



# CITY OF LESLIE

602 W. Bellevue • P.O. Box 496 • Leslie, MI 49251-0496  
Phone: 517-589-8236 • Fax: 517-878-6868 • Web Site: [www.cityofleslie.org](http://www.cityofleslie.org)

**LOCAL DEVELOPMENT FINANCE AUTHORITY  
INFORMATIONAL AND REGULAR MEETING  
FRIDAY, MAY 15, 2020 9:00 A.M.  
LESLIE CITY HALL**

**Meeting to be held as a Virtual Meeting due to the COVID-19 pandemic, under the authority of Executive Order No. 2020-75 of the Office of the Governor of the State of Michigan.**

## **AGENDA**

1. Meeting Called to Order  
Roll Call  
Pledge of Allegiance
2. Approval of the Agenda.
3. Approval of the February 21, 2020 LDFA minutes.
4. LDFA April 2020 Financials.
5. Communication –
  - a. Discontinuation of Certified Business Park Designation
  - b. PA 57 Annual Reporting 2019.
6. Public Comment.
7. Items of Business.
  - A. Budget and city project contributions.
8. Items of Discussion.
  - A. None.
9. Motion to adjourn the meeting.

A handwritten signature in black ink that reads "Chelsea Cox".

Chelsea Cox  
Leslie City Clerk

NOTE: LDFA members are reminded to bring materials previously furnished that are pertinent to this agenda. (Minutes of LDFA meetings are available on the City website at [www.cityofleslie.org](http://www.cityofleslie.org).)

**LESLIE LOCAL DEVELOPMENT FINANCE AUTHORITY (LDFA)**  
**Minutes of the LDFA meeting held Friday February 21, 2020 9:00 AM**

1. Meeting called to order 9:00 AM; Roll Call.  
PRESENT: Hooker, Winslow, Evans, Buck, Beegle, Manthei & Eldred  
EXCUSED: Sinicropi, Weber & Naeyaert  
ALSO PRESENT: City Manager Susan Montenegro, City Clerk Chelsea Cox, Deputy Clerk Denae Davenport, Brandon Christy and Dillon Rush.  
Chair Winslow led those present in the Pledge of Allegiance.
2. Approval of the Agenda.  
**Motion Buck, second Beegle to approve the agenda as amended.**  
**All ayes. Motion carried**
3. Approval of the September 20, 2019 LDFA Minutes  
**Motion Buck, second Beegle to approve the minutes as presented.**  
**All ayes. Motion carried**
4. LDFA Financials.  
LDFA Financials were reviewed.  
**Motion Hooker, second Evans to accept the LDFA financials.**  
**All ayes. Motion carried.**
5. Public Comment.  
None.
6. Items of Business
  - A. Letter of Interest from 024 Well for Purchase of Second Parcel in Business Park.  
**Motion Beegle, second Hooker to table item of business until next LDFA meeting.**  
**All ayes. Motion carried.**
  - B. LFD Generator Quotes  
**Motion Evans, second Hooker to contribute 2/3 of City's portion to purchase new Leslie Fire Department generator.**  
**All ayes. Motion carried.**
7. Items of Discussion  
--none--
8. Motion to Adjourn  
**Motion Beegle, second Hooker to adjourn the meeting.**  
**All ayes. Motion carried.**  
Meeting adjourned at 9:44 a.m.

  
Clerk Chelsea Cox

Fund 250 LDFA Fund

GL Number	Description	Balance
*** Assets ***		
250-000-001.000	CASH ACCOUNT	485,346.47
250-000-017.000	MBIA-CLASS INVESTMENTS	3,131.94
<b>Total Assets</b>		<b>488,478.41</b>
*** Liabilities ***		
250-000-214.000	DUE TO OTHER FUNDS	166.34
250-000-214.101	DUE TO GENERAL FUND	107,549.58
<b>Total Liabilities</b>		<b>107,715.92</b>
*** Fund Balance ***		
250-000-390.000	FUND BALANCE	806,956.50
<b>Total Fund Balance</b>		<b>806,956.50</b>
<b>Beginning Fund Balance</b>		<b>806,956.50</b>
<b>Net of Revenues VS Expenditures</b>		<b>(426,194.01)</b>
<b>Ending Fund Balance</b>		<b>380,762.49</b>
<b>Total Liabilities And Fund Balance</b>		<b>488,478.41</b>

User: DENAE

PERIOD ENDING 04/30/2020

DB: Leslie

% Fiscal Year Completed: 83.33

GL NUMBER	DESCRIPTION	2019-20		YTD BALANCE 04/30/2020 NORM (ABNORM)	ACTIVITY FOR MONTH 04/30/20 INCR (DECR)	AVAILABLE		% BGD USED
		ORIGINAL BUDGET	2019-20 AMENDED BUDGET			BALANCE NORM (ABNORM)		
Fund 250 - LDFA Fund								
Revenues								
Dept 000								
250-000-405.000	TIF CAPTURE	66,950.00	66,950.00	28,851.16	0.00	38,098.84	43.09	
250-000-441.000	LOCAL COMM STAB SHARE TAX	9,270.00	9,270.00	0.00	0.00	9,270.00	0.00	
250-000-664.000	INTEREST EARNED	7,983.00	7,983.00	9,109.89	0.00	(1,126.89)	114.12	
250-000-694.000	MISC OTHER	0.00	0.00	120.00	0.00	(120.00)	100.00	
Total Dept 000		84,203.00	84,203.00	38,081.05	0.00	46,121.95	45.23	
TOTAL REVENUES		84,203.00	84,203.00	38,081.05	0.00	46,121.95	45.23	
Expenditures								
Dept 000								
250-000-714.000	FICA EXPENSE LDFA	0.00	0.00	13.92	0.00	(13.92)	100.00	
Total Dept 000		0.00	0.00	13.92	0.00	(13.92)	100.00	
Dept 897 - LDFA ACTIVITY								
250-897-714.000	FICA EXPENSE	0.00	0.00	265.81	22.52	(265.81)	100.00	
250-897-942.000	INGHAM COUNTY EDC	9,500.00	9,500.00	8,770.00	0.00	730.00	92.32	
250-897-943.000	SPECIAL PROJECTS	500.00	500.00	13,019.41	0.00	(12,519.41)	2,603.88	
250-897-943.000-BRIDGE MIL	SPECIAL PROJECTS	350,000.00	350,000.00	249,782.30	7,444.76	100,217.70	71.37	
250-897-944.000	PUBLIC RELATIONS	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00	
250-897-959.000	MISCELLANEOUS	1,500.00	1,500.00	1,212.50	937.50	287.50	80.83	
250-897-959.000-RR CROSSIN	MISCELLANEOUS	0.00	0.00	3,388.50	0.00	(3,388.50)	100.00	
250-897-965.000	TRANSFERS TO OTHER FUNDS	0.00	0.00	120,000.00	0.00	(120,000.00)	100.00	
250-897-965.010	ADMIN SUPPORT	44,875.00	44,875.00	43,822.62	294.38	1,052.38	97.65	
250-897-965.020	FIRE DEPT CONTRIBUTION	14,000.00	14,000.00	14,000.00	0.00	0.00	100.00	
250-897-965.050	POLICE DEPT CONTRIBUTION	10,000.00	10,000.00	10,000.00	0.00	0.00	100.00	
Total Dept 897 - LDFA ACTIVITY		435,375.00	435,375.00	464,261.14	8,699.16	(28,886.14)	106.63	
TOTAL EXPENDITURES		435,375.00	435,375.00	464,275.06	8,699.16	(28,900.06)	106.64	
Fund 250 - LDFA Fund:								
TOTAL REVENUES		84,203.00	84,203.00	38,081.05	0.00	46,121.95	45.23	
TOTAL EXPENDITURES		435,375.00	435,375.00	464,275.06	8,699.16	(28,900.06)	106.64	
NET OF REVENUES & EXPENDITURES		(351,172.00)	(351,172.00)	(426,194.01)	(8,699.16)	75,022.01	121.36	



February 27, 2020

### **Discontinuation of the Certified Business Park Program**

For 50 years, the Certified Business Park (CBP) program has provided a structure that helped business parks develop and maintain quality sites, but the Program in today's environment has become antiquated and difficult to administer.

Over the last six months, Michigan Economic Development Association (MEDA) and the Michigan Economic Development Corporation (MEDC) have had extensive discussions regarding the future of the CBP program. Through our discussions and research, we have concluded that site consultants are not swayed by a "certified Park" designation since there does not seem to be a common agreement nationally on the standards required to achieve the label. It has also become apparent that there is an ongoing challenge with parks continuing their compliance with the requirements of the Program.

As a result, both the MEDC and MEDA have determined the continuation of the CBP program has lost most of its value and the program will end by December 31, 2020.

### **Introduction of the Michigan Build Ready Sites Program**

The successful introduction of the Michigan Build Ready Sites program (including the establishment of the build ready sites criteria) has given a new opportunity for communities to promote the availability of quality industrial sites both nationally and internationally.

Participating in the Michigan Build Ready Sites program would assist communities in gaining a competitive advantage when it comes to business attraction and expansion projects and assisting communities or other public entities (e.g. local EDCs, EDOs, etc.) with the development/enhancement of industrial sites to make them build ready and competitive for site selection projects. Build ready sites may be defined as an industrial site that has appropriate planning, zoning, surveys, title work, environmental conditions, soil conditions, infrastructure in place or preliminary engineering is completed, property is available for sale and development, and site information is ready and up-to-date.



Michigan Economic Developers Association

### Transition

The CBP program will continue to function throughout the remainder of 2020 and Current Certified Parks can transition to the Michigan Build Ready Sites program and take advantage of all the benefits of the Program including grant opportunities and marketing at no cost.

If you are interested in transitioning your park to the Michigan Build Ready Sites program, please contact Nicole Whitehead at [whiteheadn@michigan.org](mailto:whiteheadn@michigan.org) or review more information at [www.michiganbusiness.org/featured-sites/build-ready-sites/](http://www.michiganbusiness.org/featured-sites/build-ready-sites/).

Sincerely,

John Avery  
Executive Director, MEDA

Nicole Whitehead, EDPF  
Business Operations Director, MEDC

## Annual Report on Status of Tax Increment Financing Plan

Send completed form to: <a href="mailto:Treas-StateSharePropTaxes@michigan.gov">Treas-StateSharePropTaxes@michigan.gov</a> Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of Authority's fiscal year 2018-2019.	<b>City of Leslie</b>	TIF Plan #	For Fiscal Years ending in
	<b>LDFA</b>	33-7-513	<b>2019</b>
	Year AUTHORITY (not TIF plan) was created:	1968	
	Year TIF plan was created or last amended to extend its duration:	2019	
	Current TIF plan scheduled expiration date:	2040	
	Did TIF plan expire in FY19?	Yes	
	Year of first tax increment revenue capture:	1989	
	Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	Yes	
	If yes, authorization for capturing school tax:	Qualified Development Area	
	Year school tax capture is scheduled to expire:	2040	

<b>Revenue:</b>	Tax Increment Revenue	\$ 41,380
	Property taxes - from DDA levy	\$ -
	Interest	\$ -
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$ -
	Other income (grants, fees, donations, etc.)	\$ -
	<b>Total</b>	<b>\$ 41,380</b>

<b>Tax Increment Revenues Received</b>	From counties	\$ 11,161
	From municipalities (city, twp, village)	\$ 16,335
	From libraries (if levied separately)	\$ -
	From community colleges	\$ 3,746
	From regional authorities (type name in next cell) <span style="margin-left: 20px;">Airport</span>	\$ 688
	From regional authorities (type name in next cell)	\$ -
	From regional authorities (type name in next cell)	\$ -
	From local school districts-operating	\$ 6,225
	From local school districts-debt	\$ -
	From intermediate school districts	\$ 1,148
	From State Education Tax (SET)	\$ 2,077
	From state share of IFT and other specific taxes (school taxes)	\$ -
	<b>Total</b>	<b>\$ 41,380</b>

<b>Expenditures</b>	Ingham Co EDC	\$ 9,450
	Mill St Bridge	\$ 170,568
	Audit	\$ 1,050
	Rail Road Crossing Maint. Fee	\$ 3,388
	Admin Contribution	\$ 40,000
	Fire Contribution	\$ 14,000
	Police Contribution	\$ 10,000
		\$ -
		\$ -
		\$ -
		\$ -
	Transfers to other municipal fund (list fund name)	\$ -
	Transfers to other municipal fund (list fund name)	\$ -
	Transfers to General Fund	\$ -
	<b>Total</b>	<b>\$ 248,456</b>

<b>Outstanding non-bonded indebtedness</b>	Principal	\$ -
	Interest	\$ -
<b>Outstanding bonded indebtedness</b>	Principal	\$ -
	Interest	\$ -
	<b>Total</b>	<b>\$ -</b>

<b>Bond Reserve Fund Balance</b>		\$ -
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**CAPTURED VALUES**

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value
Ad valorem PRE Real	\$ 2,665,927	\$ 1,681,843	\$ 984,084
Ad valorem non-PRE Real	\$ -	\$ -	\$ -
Ad valorem industrial personal	\$ -	\$ -	\$ -
Ad valorem commercial personal	\$ -	\$ -	\$ -
Ad valorem utility personal	\$ -	\$ -	\$ -
Ad valorem other personal	\$ -	\$ -	\$ -
IFT New Facility real property, 0% SET exemption	\$ -	\$ -	\$ -
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -
IFT New Facility personal property on industrial class land	\$ -	\$ -	\$ -
IFT New Facility personal property on commercial class land	\$ -	\$ -	\$ -
IFT New Facility personal property, all other	\$ -	\$ -	\$ -
Commercial Facility Tax New Facility	\$ -	\$ -	\$ -
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -
Commercial Rehabilitation Act	\$ -	\$ -	\$ -
Neighborhood Enterprise Zone Act	\$ -	\$ -	\$ -
Obsolete Property Rehabilitation Act	\$ -	\$ -	\$ -
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -
<b>Exempt (from all property tax) Real Property</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Captured Value</b>	<b>\$ 2,665,927</b>	<b>\$ 1,681,843</b>	<b>\$ 984,084</b>

Overall Tax rates captured by TIF plan	
↓	TIF Revenue
47.9400000	\$47,176.99
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
<b>0.0000000</b>	<b>\$0.00</b>
<b>0.0000000</b>	<b>\$0.00</b>
<b>0.0000000</b>	<b>\$47,176.99 Total TIF Revenue</b>

## Proposed LDFA Budget for 2020-2021 Fiscal Year

Fund	Estimated Balance 7/1/2020	FY 2020-2021 Revenues	FY 2020-2021 Total Appropriations	FY 2020-2021 Expenditures	Estimated Fund Balance 6/30/2021	Fund Balance +/-	% of Fund Balance
101 - General	790,139	1,429,090	2,219,229	1,246,814	972,414	182,276	44%
202 - Major Street	321,765	156,700	478,465	118,668	359,797	38,032	75%
203 - Local Street	137,091	87,700	224,791	69,045	155,746	18,655	69%
245 - Pub Improv.	174,026	8,000	182,026	0	182,026	8,000	100%
248 - DDA	351,913	15,086	366,999	56,925	310,074	(41,839)	84%
249 - Bldg. Dept.	5,597	10,120	15,717	11,909	3,808	(1,789)	24%
250 - LDFA	434,857	9,275	444,132	163,750	280,382	(154,475)	63%
590 - Sewer	1,806,630	401,500	2,208,130	496,425	1,711,705	(94,925)	78%
591 - Water	2,803,846	530,900	3,334,746	481,400	2,853,346	49,500	86%
661 - MVP	1,234,110	82,800	1,316,910	80,469	1,236,441	2,331	94%
<b>TOTAL</b>	<b>8,059,975</b>	<b>2,731,171</b>	<b>10,791,146</b>	<b>2,725,405</b>	<b>8,065,741</b>	<b>5,766</b>	

### LDFA FUND 250

			FY 2019-2020				FY 2020-2021
	Actual 2017-2018	Actual 2018-2019	Original Budget	Actual 1st 6 Months	% Used	Est. Position 6/30/2020	Proposed Budget
<b>Revenues</b>							
LOC COMM STAB SHARE TAX	0	0	9,270	0	0%	0	0
TIF CAPTURE	70,379	59,025	66,950	0	0%	65,000	1,292
INTEREST EARNED	13,026	19,484	7,983	3,996	50%	12,000	7,983
MISC OTHER	0	300	0	120	0%	300	0
<b>TOTAL</b>	<b>83,405</b>	<b>78,809</b>	<b>84,203</b>	<b>4,116</b>	<b>5%</b>	<b>77,300</b>	<b>9,275</b>

### LDFA ACTIVITY 250-897

			FY 2019-2020				FY 2020-2021
	Actual 2017-2018	Actual 2018-2019	Original Budget	Actual 1st 6 Months	% Used	Est. Position 6/30/2020	Proposed Budget
<b>Expenditures</b>							
SALARIES/WAGES-DPW	0	131	0	0	0%	0	0
FICA EXPENSE	0	10	0	150	0%	0	0
INGHAM COUNTY EDC	9,401	9,450	9,500	8,770	92%	9,500	9,500
SPECIAL PROJECTS	58,794	0	350,500	158,986	45%	255,400	500
PUBLIC RELATIONS	0	0	5,000	0	0%	0	5,000
MISCELLANEOUS	4,728	4,714	1,500	275	18%	500	1,500
TRANS TO OTHER FUNDS	0	24,602	0	0	0%	120,000	100,000
ADMIN SUPPORT	40,000	40,000	44,875	2,311	5%	40,000	23,250
FIRE DEPT CONTR	14,000	14,000	14,000	0	0%	14,000	14,000
POLICE DEPT CONTR	10,000	10,000	10,000	0	0%	10,000	10,000
<b>TOTAL</b>	<b>136,923</b>	<b>102,907</b>	<b>435,375</b>	<b>170,492</b>	<b>39%</b>	<b>449,400</b>	<b>163,750</b>



TABLE 1

**PUBLIC FACILITIES COST AND TIMELINE FOR DEVELOPMENT  
LESLIE LDFA TIF DEVELOPMENT PLAN**

PUBLIC FACILITY DESCRIPTION	TOTAL PUBLIC FACILITIES COST	TIMELINE FOR DEVELOPMENT
<b>Road Improvements</b> Maintenance and Improvements	\$400,000	2021-2025
<b>Water and Sewer Improvements</b> Water Tower Painting, Repairs and Maintenance Waste Water Treatment Plant Renovation / Rehabilitation <i>Subtotal</i>	\$120,000 <u>\$500,000</u> \$620,000	2020 2021
<b>Property Acquisition</b>	\$150,000	
<b>Administrative and Operational Support</b>	\$50,000	ONGOING
Subtotal Totals Contingencies (15%) <b>LDFA PUBLIC FACILITIES TOTAL</b>	\$1,220,000 <u>\$183,000</u> \$1,403,000	