Outstanding bonded Indebtedness	Principal	\$	1,885,000
	Interest	\$	210,660
	Total	\$	2,095,660

Bond Reserve Fund Balance		\$	118,719
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CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan	TIF Revenue
alorem PRE Real	\$ 2,683,100	\$ 527,000	\$ 2,156,100	27.3633000	\$58,998.01
alorem non-PRE Real	\$ -	\$ -	\$ -	0.0000000	\$0.00
alorem industrial personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
alorem commercial personal	\$ 2,060,400	\$ -	\$ 2,060,400	27.3633000	\$56,379.34
alorem utility personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
alorem other personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
New Facility real property, 0% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
New Facility personal property on industrial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
New Facility personal property on commercial class land	\$ 459,500	\$ -	\$ 459,500	13.6815000	\$6,286.65
New Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000	\$0.00
mercial Facility Tax New Facility	\$ -	\$ -	\$ -	0.0000000	\$0.00
Replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
mercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
mercial Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
hborhood Enterprise Zone Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
plete Property Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
ole Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -	0.0000000	\$0.00
npt (from all property tax) Real Property	\$ -	\$ -	\$ -	0.0000000	\$0.00
l Captured Value		\$ 527,000	\$ 4,676,000		\$121,664.00 Total TIF Revenue

2022 BUDGET REQUEST FOR LOCAL DEVELOPMENT FINANCE AUTHORITY (LDFA) #250

History

- An LDFA allows the use of tax increment financing to fund public infrastructure improvements. The Board of Directors of the LDFA approved the tax increment financing and development plan on July 17, 2006 and the Township Board approved said plan on August 15, 2006. The complete plan and list of board members is on the Ytown website. YTown.org - [Local Development Finance Authority](http://YTown.org)
- The plan applies to the Seaver Farms property currently owned by the Township and 36.06 acres sold to Bosal Group. Approximately 25 acres of the property fronting Huron Street is the location for the infrastructure improvements. The improvements consist of new roads, sewer, water, and storm drainage for the plan property.
- Bosal Group sold their property to Orphic Ypsilanti, LLC on January 24, 2019. Bosal still has a small section in the building for technical staff.

Revenues

- The budgeted revenue for the collected taxes is \$74,322. This is a decrease of 68% from the 2019 taxes of \$225,270 collected before for the sale of Bosal Group and the loss of the personal property inside the building that was being taxed.

Expenditures

- There is a transfer of fund to the General Obligation Debt Bond Fund #398 to be applied to the annual principal and interest due on the bond.

Charter Township of Ypsilanti LDFA Tax Capture Calculations

updated 10/21/21

Millages TBD

LDFA # 1 Base Year 2006	Parcel #	2020 Millages	2020 TV	2021 Millages	2021 TV
		Real & Personal		Real & Personal	
Bosal - Transfer to Orphic Ypsilanti 2020	11-38-280-012		\$ 2,734,078		\$ 2,772,355
Bosal	K-99-930-533-01		\$ 200		\$ -
Bosal	K-99-930-635-01		\$ 676,200		\$ 481,600
Bosal	K-91-996-077-00				
	Subtotal of Tax Value		\$ 3,410,478		\$ 3,253,955
	2006 Starting Base		\$ (527,000.00)		\$ (527,000.00)
	Captured TV		\$ 2,883,478		\$ 2,726,955
Summer Taxes					
		Taxes		Taxes	
	Ypsi Schools & State Ed	33.9712	\$ -	33.9385	\$ -
	Wash Comm College - Operating	3.3538	\$ 9,670.60	3.3759	\$ 9,205.92
	Wash Comm College - Debt	0.0000	\$ -	0.0000	\$ -
	Wash ISD	5.2925	\$ -	5.6417	\$ -
	Washtnaw County - Operating	4.3947	\$ 12,672.02	4.3780	\$ 11,938.60
	Ypsi District Library - Operating	0.3691	\$ 1,064.29	0.3646	\$ 994.24
	Ypsi District Library - Debt	0.0000	\$ -	0.0000	\$ -
	AAATA	0.0000	\$ -	0.6862	\$ -
	SubTotal Summer Taxes	47.3813	\$ 23,406.91	48.3849	\$ 22,138.76
Winter Taxes					
	Washentaw County	2.1815	\$ 6,290.30	2.1896	\$ 5,970.94
	Wash County Roads & Conservative Distr	0.5200	\$ -	0.5180	\$ -
	YPSI Twp	13.4637	\$ 38,822.28	13.7165	\$ 37,404.27
	YPSI Twp - Fire Pension	1.3300	\$ 3,835.02	1.1000	\$ 2,999.65
	Ypsi District Library - Operating	2.1561	\$ 6,217.06	2.1302	\$ 5,808.95
	Subtotal Winter Taxes	19.6513	\$ 55,164.66	19.6543	\$ 52,183.81
	GRAND TOTAL TAX CAPTURE	67.0326	\$ 78,571.57	68.0392	\$ 74,322.57

	2020 Tax /2021 LDFA Revenues		2021 Tax /2022 LDFA Revenues	
	Millage	Amount	Millage	Amount
Tax Collection	67.0326	\$ 230,899.33	68.0392	\$ 223,610.45
	47.3813	163,208.81	48.3849	159,016.71
	19.6513	67,690.52	19.6543	64,593.74
		\$ 230,899.33		\$ 223,610.45
Tax Capture	8.1176	23,406.91	8.1185	22,138.76
	19.1313	55,164.66	19.1363	52,183.81
		\$ 78,571.57		\$ 74,322.57

*Yellow = pending actual millage rates

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
 Fund: 250 LOCAL DEVELOPMENT FINANCE AUTH

		2022 BUDGET REQUEST					
GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 000							
ESTIMATED REVENUES							
250-000-403.250 *	CURRENT TAX REVENUE-CAPTURED	231,126	121,664	78,572	78,572	78,572	74,322
250-000-665.000	INTEREST EARNED	1,460	95	15	15	1	
	TOTAL ESTIMATED REVENUES	<u>232,586</u>	<u>121,759</u>	<u>78,587</u>	<u>78,587</u>	<u>78,573</u>	<u>74,322</u>
NET OF REVENUES/APPROPRIATIONS - 000 -		<u>232,586</u>	<u>121,759</u>	<u>78,587</u>	<u>78,587</u>	<u>78,573</u>	<u>74,322</u>

* NOTES TO BUDGET: DEPARTMENT 000

403.250 CURRENT TAX REVENUE-CAPTURED

The 2022 revenues are based on the 2021 property tax values for the LDFA district. The captured funds are transferred to Fund 398 - General Obligation Bonds for Seaver Farms Infrastructure to cover the bond payments for the infrastructure improvements. The 2022 Bond principal of \$195,000 and interest of \$ \$38,340 totals \$233,340. The LDFA will only collect \$74,322. The difference of \$159,018 will be transferred from the General Fund to the General Obligation Debt Fond Fund 398. The reduction of revenue is due to the elimination of personal property. Bosal sold the property to Orphic Ypsilanti, LLC January 24, 2019.

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
 Fund: 250 LOCAL DEVELOPMENT FINANCE AUTH

GL NUMBER	DESCRIPTION	2022 BUDGET REQUEST					
		2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 906 - DEBT SERVICES							
APPROPRIATIONS							
250-906-995.398 *	TRANSFER TO: GEN OBLIG 2013 BOND	225,270	129,164	78,572	78,572	78,572	74,322
	TOTAL APPROPRIATIONS	225,270	129,164	78,572	78,572	78,572	74,322
NET OF REVENUES/APPROPRIATIONS - 906 - DEBT SERVICES		(225,270)	(129,164)	(78,572)	(78,572)	(78,572)	(74,322)
* NOTES TO BUDGET: DEPARTMENT 906 DEBT SERVICES							
995.398	TRANSFER TO: GEN OBLIG 2013 BOND						
	This line item reflects captured funds to be transferred to Fund 398 General Obligation Bond for Seaver Farms to cover the bond payments for the infrastructure improvements.						
ESTIMATED REVENUES - FUND 250		232,586	121,759	78,587	78,587	78,573	74,322
APPROPRIATIONS - FUND 250		225,270	129,164	78,572	78,572	78,572	74,322
NET OF REVENUES/APPROPRIATIONS - FUND 250		7,316	(7,405)	15	15	1	

2022 BUDGET REQUEST FOR GENERAL OBLIGATION DEBT BOND FUND #398

History

- Bonds purchased to pay for the infrastructure improvements to the Seaver Farms Township and Bosal Group properties in 2006. The original amount of the bond was \$3,200,000 with a maturity date of 2029. The balance as of 12/31/2021 will be \$1,695,000.

Fund Balance

- The fund balance for 2020 was \$117,405. The fund need to use \$115,321 of the fund balance in 2021 to make up for the loss in LDFA capture. The ending fund balance for 2021 is \$2,088.

Revenues

- The budgeted revenue from the LDFA Fund is \$74,322.
- A contribution from the General Fund for \$159,468 is due to the deficiencies of the LDFA captured tax amount.

Expenditures

- The 2022 budget principle amount is \$195,000 and the interest amount is \$38,340. There is a fee from the bank for admin fees in the amount of \$450.

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
 Fund: 398 DEBT 2006 BOND FUND

GL NUMBER	DESCRIPTION	2022 BUDGET REQUEST					
		2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 000							
ESTIMATED REVENUES							
398-000-665.000	INTEREST EARNED	3,414	690			4	
398-000-699.004 *	TRANSFER IN: FROM LDFA FUND	225,270	129,164	78,572	78,572	78,572	74,322
398-000-699.101 *	CONTRIBUTION FROM GENERAL FUND			39,517	39,517	39,517	159,468
398-000-699.999 *	APPROPRIATED PRIOR YEAR BAL.			115,321	115,321		
	TOTAL ESTIMATED REVENUES	228,684	129,854	233,410	233,410	118,093	233,790
NET OF REVENUES/APPROPRIATIONS - 000 -		228,684	129,854	233,410	233,410	118,093	233,790

* NOTES TO BUDGET: DEPARTMENT 000

699.004	TRANSFER IN: FROM LDFA FUND	This line item reflects the amount transferred from the LDFA Fund to refund the Improvement Bonds, Series 2006 dated June 6, 2013. Orphic Ypsilanti LLC is the only property in the LDFA district. The original bond debt amount was \$3,200,000, our current balance will be \$1,695,000 on 12/31/21 and \$1,500,000 on 12/31/2021. The bond payoff is scheduled out to 2029. The decrease in the LDFA funds captured is due to the elimination of personal property taxes due to sale of Bosal properties.					
699.101	CONTRIBUTION FROM GENERAL FUND	This line reflects the amount needed from the General Fund for payment deficiencies created by the loss of LDFA captured taxes in order to pay the bond debt obligation. The amount needed from the General Fund is \$159,468.					
699.999	APPROPRIATED PRIOR YEAR BAL.	This line item reflects the amount that will be used from prior year fund balance to make up the payment deficiencies.					

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
 Fund: 398 DEBT 2006 BOND FUND

GL NUMBER	DESCRIPTION	2022 BUDGET REQUEST		2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
		2019 ACTIVITY	2020 ACTIVITY				
Dept 906 - DEBT SERVICES							
APPROPRIATIONS							
398-906-991.020 *	DEBT REPAYMENT- BONDS-SEAVER	180,000	185,000	190,000	190,000	190,000	195,000
398-906-993.003 *	DEBT INTEREST BONDS-SEAVER	51,840	47,460	42,960	42,960	22,620	38,340
398-906-993.008 *	BOND COST OF ISSUANCE	450	450	450	450	450	450
	TOTAL APPROPRIATIONS	<u>232,290</u>	<u>232,910</u>	<u>233,410</u>	<u>233,410</u>	<u>213,070</u>	<u>233,790</u>
NET OF REVENUES/APPROPRIATIONS - 906 - DEBT SERVICES		(232,290)	(232,910)	(233,410)	(233,410)	(213,070)	(233,790)
* NOTES TO BUDGET: DEPARTMENT 906 DEBT SERVICES							
991.020	DEBT REPAYMENT- BONDS-SEAVER	This line item reflects our annual bond principal payment of \$195,000.					
993.003	DEBT INTEREST BONDS-SEAVER	This line item reflects the annual bond interest payment of \$38,340.					
993.008	BOND COST OF ISSUANCE	This line item reflects the cost of issuing bond.					
ESTIMATED REVENUES - FUND 398		228,684	129,854	233,410	233,410	118,093	233,790
APPROPRIATIONS - FUND 398		232,290	232,910	233,410	233,410	213,070	233,790
NET OF REVENUES/APPROPRIATIONS - FUND 398		(3,606)	(103,056)			(94,977)	