



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

**LOCAL DEVELOPMENT FINANCE AUTHORITY
INFORMATIONAL AND REGULAR MEETING
FRIDAY, JUNE 26, 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. 2020-129 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 May 15, 2020 LDFA minutes.
4. LDFA May 2020 Financials.
5. Public Comment.
6. Items of Business.
 - A. 024 Well Expansion Plan.
7. Items of Discussion.
 - A. None.
8. 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.)

LESLIE LOCAL DEVELOPMENT FINANCE AUTHORITY (LDFA)
Minutes of the LDFA meeting held Friday May 15, 2020 9:00 AM

1. Meeting called to order 9:00 AM; Roll Call.
PRESENT: Sinicropi, Weber, Winslow, Evans, Buck, Beegle, Manthei & Eldred
EXCUSED: Hooker & Naeyaert

2. Approval of the Agenda.
Motion Weber, second Eldred to approve the agenda as amended.
All ayes. Motion carried

3. Approval of the February 21, 2020 LDFA Minutes
Motion Buck, second Evans to approve the minutes as presented.
All ayes. Motion carried

4. LDFA Financials.
LDFA Financials were reviewed.
Motion Eldred, second Sinicropi to accept the LDFA financials.
All ayes. Motion carried.

5. Communication
 - a. Discontinuation of Certified Business Park Designation
 - b. PA 57 Annual Reporting 2019

6. Public Comment.
None.

7. Items of Business
 - A. Budget and City Project Contributions
Motion Sinicropi, second Eldred to approve budget.
Roll Call
Sinicropi-Yes
Weber -Yes
Winslow -Yes
Evans-Yes
Buck-Yes
Beegle-Yes
Manthei-Yes
Eldred-Yes
Motion carried.

 - B. Loan from LDFA to City of Leslie
Motion Eldred, second Sinicropi to loan of \$184,500 at 2% interest.
Roll Call
Sinicropi-Yes
Weber -Yes

Winslow -Yes

Evans-Yes

Buck-Yes

Beegle-Yes

Manthei-Yes

Eldred-Yes

Motion carried.

8. Items of Discussion
-none-

9. Motion to Adjourn
Motion Buck, second Weber to adjourn the meeting.
All ayes. Motion carried.
Meeting adjourned at 9:58 a.m.


Clerk Chelsea Cox

Fund 250 LDFA Fund

GL Number	Description	Balance
*** Assets ***		
250-000-001.000	CASH ACCOUNT	497,532.34
250-000-017.000	MBIA-CLASS INVESTMENTS	3,134.74
Total Assets		500,667.08
*** Liabilities ***		
250-000-214.000	DUE TO OTHER FUNDS	166.34
250-000-214.101	DUE TO GENERAL FUND	107,549.58
Total Liabilities		107,715.92
*** Fund Balance ***		
250-000-390.000	FUND BALANCE	806,956.50
Total Fund Balance		806,956.50
Beginning Fund Balance		806,956.50
Net of Revenues VS Expenditures		(414,005.34)
Ending Fund Balance		392,951.16
Total Liabilities And Fund Balance		500,667.08

GL NUMBER	DESCRIPTION	2019-20 ORIGINAL BUDGET	2019-20 AMENDED BUDGET	YTD BALANCE 05/31/2020 (NORM (ABNORM))	ACTIVITY FOR MONTH 05/31/20 INCR (DECR)	AVAILABLE BALANCE (NORM (ABNORM))	% BDT USED
Fund 250 - LDFA Fund							
Revenues							
Dept 000	TIF CAPTURE	66,950.00	66,950.00	41,380.16	12,529.00	25,569.84	61.81
250-000-405.000	LOCAL COMM STAB SHARE TAX	9,270.00	9,270.00	0.00	0.00	9,270.00	0.00
250-000-441.000	INTEREST EARNED	7,983.00	7,983.00	9,112.69	2.80	(1,129.69)	114.15
250-000-664.000	MISC OTHER	0.00	0.00	120.00	0.00	(120.00)	100.00
250-000-694.000							
Total Dept 000		84,203.00	84,203.00	50,612.85	12,531.80	33,590.15	60.11
TOTAL REVENUES							
		84,203.00	84,203.00	50,612.85	12,531.80	33,590.15	60.11
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	290.19	24.38	(290.19)	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	SPECIAL PROJECTS	350,000.00	350,000.00	249,782.30	0.00	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	0.00	287.50	80.83
250-897-959.000	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	44,141.37	318.75	733.63	98.37
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	464,604.27	343.13	(29,229.27)	106.71
TOTAL EXPENDITURES							
		435,375.00	435,375.00	464,618.19	343.13	(29,243.19)	106.72
Fund 250 - LDFA Fund:							
TOTAL REVENUES		84,203.00	84,203.00	50,612.85	12,531.80	33,590.15	60.11
TOTAL EXPENDITURES		435,375.00	435,375.00	464,618.19	343.13	(29,243.19)	106.72
NET OF REVENUES & EXPENDITURES		(351,172.00)	(351,172.00)	(414,005.34)	12,188.67	62,833.34	117.89

024Well LLC expansion plan

024WELL LLC further referred to as company. The Company wishes to acquire an additional acre of land from the city of Leslie Michigan as stated in our LOI. Members of the LDFA have asked us to provide information on the proposed expansion. We have recently completed construction of our initial building a 4800 square feet greenhouse located at 835 Rice street. The company has provided pictures of the completed project along with our initial site plan as well as a modified site plan proposal depicting our plans for future expansion. The company wishes to construct two additional buildings as well as expand our current building. The second proposed building a 2000 square feet structure will act as an office and processing facility for our crops. The third building and expansion of our current building will allow us to have two 9600 square feet greenhouses allowing our Company to scale and remain competitive in the growing Michigan cannabis market. This will also allow the Company to offer more jobs and support to the community of Leslie Michigan.

024 WELL PICTURES OF CURRENT BUILDING









Rice street

Current one acre

Proposed third building
greenhouse

Proposed
second
Building

Current Building
Green house

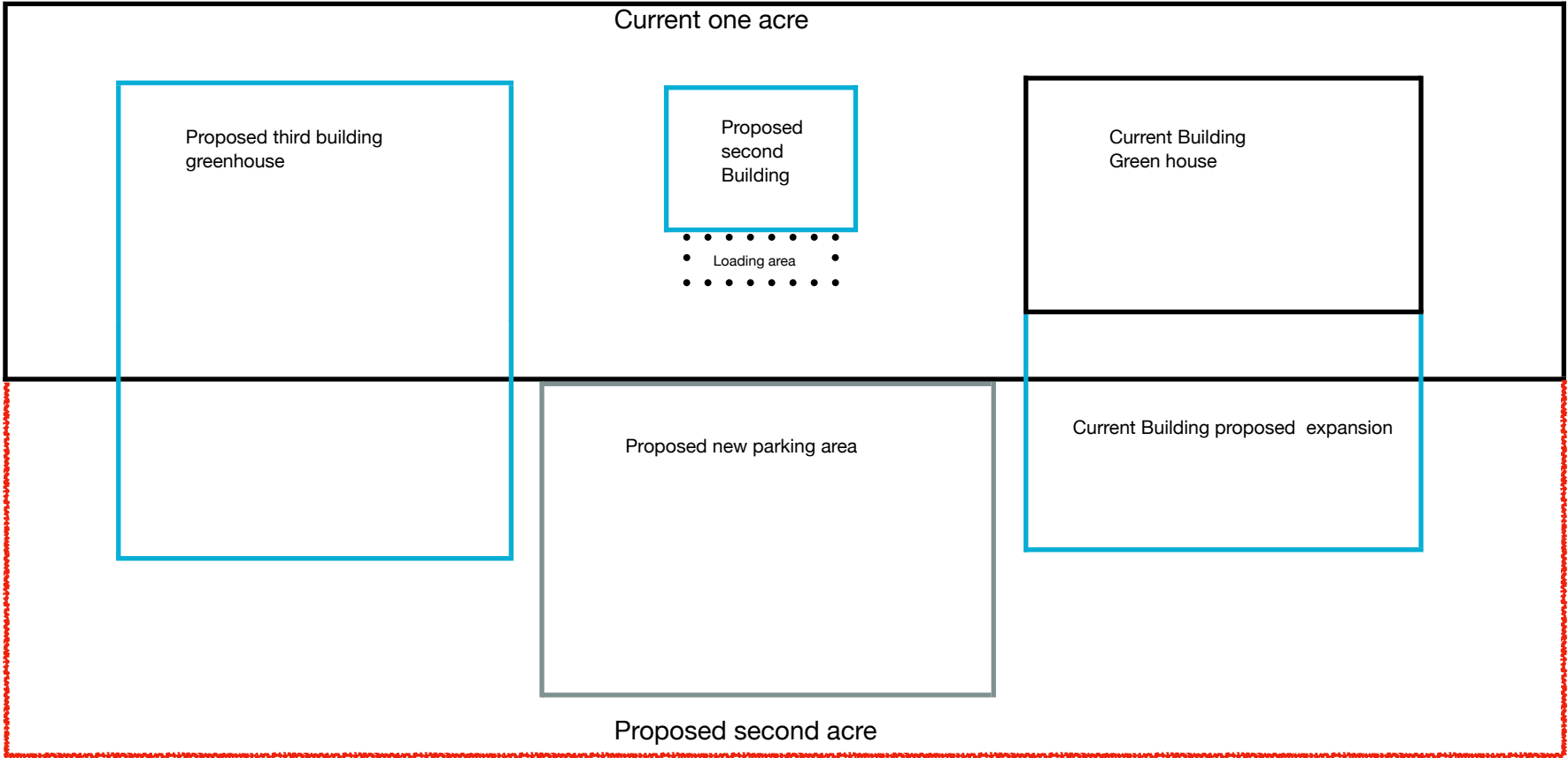
• • • • •
• Loading area •
• • • • •

Current Building proposed expansion

Proposed new parking area

Proposed second acre

Industrial Drive



SITE PLAN FOR CTK AGRICULTURE, L.L.C.



ELEVATION DATA
ELEVATIONS CITED ON THIS DRAWING WERE OBTAINED FROM AERIAL PHOTOGRAMMETRY CONDUCTED TO THE SITE AND VERIFIED AGAINST U.S.G.S. VERTICAL CONTROL POINTS.

CONTOUR INTERVAL = 1 FOOT

SITE DATA

1. ZONING
 - A.) SITE: GENERAL INDUSTRIAL (M-1)
 - B.) ADJACENT PARCELS
 - I.) NORTH (SOUTHERLY R/W OF RICE STREET)
 - II.) SOUTH (ZONED M-1 VACANT LAND)
 - III.) EAST (WESTERLY R/W OF INDUSTRIAL DRIVE)
 - IV.) WEST (ZONED M-1 VACANT LAND)
2. SITE INFORMATION
 - A.) 1.00 ACRE OF LAND (VACANT LAND, SURVEYED AND DESCRIBED)
 - B.) GENTLY ROLLING TERRAIN WITH NATURAL GRASS COVER (NO TREES)
 - C.) SITE IS LOCATED IN THE CITY OF LESLIE IN INDUSTRIAL DISTRICT
 - D.) SITE IS ACCESSED BY BLACKTOP ASPHALTED ROADWAYS WITH CONCRETE CURB/GUTTER ON THE NORTH BEING RICE STREET AND ON THE EAST BEING INDUSTRIAL DRIVE.

LOCAL FIRE DEPARTMENT REQUIREMENTS

OWNER SHALL INSTALL A FIRE EXITS ON THE BUILDING EXTERIOR NEAR THE POINT OF ENTRY IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REQUIREMENTS AND REQUIREMENTS APPLICABLE FOR FLOW MIX AS SPECIFIED FOR THE LOCAL FIRE DEPARTMENT.

FIRE EXTINGUISHING EQUIPMENT FOR THIS EXPOSED STRUCTURE MUST BE ACCESSED BY THE FIRE DEPARTMENT.

***** NOTE *****

THE LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE EXACT DEPTH AND LOCATION OF UTILITIES IS TO BE DETERMINED BY THE OWNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE LOCAL UTILITY LOCAL GOVERNMENT AGENCIES TO THE SITE AND BE RESPONSIBLE FOR THE UTILITY MARKING IN ACCORDANCE WITH MICHIGAN P.L. NO. 174 OF 2013.

REVISION INFORMATION

1. REVISION DRAWING FOR PERMITTING DATA AND IMPROVEMENTS
2. REVISION DRAWING FOR IMPROVEMENTS
3. REVISION DRAWING FOR IMPROVEMENTS
4. REVISION DRAWING FOR IMPROVEMENTS
5. REVISION DRAWING FOR IMPROVEMENTS
6. REVISION DRAWING FOR IMPROVEMENTS
7. REVISION DRAWING FOR IMPROVEMENTS

PROPERTY DESCRIPTION

A parcel of land being part of the South 1/2 of the Northwest 1/4 of Section 27, Town 1 North, Range 1 West, City of Leslie, Ingham County, Michigan being more specifically described as follows: to include the whole of beginning, common at the West 1/4 corner of Section 27, thence N 89°28'22" E, along the West 1/4 line of Section 27, a distance of 1014.12 feet, thence N 02°03'21" E, parallel with the centerline of Industrial Drive (to be shown), a distance of 493.11 feet, to the 20' wide of beginning for this description thence continuing N 02°03'21" E, a distance of 131.00 feet, to the southerly right of way line of Rice Street, thence N 89°28'22" E, along the southerly right of way line of Rice Street, a distance of 331.02 feet, to the westerly right of way of Industrial Drive (to be shown), thence S 02°03'21" W, along the westerly right of way of Industrial Drive, a distance of 131.00 feet, thence S 89°28'22" W, a distance of 331.02 feet, to the 20' wide of beginning, containing 1.000 acre of land. Subject to all existing easements and restrictions of record.

FAUSER LAND SURVEYING

2756 W. KINNEVILLE RD.
LESLIE, MICHIGAN 49621

MARK A. FAUSER, P.S.

REVISION 1	CTK AGRICULTURE, LLC PROPOSED FACILITIES	SITE PLAN	FIGURE A
DRAWN: FAUSER DATE: 09/28/2016 APPROVED: NAME SCALE: 1"=40' SHEET PROJECT NO.: SPR2016			

**CITY OF LESLIE NOTICE OF ELECTRONIC MEETING
LESLIE LOCAL DEVELOPMENT FINANCE AUTHORITY MEETING
FRIDAY, JUNE 26, 2020 AT 9:00 AM**

Purpose of Meeting

Leslie Local Development Finance Authority (LDFA) will hold its regularly scheduled meeting.

Reason for Electronic Meeting

Governor Whitmer signed Executive Order 2020-129 extending “Temporary authorization of remote participation in public meetings and hearings and temporary relief from monthly meeting requirements for school boards”. The City of Leslie must continue to conduct public business during this state of emergency, including actions to respond to COVID-19, and the general public must be able to continue to participate in government decision making without unduly compromising public health, safety and welfare. To protect the public health, safety, and welfare and comply with Center for Disease Control and Prevention recommendations, local governing bodies may meet remotely and electronically.

Public Participation Instructions

Members of the public may view the meeting live at:

<https://cityofleslie.webex.com/cityofleslie/onstage/g.php?MTID=e4366c094f3c052511b43ab614553783d>

Or Dial In: +1-408-418-9388 and press # when prompted for an access code.

Members of the public may submit comments to be read aloud by the City Manager during public comment by e-mailing comments (Include your full name and address) in advance of the meeting to manager@cityofleslie.org or during the public comment portion of the meeting by submitting your full name, address, and comment on the live stream of the meeting. Comments should be limited to no more than three minutes. A broadcast of the meeting will also be available within eight business days on the City of Leslie website at www.cityofleslie.org.

Public Input and Questions on Business before the LDFA Meeting

Members of the public may contact the City Manager to provide input or ask questions regarding the City Council meeting by e-mail at manager@cityofleslie.org.

Persons with Disabilities Participation Instructions

The City of Leslie will provide reasonable accommodations to individuals with disabilities who want to electronically attend the meeting with twenty-four (24) hours notice to the City of Leslie.