



**LOCAL DEVELOPMENT FINANCE AUTHORITY
BOARD OF DIRECTORS SPECIAL MEETING
MONDAY, JULY 10, 2023
9:00 A.M.**

BOARD MEMBERS PRESENT:

Furquan Ahmed
Linda Forte
Machion Jackson
James Jenkins III
Katrina McCree

BOARD MEMBER ABSENT:

Terrance Adams
Derek J. Dickow
Damon Hodge
Arthur Jackson

OTHERS PRESENT:

Cora Capler (DEGC/LDFA)
Jennifer Kanalos (DEGC/LDFA)
Glen Long (DEGC/LDFA)
Medvis Jackson (DEGC/LDFA)
Kevin Johnson (DEGC/LDFA)
Monika McKay-Polly (DEGC/LDFA)
Sierra Spencer (DEGC/LDFA)



**MINUTES OF THE LOCAL DEVELOPMENT FINANCE AUTHORITY
BOARD OF DIRECTORS SPECIAL MEETING
MONDAY, JULY 10, 2023
DETROIT ECONOMIC GROWTH CORPORATION
9:00 A.M.**

GENERAL

Call to Order

Chairperson Ms. Forte called the special meeting of the LDFA Board of Directors to order at 9:21 a.m.

Roll call was conducted, and a quorum was established.

Approval of Minutes

Ms. Forte asked for the members to review the minutes of the October 25, 2022, Regular Board meeting and called for questions. Hearing none, Ms. Forte called for a motion:

Mr. James made a motion approving the minutes of the October 25, 2022, Regular Board meeting, as presented. Mr. Ahmed seconded the motion. All were in favor, and none opposed.

LDFA Resolution Code 23-07-02-63 was unanimously approved.

Acceptance of Treasurer's Report

Treasurer's Report – October - May 2023

Mr. Long presented the Treasurer's Report of Receipts and Disbursements for the months of October through May 2023.

Ms. Forte asked if there were any questions or discussion. Hearing none, he called for a motion.

Ms. Jackson made a motion to accept the Treasurer's Report for October through May 2023, as presented. Mr. Jenkins seconded the motion. All were in favor, and none opposed.

LDFA Resolution Code 23-07-03-54 was unanimously approved.

ADMINISTRATION

Directors Report

Ms. Kanalos advised that On October 21, 1998, the Local Development Finance Authority (the "LDFA") issued its 1998 Series A Tax Increment Tax Exempt Bonds of par amount of \$52,205,000.00. After the appropriate deduction for underwriter's discount, debt service reserve and cost of issuance, the net amount of \$45,461,044.14 was paid to the City of Detroit as additional reimbursement for the City's identifiable public facilities expenditures of \$118,745,000.00.

The LDFA to date, through the issuance of its 1991 Series A Bonds, the 1997 Series A-B-C Bonds and the 1998 Series A Bonds, has reimbursed the City a total amount of approximately \$99,000,000.00, leaving a balance of unreimbursed City expenditures of approximately \$19,745,000.00.



Ms. Kanalos asked for the Board to recall, the debt service obligations for 1997 Series A-B-C Bonds and the 1998 Series A Bonds were completed in May 2021. Using tax increment revenue capture from 2021, the LDFA reimbursed the City of Detroit \$4,637,033.40 on the balance of unreimbursed expenditures in connection with the Jefferson North Assembly Plant project site preparation costs. Tax increment revenue capture under the approved Amended and Restated Tax Increment Financing and Development Plan ended with tax year 2021 so unless there is another plan or plan amendment approved, the LDFA will no longer capture tax increment revenues.

Approval and Adoption of the 2023-2024 Budget

Ms. Kanalos reviewed the LDFA budget for FY 2023-2024.

Ms. Forte called for questions or comments. Hearing none, the Board took the following action:

Mr. Jenkins made a motion to accept the LDFA Budget for FY 2023-2024. Ms. McCree seconded the motion. All were in favor, and none opposed.

LDFA Resolution Code 23-07-01-162 was approved.

Amendment/Extension to the FY 2023-2024 LDFA/DEGC Professional Services Agreement

Ms. Kanalos stated that in July 1995, the City of Detroit Local Development Finance Authority (the “LDFA”) entered into a Professional Services Agreement (the “Agreement”) with the Detroit Economic Growth Corporation (the “DEGC”) for provision by the DEGC of administrative services on behalf of the LDFA. This Agreement was last amended in June 2022 to extend its term to June 30, 2023.

The Board was able to review Exhibit A, which was the FY 2023-2024 Extension to the LDFA/DEGC Professional Services Agreement Extension and a resolution approving the proposed Amendment.

Ms. Forte called for questions or comments.

Ms. Jackson asked when the expected dissolution of LDFA is.

Mr. Long responded that it is estimated to be around two years. Ms. Jackson asked if a longer service contract would be more fitting. Mr. Long explained that a one year contract is appropriate and if it needs to be amended it can be done at that time. Ms. Jackson expressed understanding and stated she had no further questions.

Ms. Forte called for further questions. Hearing none, the Board took the following action:

Ms. Jackson made a motion to approve the DEGC/LDFA Contract for FY 2023-2024. Ms. McCree seconded the motion. All were in favor, and none opposed.

LDFA Resolution Code 23-07-01-162 was approved.

Schedule of Regular LDFA Board Meetings for FY 2023-2024

Ms. Kanalos advised that included in the Board material for review and approval is a resolution adopting a schedule indicating dates of the EDC Board’s regular meetings for the fiscal year 2023-2024. The meeting will be held as follows:



October 24, 2023

May 23, 2024*

With there being no objection to the proposed meeting dates, Ms. Forte called for a motion:

Mr. Ahmed made a motion approving the LDFA Schedule of Regular Board Meetings for FY 2023-24 as presented. Mr. Jenkins seconded the motion. All were in favor with none opposed.

LDFA Resolution Code 23-07-01-164 was unanimously approved.

Public Rules of Conduct

Ms. Kanalos advised that pursuant to Sections 3(1) and 3(5) of Michigan's Open Meetings Act, a public body may establish reasonable rules to minimize the possibility of disruption to the meeting and to govern the public's right to provide comment during the meeting. Ms. Kanalos proposed Rules for Public Meetings and Public Comment which are included as Attachment A in the resolution. The rules would govern public participation and comment for all LDFA Board meetings.

Ms. Forte asked for questions or comments.

Mr. Ahmed asked if a member of the public needed to be removed where security would be coming from. Ms. Kanalos responded that security would be coming from the lobby of the building. Mr. Ahmed suggested that it may be helpful to have security in the offices of the DEGC.

Ms. Forte called for further questions. Hearing none, the Board took the following action:

Ms. Jackson made a motion approving the LDFA Rules for Public Meetings and Public Comment, as presented. Mr. Ahmed seconded the motion.

LDFA Resolution Code 23-07-01-165 was unanimously approved.

Election of Officers

Ms. Kanalos advised that pursuant to provisions of the Local Development Finance Authority (LDFA's) bylaws, election of Officers of the Board of Directors is required annually.

The current officers are as follows:

Linda Forte, Chairperson
Vacancy, Vice Chairperson
Vacancy, Secretary
Furquan Ahmed, Treasurer

Staff proposes that the Chairperson open the floor to nominations.

Ms. Forte opened the floor to nominations for nominations.



Ms. Jackson nominated herself for Vice Chairperson. Mr. Jenkins nominated himself for Secretary.

Ms. Forte called for a motion to close nominations.

Ms. McCree made a motion to close nominations. Mr. Ahmed seconded the motion. All were in favor, and none opposed.

Ms. Forte called for a motion to elect the nominees and current officers.

Ms. McCree made a motion to elect the nominees and current officers. Mr. Ahmed seconded the motion. All were in favor, and none opposed.

LDFA Resolution Code 23-07-01-166 was unanimously approved.

PROJECTS

None.

OTHER MATTERS

None.

PUBLIC COMMENT

None.

ADJOURNMENT

With there being no other business to be brought before the Board, on a motion by Mr. Ahmed, seconded by Ms. Jackson, Ms. Forte adjourned the meeting at 9:37 a.m.



CODE LDFA 23-07-02-63

APPROVAL OF THE LDFA MINUTES OF OCTOBER 25, 2022

RESOLVED, that the minutes of the Regular meeting of October 25, 2022, are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Local Development Finance Authority.

July 10, 2023



CODE LDFA 23-07-03-54

ACCEPTANCE OF TREASURER'S REPORT FOR OCTOBER THROUGH MAY 2023

RESOLVED, that the Treasurer's Report of Receipt's and Disbursement for October through May 2023, as presented at this meeting, is hereby in all respects ratified and approved as action of the Local Development Finance Authority.

July 10, 2023



CODE LDFA 23-07-01-162

ADMINISTRATION: APPROVAL AND ADOPTION OF FY 2023-2024 LDFA OPERATING BUDGET AND APPROVAL OF FY 2023-2024 LDFA PROGRAM BUDGET

WHEREAS, Public Act 281 of 1986, as repealed and replaced by Act 57 of the Public Acts of 2018 and as it may be amended from time to time, requires the LDFA Director to submit a budget for the operation of the City of Detroit Local Development Finance Authority (the “LDFA”) to the City Council for its approval prior to adoption by the LDFA Board; and

WHEREAS, on May 13, 2023, LDFA staff submitted the attached LDFA operating budget for FY 2023-2024 (the “23-24 Operating Budget”) to City Council for approval prior to its adoption by the LDFA Board; and

WHEREAS, on May 23, 2023, the City Council approved the LDFA operating budget for FY 2023-2024 attached as Exhibit A (the “23-24 Operating Budget”); and

WHEREAS, staff has also submitted to the LDFA Board for approval the LDFA program budget for FY 2023-2024 attached as Exhibit B (the “23-24 Program Budget”).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the LDFA hereby approves and adopts the FY 23-24 Operating Budget.

BE IT FURTHER RESOLVED, that the Board of Directors of the LDFA hereby approves and adopts the FY 23-24 Program Budget.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer, Authorized Agent or the Director of the LDFA in the name and on behalf of the LDFA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

July 10, 2023



CODE LDFA 23-07-01-163

ADMINISTRATION: EXTENSION TO THE FY 2023-2024 LDFA/DEGC PROFESSIONAL SERVICES AGREEMENT

WHEREAS, the City of Detroit Local Development Finance Authority (the “LDFA”) entered into a Professional Services Agreement (the “Agreement”) with the Detroit Economic Growth Corporation (the “DEGC”) for provision by the DEGC of administrative services on behalf of the LDFA; and

WHEREAS, the Agreement is extended from year to year, subject to appropriation of funds by the LDFA Board of Directors and in an amount as the Board of the LDFA and the DEGC shall mutually agree upon in writing.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the LDFA hereby authorizes the Extension of the FY 2023-2024 LDFA/DEGC Professional Services Agreement to June 30, 2024 in substantially the form attached hereto as Exhibit A, together with such changes recommended or required by counsel for either party.

BE IT FURTHER RESOLVED, that any LDFA Officer, LDFA Director, or Authorized Agent is hereby authorized by the LDFA Board of Directors to execute the Amendment/Extension of the FY 2023-2024 LDFA/DEGC Professional Services Agreement.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer, Authorized Agent or the Director of the LDFA in the name and on behalf of the LDFA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

July 10, 2023



CODE LDFA 23-07-01-164

ADMINISTRATION: SCHEDULE OF REGULAR LDFA BOARD MEETINGS FOR FY 2023-2024

RESOLVED, that the Board of Directors of the Local Development Finance Authority (the “LDFA”) hereby adopts the following as its schedule of regular meetings for its fiscal year beginning July 1, 2023 and ending June 30, 2024. Unless otherwise posted, such meetings will be held on the following dates below at **10:00 a.m.** in the offices of the Detroit Economic Growth Corporation, 500 Griswold Street, Suite 2200, as follows:

October 24, 2023

May 23, 2024

July 10, 2023



CODE DDA 23-07-01-165

ADMINISTRATIVE: LDFA RULES FOR PUBLIC MEETINGS AND PUBLIC COMMENT

WHEREAS, pursuant to Sections 3(1) and 3(5) of Michigan’s Open Meetings Act, a public body may establish reasonable rules to minimize the possibility of disruption to the meeting and to govern the public’s right to provide comment during the meeting; and

WHEREAS, the Board of Directors of the Local Development Finance Authority (the “LDFA”) has determined that establishing rules for public participation and public comment for the LDFA Board and Committee meetings will ensure that meetings can be conducted in an orderly fashion; and

WHEREAS, LDFA Staff and counsel have drafted “LDFA Rules for Public Meetings and Public Comment” (the “Rules”) which is Attachment A to this resolution; and

WHEREAS, the Board has fully considered the matter and determined that the proposed Rules are prudent and in the best interests of the LDFA.

NOW, THEREFORE, BE IT RESOLVED, that the LDFA hereby adopts the “LDFA Rules for Public Meetings and Public Comment”.

BE IT FINALLY RESOLVED, that the Rules shall apply to all LDFA Board and Committee meetings.

July 10, 2023

Local Development Finance Authority of the City of Detroit



Rules for Public Meetings and Public Comment

I. Attendance at Public Meetings

In accordance with the State of Michigan Open Meetings Act, members of the public are invited to attend all meetings of the Board of Directors and Board Committees. Members of the public may attend the meeting in person. At the Board's discretion, it may allow for remote public participation at Board and/or Committee meetings via electronic means through a service that allows remote participation through two-way communication as indicated in the public notice for the meeting.

II. Conduct During Public Meetings

Members of the public attending Public Meetings must maintain order and follow the rules below:

- A. Members of the public must enter and exit the meeting room through designated entrances and will be granted access to the meeting room no more than 10 minutes in advance of the scheduled meeting time.
- B. During the meeting, members of the public are allowed access only to the areas of the meeting room designated for the public and bathroom facilities. Members of the public may not enter the area reserved for Board and/or Committee Members and staff. The meeting room and 22nd floor of the Guardian Building are not public spaces. At the conclusion of the meeting, members of the public must return to the lobby of the Guardian Building.
- C. The Meeting Chair may permit meeting presenters and guests to be seated in areas other than those designated for the public.
- D. There is no talking in the meeting room when the meeting is in session, except for the speaker recognized by the Meeting Chair. Please leave the meeting room if you must converse or if you must answer a phone call.
- E. If you are unable to hear the proceedings, please raise your hand or, without disturbing other attendees, inform a staff member present at the meeting.
- F. Members of the public must refrain from profane language, obscene conduct, disruptive comments or gestures, applause, personal attacks, or behavior that is disorderly or likely to provoke disorderly conduct.

III. Public Comment

- A. **Location.** Public comment may only be delivered from the podium or other area designated by the Meeting Chair. Members of the public requiring a special accommodation due to an ADA disability must inform staff with reasonable advance notice so that an accommodation can be made.
- B. **Time Limits.** Unless otherwise announced by the meeting chair, each member of the public is entitled to comment for up to two minutes.

- C. **Non-Delegation.** A member of the public may not delegate or yield their time to another member of the public.
 - D. **Comment.** Public comment is a time for comment, not debate. Questions or comments arising during public comment will only be addressed when requested by the Meeting Chair.
 - E. **Remote Public Comment.** To the extent the meeting has been convened in a manner that allows remote participation by the public, remote public comment will be permitted, subject to the same rules as in-person public comment. If a technical difficulty interferes with a remote participant's ability to provide public comment, written public comment may be submitted to staff for the meeting record.
 - F. **Discretion.** The Meeting Chair has authority and discretion to: (1) curtail or limit public comment if the commenter fails to comply with any rules and (2) make reasonable variances from any time limit.
- IV. **Non-Compliance with Rules.** Any breach of the peace, including a failure to abide by these rules or failure to respect public health and safety directions from the Meeting Chair, may result in disorderly persons being asked to leave the meeting. If a member of the public refuses to leave after being asked, the Meeting Chair may take appropriate action, including but not limited to asking security to remove the disorderly person and/or recessing the meeting until the disorderly person has left and the Meeting Chair has determined the meeting may be resumed. Reasonable notice will be given of the meeting's resumption.



ADMINISTRATION: ELECTION OF OFFICERS

RESOLVED, that the following are hereby elected as Officers of the Board of Directors of the Local Development Finance Authority:

Linda Forte
Machion Jackson
James Jenkins
Furquan Ahmed

Chairperson
Vice Chairperson
Secretary
Treasurer

July 10, 2023