

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Local Development Finance Authority Board Meeting Agenda

**Tuesday October 18, 2022
09:00 AM**

Charter Township of Ypsilanti Civic Center Board Room
7200 S. Huron River Drive – Ypsilanti, Michigan 48197
Telephone (734) 544-3651 - Fax (734) 484-5151 – www.ytown.org

CALL TO ORDER

MINUTES

1. Approval of the Meeting Minutes of the March 15, 2022 regular meeting

OLD BUSINESS

1. None

NEW BUSINESS

1. Review of the 2022 Financial Statements to be filed with the State of Michigan.
2. Any other business that may come before the Board.
3. **Next Meeting Tuesday March 21, 2023 @ 09:00 AM** located in Township Board Room located at the Ypsilanti Township Civic Center at 7200 S. Huron River Drive, Ypsilanti, Michigan 48197 or via Zoom if necessary.
4. Adjourn

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Local Development Finance Authority Board (LDFA) MEETING MINUTES

Tuesday March 15, 2022
9:00 AM

Charter Township of Ypsilanti Civic Center Board Room
7200 S. Huron River Drive – Ypsilanti, Michigan 48197
Telephone (734) 544-3651 - Fax (734) 484-5151 – www.ytown.org

MEETING CALLED TO ORDER at 9:10 AM

Members Present: Treasurer – Jovanna Neel, **Secretary** – Jason Iacoangeli, Andrew Fanta, Stan Eldridge, Scott Westover.

MINUTES

1. Approval of the Meeting Minutes of the October 26, 2021 regular meeting

Motion to approve by Andrew Fanta, supported by Javonna Neel. Motion carried unanimously.

OLD BUSINESS

1. None

NEW BUSINESS

1. Review of the 2021 Financial Statements to be filed with the State of Michigan.

Javonna Neel reviewed the financial statements and filing deadlines. She discussed the current tax capture or revenue for the authority and how it will relate to the bond service. Javonna Neel reviewed the Annual Report on Status of Tax Increment Financing Plan.

Motion to approve and accept the Annual Report on Status of Tax Increment Financing Plan by Stan Eldridge, supported by Jovanna Neel. Motion carried unanimously.

2. Any other business that may come before the Board.

No other business to come before the board.

4. **Next Meeting Tuesday October 18, 2022 at 9:00 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.

Motion made by Stan Eldridge, to set next meeting date **Next Meeting Tuesday October 18, 2022 at 9:00 AM** located in the 1st Floor Conference Room at the Civic Center at 7200 S. Huron River Drive, Ypsilanti, Michigan 48197, support by Andrew Fanta. Motion carried unanimously.

3. Adjourn

Motion to adjourn at 09:25 by Stan Eldridge, supported by Andrew Fanta.

7200 S. Huron River Drive • Ypsilanti, MI 48197 • (734) 485-3943

2023 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. Then Orphic Ypsilanti, LLC sold to Under Ground Printing February 2022. Bosal still has a small section in the building for technical staff.

Revenues

- The 2023 budgeted revenue for the collected taxes is \$71,083 and the actual collected for 2022 was \$74,322.

Expenditures

- There is a budgeted transfer of \$71,083 to the General Obligation Debt Bond Fund #398 to be applied to the annual principal and interest due on the bond.

DRAFT

GL NUMBER	DESCRIPTION	2022 BUDGET REQUEST		2022 ORIGINAL BUDGET	2022 AMENDED BUDGET	2022 ACTIVITY THRU 10/31/22	2023 REQUESTED BUDGET
		2020 ACTIVITY	2021 ACTIVITY				
Dept 000							
ESTIMATED REVENUES							
250-000-403.250 *	CURRENT TAX REVENUE - LDFA	121,664	78,572	74,322	74,322	74,323	71,083
250-000-665.000	INTEREST EARNED	95	2			92	
250-000-699.999	APPROPRIATED PRIOR YEAR BAL						
	TOTAL ESTIMATED REVENUES	<u>121,759</u>	<u>78,574</u>	<u>74,322</u>	<u>74,322</u>	<u>74,415</u>	<u>71,083</u>
	NET OF REVENUES/APPROPRIATIONS - 000 -	<u>121,759</u>	<u>78,574</u>	<u>74,322</u>	<u>74,322</u>	<u>74,415</u>	<u>71,083</u>
* NOTES TO BUDGET: DEPARTMENT 000							
403.250	CURRENT TAX REVENUE - LDFA						71,083
	FOOTNOTE AMOUNTS:						71,083
	The 2023 revenues are based on the 2022 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 2023 Bond principal of \$200,000, interest of \$33,600, admin cost \$550 totals \$234,150. The LDFA will only collect \$71,083. The difference of \$163,067 will be transferred from the General Fund to the General Obligation Debt Fund Fund 398. The reduction of revenue is due to the elimination of personal property. Property sold to UNDER GROUND PRINTING in February 2022.						71,083
	DEPT '000' TOTAL						71,083

DRAFT

GL NUMBER	DESCRIPTION	2022 BUDGET REQUEST					2023 REQUESTED BUDGET
		2020 ACTIVITY	2021 ACTIVITY	2022 ORIGINAL BUDGET	2022 AMENDED BUDGET	2022 ACTIVITY THRU 10/31/22	
Dept 906 - DEBT SERVICES							
APPROPRIATIONS							
250-906-995.398 *	TRANSFER TO: GEN OBLIG 2013 BOND	129,164	78,572	74,322	74,322	74,322	71,083
	TOTAL APPROPRIATIONS	129,164	78,572	74,322	74,322	74,322	71,083
NET OF REVENUES/APPROPRIATIONS - 906 - DEBT SERVICES		(129,164)	(78,572)	(74,322)	(74,322)	(74,322)	(71,083)
* NOTES TO BUDGET: DEPARTMENT 906 DEBT SERVICES							
995.398	TRANSFER TO: GEN OBLIG 2013 BOND						71,083
	FOOTNOTE AMOUNTS:						71,083
	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.						71,083
	DEPT '906' TOTAL						71,083
ESTIMATED REVENUES - FUND 250		121,759	78,574	74,322	74,322	74,415	71,083
APPROPRIATIONS - FUND 250		129,164	78,572	74,322	74,322	74,322	71,083
NET OF REVENUES/APPROPRIATIONS - FUND 250		(7,405)	2			93	
BEGINNING FUND BALANCE		8,719	1,314	1,316	1,316	1,316	1,409
ENDING FUND BALANCE		1,314	1,316	1,316	1,316	1,409	1,409

2023 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 12/31/2022 will be \$1,500,000.

Fund Balance

- The fund balance for 2021 was \$2,088. There will be no funds available to use in paying the bond debt. The budgeted ending fund balance for 2022 is \$2,088.

Revenues

- The budgeted revenue received from the LDFA Fund is \$71,083
- A contribution from the General Fund for \$163,067 is budgeted due to the deficiencies of the LDFA captured tax amount.

Expenditures

- The 2023 budget principle amount is \$200,000 and the interest amount is \$33,600. There is a fee from the bank for admin fees in the amount of \$550.

DRAFT

GL NUMBER	DESCRIPTION	2022 BUDGET REQUEST		2022 ORIGINAL BUDGET	2022 AMENDED BUDGET	2022 ACTIVITY THRU 10/31/22	2023 REQUESTED BUDGET
		2020 ACTIVITY	2021 ACTIVITY				
Dept 000							
ESTIMATED REVENUES							
398-000-665.000	INTEREST EARNED	690	4			88	
398-000-699.004 *	TRANSFER IN: FROM LDFA FUND	129,164	78,572	74,322	74,322	74,322	71,083
398-000-699.101 *	TRANSFER IN: FROM GENERAL FUND		39,517	159,468	159,468	159,468	163,067
398-000-699.301	TRANSFER IN: GEN OBLIG DEBT						
398-000-699.498	TRANSFER IN: CAP FUND SEAVER						
398-000-699.999 *	APPROPRIATED PRIOR YEAR BAL				50		
	TOTAL ESTIMATED REVENUES	129,854	118,093	233,790	233,840	233,878	234,150
	NET OF REVENUES/APPROPRIATIONS - 000 -	129,854	118,093	233,790	233,840	233,878	234,150
* NOTES TO BUDGET: DEPARTMENT 000							

699.004 TRANSFER IN: FROM LDFA FUND

71,083

FOOTNOTE AMOUNTS:

This line item reflects the amount transferred from the LDFA Fund to pay the Improvement Bonds, Series 2006 dated June 6, 2013. The original bond debt amount was \$3,200,000, our current balance will be \$1,500,000 on 12/31/2022 and \$1,300,000 on 12/31/23. 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. Property sold to UNDER GROUND PRINTING in February 2022 and is the only property in the LDFA district.

699.101 TRANSFER IN: FROM GENERAL FUND

163,067

FOOTNOTE AMOUNTS:

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 \$163,067.

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.

DEPT '000' TOTAL 234,150

DRAFT

GL NUMBER	DESCRIPTION	2022 BUDGET REQUEST					2023 REQUESTED BUDGET
		2020 ACTIVITY	2021 ACTIVITY	2022 ORIGINAL BUDGET	2022 AMENDED BUDGET	2022 ACTIVITY THRU 10/31/22	
Dept 906 - DEBT SERVICES							
APPROPRIATIONS							
398-906-991.020 *	DEBT REPAYMENT- BONDS-SEAVER	185,000	190,000	195,000	195,000	195,000	200,000
398-906-993.003 *	DEBT INTEREST BONDS-SEAVER	47,460	42,960	38,340	38,340	38,340	33,600
398-906-993.008 *	BOND COST OF ISSUANCE	450	450	450	500	500	550
	TOTAL APPROPRIATIONS	232,910	233,410	233,790	233,840	233,840	234,150
NET OF REVENUES/APPROPRIATIONS - 906 - DEBT SERVICES		(232,910)	(233,410)	(233,790)	(233,840)	(233,840)	(234,150)
* NOTES TO BUDGET: DEPARTMENT 906 DEBT SERVICES							
991.020	DEBT REPAYMENT- BONDS-SEAVER						
	FOOTNOTE AMOUNTS:						200,000
	This line item reflects our annual bond principal payment of \$200,000.						
993.003	DEBT INTEREST BONDS-SEAVER						
	FOOTNOTE AMOUNTS:						33,600
	This line item reflects the annual bond interest payment of \$33,600.						
993.008	BOND COST OF ISSUANCE						
	FOOTNOTE AMOUNTS:						550
	This line item reflects the cost of issuing bond.						
	DEPT '906' TOTAL						234,150
ESTIMATED REVENUES - FUND 398		129,854	118,093	233,790	233,840	233,878	234,150
APPROPRIATIONS - FUND 398		232,910	233,410	233,790	233,840	233,840	234,150
NET OF REVENUES/APPROPRIATIONS - FUND 398		(103,056)	(115,317)			38	
BEGINNING FUND BALANCE		220,462	117,405	2,088	2,088	2,088	2,126
ENDING FUND BALANCE		117,406	2,088	2,088	2,088	2,126	2,126

Charter Township of Ypsilanti LDFA Tax Capture Calculations

updated 07/27/22

Millages TBD Millages TBD

LDFA # 1 Base Year 2006	Parcel #	2020 Millages	2020 TV	2021 Millages	2021 TV	2022 Millages	2022 TV
		Real & Personal		Real & Personal		Real & Personal	
Under Ground Printing - Feb 2022	11-38-280-012		\$ 2,734,078		\$ 2,772,355		\$ 2,863,842
Bosal	K-99-930-533-01		\$ 200		\$ -		\$ 77,400
Bosal	K-99-930-635-01		\$ 676,200		\$ 481,600		\$ 248,500
Bosal	K-91-996-077-00						
	Subtotal of Tax Value		\$ 3,410,478		\$ 3,253,955		\$ 3,189,742
	2006 Starting Base		\$ (527,000.00)		\$ (527,000.00)		\$ (527,000.00)
	Captured TV		\$ 2,883,478		\$ 2,726,955		\$ 2,662,742
Summer Taxes							
		Taxes		Taxes		Taxes	
	Ypsi Schools & State Ed	33.9712	\$ -	33.9385	\$ -	33.9023	\$ -
	Wash Comm College - Operating	3.3538	\$ 9,670.60	3.3759	\$ 9,205.92	3.3548	\$ 8,932.96
	Wash Comm College - Debt	0.0000	\$ -	0.0000	\$ -	0.0000	\$ -
	Wash ISD	5.2925	\$ -	5.6417	\$ -	5.5989	\$ -
	Washtnaw County - Operating	4.3947	\$ 12,672.02	4.3780	\$ 11,938.60	4.3512	\$ 11,586.12
	Ypsi District Library - Operating	0.3691	\$ 1,064.29	0.3646	\$ 994.24	0.3600	\$ 958.58
	Ypsi District Library - Debt	0.0000	\$ -	0.0000	\$ -	0.0000	\$ -
	AAATA	0.0000	\$ -	0.6862	\$ -	0.6805	\$ -
	SubTotal Summer Taxes	47.3813	\$ 23,406.91	48.3849	\$ 22,138.76	48.2477	\$ 21,477.66
Winter Taxes							
	Washentaw County	2.1815	\$ 6,290.30	2.1896	\$ 5,970.9400	2.1754	\$ 5,792.5200
	Wash County Roads & Conservative Distr	0.5200	\$ -	0.5180	\$ -	0.5147	\$ -
	YPSI Twp	13.4637	\$ 38,822.28	13.7165	\$ 37,404.27	13.5407	\$ 36,055.39
	YPSI Twp - Fire Pension	1.3300	\$ 3,835.02	1.1000	\$ 2,999.65	0.8100	\$ 2,156.82
	Ypsi District Library - Operating	2.1561	\$ 6,217.06	2.1302	\$ 5,808.95	2.1033	\$ 5,600.54
	Subtotal Winter Taxes	19.6513	\$ 55,164.66	19.6543	\$ 52,183.81	19.1441	\$ 49,605.27
	GRAND TOTAL TAX CAPTURE	67.0326	\$ 78,571.57	68.0392	\$ 74,322.57	67.3918	\$ 71,082.93

	2020 Tax /2021 LDFA Revenues		2021 Tax /2022 LDFA Revenues		2022 Tax /2023 LDFA Revenues	
	Millage	Amount	Millage	Amount	Millage	Amount
<u>Bosal - Transfer to Orphic Ypsilanti 2020</u>						
<u>Sold to Under Ground Printing February 2022</u>						
Tax Collection	67.0326	\$ 230,899.33	68.0392	\$ 223,610.45	67.3918	\$ 217,112.07
	47.3813	163,208.81	48.3849	159,016.71	48.2477	155,436.69
	19.6513	67,690.52	19.6543	64,593.74	19.1441	61,675.38
		\$ 230,899.33		\$ 223,610.45		\$ 217,112.07
Tax Capture	8.1176	23,406.91	8.1185	22,138.76	8.0660	21,477.66
	19.1313	55,164.66	19.1363	52,183.81	18.6294	49,605.27
		\$ 78,571.57		\$ 74,322.57		\$ 71,082.93

*Yellow = pending actual millage rates

CHARTER TOWNSHIP OF YPSILANTI

Debt and Operating Payment Schedule

Payee	Due Dates	Purpose	GL #	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Wash County Road Bonds-Fund 101 and now 212	2/1	Road Bonds	101.991.000.991.002	51,113	45,113	39,825	32,550	26,175	19,800	13,350	6,750					
	8/1	Road Bonds	101.991.000.991.002	51,113	45,113	39,825	32,550	26,175	19,800	13,350	6,750					
	8/1	Road Bonds	101.991.000.991.001	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000					
Total				402,225	390,225	379,650	365,100	352,350	339,600	326,700	313,500					
Principal Balance @ end of the year after payment				2,100,000	1,800,000	1,500,000	1,200,000	900,000	600,000	300,000	-					
Wash County Road Bonds-10 year Bond Dated 6/21/12	2/1	Road Bonds	212.991.000.991.002									69,667	54,000	51,000	45,125	
	8/1	Road Bonds	212.991.000.991.002									57,000	54,000	51,000	45,125	
	8/1	Road Bonds	212.991.000.991.001									600,000	600,000	600,000	600,000	
Total				6,000,000								726,667	708,000	702,000	690,250	
Principal Balance @ end of the year after payment											6,000,000	5,400,000	4,800,000	4,200,000	3,600,000	
Series A Debt Fund 396	Capitalized Interest		396.991.000.991.021	10,337	16,614	16,614	6,276	-	-	-	-					
	Interest	Seaver Farm	396.991.000.991.021				9,856	15,144	14,111	13,026	11,876	7,290				
		Other	396.991.000.991.023		225	225	225	225	225	225	225	225				
	Standard Federal	Principl	Seaver Farm	396.991.000.991.020				35,000	35,000	35,000	35,000	35,000	300,000			
Total				10,337	16,839	16,839	51,358	50,369	49,336	48,251	47,101	307,515				
Principal Balance @ end of the year after payment				475,000	475,000	475,000	440,000	405,000	370,000	335,000	300,000					
Series B Bond Debt Fund 397	Capitalized Interest		397.991.000.991.021	142,343	181,028	181,028	127,740	127,625	72,400	72,400						
	Variable Rate	Capitalized Fees	397.991.000.991.023	25,840	41,654	41,654	30,905	30,750								
Subtotal				168,183	222,681	222,681	158,645	158,375	72,400	72,400						
Standard Federal-	Interest	Seaver Farm	397.991.000.991.021				-	-	-	-	6,939	5,351	4,421	7,000	8,092	
Corporate & Institutional	Other	Seaver Farm	397.991.000.991.023				-	-	28,250	28,250	27,776	29,019	29,747	28,000	22,455	
Trust	Principl	Seaver Farm	397.991.000.991.020				-	-	-	-	-	-	-	300,000	450,000	
Total				168,183	222,681	222,681	158,645	158,375	100,650	100,650	34,715	34,370	34,168	335,000	480,547	
Principal Balance @ end of the year after payment								2,280,000	2,280,000	2,280,000	2,280,000	2,280,000	2,280,000	1,980,000	1,530,000	
2006 Bonds-LDFA Infrastructure Fund 398	Capitalized Interest		398.991.000.991.021			159,004	135,965	67,983	61,500	30,000	-					
	Interest	LFDA-Seaver Farm	398.991.000.991.021				67,983	73,918	103,945	131,520						
	Principl	LFDA-Seaver Farm	398.991.000.991.020					30,000	50,000	80,000			105,000			
	Tax	LDFA Revenue-Capture	398.000.000.694.600				(38,400)	(104,000)	(145,292)	(138,187)	(236,676)					
Total				-	-	159,004	97,565	31,965	20,126	45,758	(25,156)	105,000				
Principal Balance @ end of the year after payment								3,200,000	3,170,000	3,120,000	3,040,000	REFUNDED AGREEMENT 6-6-13				
2013 Bonds-LDFA Infrastructure Fund 398 6/6/13	Non Funded Capital Improvement		398.991.000.991.021									85,000				
	Interest	LFDA-Seaver Farm	398.991.000.991.021									95,544	72,469	68,160	64,260	
	Principl	LFDA-Seaver Farm	398.991.000.991.020									-	35,000	160,000	165,000	
	Tax	LDFA Revenue-Capture	398.000.000.694.600													
Total				-	-	-	-	-	-	-	-	(213,439)	(210,459)	(245,499)	(246,965)	
Principal Balance @ end of the year after payment											3,040,000	2,955,000	2,920,000	2,760,000	2,595,000	

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REMARKETING Agreement August 23, 2011 - notice interest reduc

TOTAL OF ALL DEBTS AT THE END OF YEAR
e = LDFA capture estimates only

updated 9/30/2020

6,785,000 6,420,000 6,035,000 11,620,000 10,740,000 10,000,000 8,940,000 7,725,000

CHARTER TOWNSHIP OF YPSILANTI

Debt and Operating Payment Schedule

Payee	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Wash County Road Bonds- Fund 101 and now 212														
Total														
Principal Balance @ end of														
Wash County Road Bonds- 10 year Bond Dated 6/21/12	39,000	33,000	27,000	21,000	15,000	7,500								
Total	678,000	666,000	654,000	642,000	630,000	615,000								
Principal Balance @ end of	3,000,000	2,400,000	1,800,000	1,200,000	600,000	-								
Series A Debt Fund 396														
Standard Federal														
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Principal Balance @ end of	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Series B Bond Debt Fund 397														
Variable Rate														
Subtotal														
Standard Federal- Corporate & Institutional Trust	7,000	-												
Total	835,655	720,000	-	-	-	-	-	-	-	-	-	-	-	-
Principal Balance @ end of	720,000	-	-	-	-	-	-	-	-	-	-	-	-	-
2006 Bonds-LDFA Infrastructure Fund 398														
Total														
Principal Balance @ end of														
2013 Bonds-LDFA Infrastructure Fund 398 6/6/13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	60,240	56,100	51,840	47,460	42,960	38,340	33,600	28,740	23,760	18,720	13,560	8,220	2,760	
	170,000	175,000	180,000	185,000	190,000	195,000	200,000	205,000	210,000	210,000	220,000	225,000	230,000	
	(143,805)	(119,415)	(231,126)	(121,664)	(78,571)	(74,322)	(71,083)	(71,083)	(71,083)	(71,083)	(71,083)	(71,083)	(71,083)	
Total	86,435	111,685	714	110,796	154,389	159,018	162,517	162,657	162,677	157,637	162,477	162,137	161,677	1,583,887
Principal Balance @ end of	2,425,000	2,250,000	2,070,000	1,885,000	1,695,000	1,500,000	1,300,000	1,095,000	885,000	675,000	455,000	230,000	-	
TOTAL OF ALL DEBTS AT e = LDFA capture estimates	6,145,000	4,650,000	3,870,000	3,085,000	2,295,000	1,500,000	1,300,000	1,095,000	885,000	675,000	455,000	230,000	-	-