

LESLIE LOCAL DEVELOPMENT FINANCE AUTHORITY (LDFA)
Minutes of the LDFA meeting held Friday June 21, 2019 9:00 AM

1. Meeting called to order 9:04 a.m.; Roll Call.
PRESENT: Manthei, Eldred, Winslow, Sinicropi, Urban, Beegle (for Mayor) Buck.
ABSENT: Debaeke and Hooker.
ALSO PRESENT: Leslie City Manager Montenegro, Deputy Clerk Denae Davenport, Department of Public Works (DPW) Director Ron Bogart, Dillon Rush with Lansing Area Economic Partnership (LEAP), and Brandon Christy with 024 Well LLC.
Chair Winslow led those present in the Pledge of Allegiance.
2. Approve the Agenda.
Motion Eldred, second Buck to approve the agenda as amended with the addition of Item 7. C. WWTP Request for Funding.
All ayes. Motion carried
3. Approval of the May 17, 2019 LDFA Minutes
Motion Buck, second Eldred to approve the minutes as presented.
All ayes. Motion carried
4. LDFA Financials.
LDFA Financials were reviewed.
5. Public Comment.
None.
6. Items of Business
A. Staff Liaison.
Montenegro made the introduction of the Staff Liaison Denae Davenport.
B. Sale of land in the Business Park to 024 Well LLC.
Chair Winslow explained that 024 Well LLC is in partnership with CTK Agriculture. Chair Winslow recognized Brandon Christy who was in attendance.
Motion Eldred, second Sinicropi to approve the purchase agreement between the Leslie Local Development Finance Authority (LDFA) agent of the City of Leslie and Karl L. KnoneBerg on behalf of 024 Well, LLC for the transfer of the one (1) acre property in the Leslie Business Park in the amount of Twenty Thousand Dollars (\$20,000). All ayes. Motion carried.
7. Items of Discussion
A. JD Norman Parking Lot Request.
Chair Winslow requested that portions of the project be strengthened to better handle the heavy traffic.
Motion Urban, second Buck to authorize DPW Director Bogart to obtain bids for the JD Norman Parking Lot Repairs including the strengthened entry to the parking lot. All ayes. Motion carried.

B. TIF Plan update.

Chair Winslow requested input from the board members on the TIF plan renewal provided to the board. The new plan will have new base values from which captures will be figured. Discussion regarding the Business Park future needs as related to the possible use of property contiguous to the Business Park. Discussion regarding uses of the contiguous property. Eldred gave input on the current land value. Bogart and Eldred offered general cost estimate to add a roadway. Rush remarked Leslie Business Park is a good park with a good plan we just need to work on the categories. Discussion regarding the future need for a water tower to serve the northwest part of the City. Winslow requested that Bogart investigate the needs of the City property in the Business Park and return to the LDFA with recommendation of future needs.

Motion Eldred, second Sinicropi to instruct City Manager Montenegro to contact the property owner of the township property contiguous to the Business Park and make an offer to purchase the land. Motion amended to include a Seventy Foot (70') roadway easement. All ayes. Motion carried.

C. WWTP Funding Request.

Montenegro explained that unstable electrical surges have blown UV bulbs at the plant on a regular basis over several years. Bogart explained the need for electrical improvements to the Waste Water Treatment Plant (WWTP) to prepare for the improvements that will be made by Consumers Energy to provide clean power and a transformer to the building. A grant request from the LDFA was made for the project.

Motion Urban, second Manthei to approve the LDFA grant to the City of Leslie to fund the improvements Waste Water Treatment Plant (WWTP) Building in an amount not to exceed Seventy Six Thousand Dollars (\$76,000) to upgrade the electrical wiring components. All ayes. Motion carried.

8. Motion to Adjourn

Motion Eldred, second Urban to adjourn the meeting.

All ayes. Motion carried. Meeting adjourned at 10:11 a.m.

Next Meeting scheduled for July 19, 2019 please notify Manager Montenegro of your attendance to verify we have a quorum.

Respectfully submitted,

Denae Davenport
Deputy Clerk/Treasurer