

**LOCAL DEVELOPMENT FINANCE AUTHORITY
BOARD OF DIRECTORS SPECIAL MEETING
TUESDAY, JUNE 24, 2025
10:00 A.M.**

BOARD MEMBERS PRESENT: Terrance Adams
Linda Forte
Damon Hodge
Furquan Ahmed
Katrina McCree

BOARD MEMBER ABSENT: Derek J. Dickow
James Jenkins III
Machion Jackson

OTHERS PRESENT: Jennifer Kanalos (DEGC/LDFA)
Glen Long (DEGC/LDFA)
Sierra Spencer (DEGC/LDFA)
Rebecca Navin (DEGC/LDFA)
Nasri Sobh (DEGC/LDFA)



**MINUTES OF THE LOCAL DEVELOPMENT FINANCE AUTHORITY
BOARD OF DIRECTORS SPECIAL MEETING
TUESDAY, JUNE 24, 2025
DETROIT ECONOMIC GROWTH CORPORATION
10:00 A.M.**

GENERAL

Call to Order

Chairperson Ms. Forte called the special meeting of the LDFA Board of Directors to order at 9:34 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 22, 2024, Regular Board meeting and called for questions. Hearing none, Ms. Forte called for a motion:

Mr. Hodge made a motion approving the minutes of the October 22, 2024, Regular Board meeting, as presented. Mr. Ahmed seconded the motion. All were in favor, and none opposed.

LDFA Resolution Code 25-06-02-67 was unanimously approved.

Acceptance of Treasurer's Report

Treasurer's Report –

Mr. Long presented the Treasurer's Report of Receipts and Disbursements for the months of October 2024 through April 2025.

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

Ms. McCree Hodge made a motion to accept the Treasurer's Report for October 2024 through April 2025, as presented. Mr. Hodge seconded the motion. All were in favor, and none opposed.

LDFA Resolution Code 25-06-03-60 was unanimously approved.

Ms. Forte asked if there was any further discussion.

Mr. Hodge asked why there was a difference between disbursements and the year-to-date figure. Mr. Long explained that there was a grant from the State of Michigan in the past, and about ninety-five percent (95%) of those funds have been spent. However, staff is still seeking clarification from the State of Michigan on whether the funds should be reprogrammed or returned to the State.

Mr. Adams asked for more details regarding a recurring fee of forty dollars (\$40.00) to Huntington Bank under the cash disbursement section of the Treasurer's report. Mr. Long mentioned that the Board might recall that at the last October meeting, the LDFA bank account was targeted by fraud. He explained that there had been debit adjustments, but staff caught them because the account is checked regularly. Mr. Long also noted that the Bank recommended adding extra fraud protection, which costs forty dollars (\$40.00) a month.



ADMINISTRATION

Approval and Adoption of FY 2025-2026 Budget

Ms. Kanalos explained that 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.

On May 1, 2025, LDFA staff submitted the attached LDFA Operating Budget for FY 2025-2026 (the "Operating Budget") to City Council for approval prior to its adoption by the LDFA Board.

On May 13, 2025, the City Council approved the LDFA Operating Budget, which is being submitted to the LDFA Board for adoption.

Staff is also seeking LDFA Board approval of the attached LDFA Program Budget for FY 2025-2026 (the "Program Budget").

Attached was a resolution approving and adopting the FY 25-26 Operating Budget and approving the FY 25-26 Program Budget for the Board's consideration and approval.

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

Mr. Hodge made a motion to approve and adopt the FY 2025-2026 Budget. Mr. Adams seconded the motion. All were in favor, and none opposed.

LDFA Code 25-06-01-172 was unanimously approved.

Amendment/Extension to the FY 2025-2026 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 July 2024 to extend its term to June 30, 2025.

Attached for the Board's review as Exhibit A is the FY 2025-2026 Extension to the LDFA/DEGC Professional Services Agreement Extension.

Also attached for your review and approval was a resolution approving the proposed Amendment.

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

Mr. Hodge made a motion to approve the Amendment/Extension to the FY 2025-2026 LDFA/DEGC Professional Services Agreement. Mr. Adams seconded the motion. All were in favor, and none opposed.

LDFA Code 25-06-01-173 was unanimously approved.

Ms. McCree asked whether the Professional Services Agreement would need to be reviewed if new administration was put in place. Ms. Kanalos responded that she did not believe the contract would require review, considering the agreement was between the LDFA and the DEGC.

Schedule of LDFA Regular Meetings for FY 2025-2026



Ms. Kanalos reviewed the proposed meeting dates for FY 2025-2026.

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

Mr. Hodge made a motion to approve the Schedule of LDFA Regular Meetings for FY 2025-2026. Mr. Adams seconded the motion. All were in favor, and none opposed.

LDFA Code 25-06-01-174 was unanimously approved.

Election of Officers for FY 2025-2026

Ms. Kanalos stated that Public Act 57 of 2018, as amended, requires that the Officers of the Board of Directors be elected at its annual meeting.

The current Officers are as follows:

Linda Forte, Chairperson
Machion Jackson, Vice Chairperson
James Jenkins, Secretary
Furquan Ahmed, Treasurer

Staff proposed that the Chairperson open the floor to nominations.

Ms. Forte opened the floor to nominations.

Mr. Hodge made a motion to nominate the existing slate of officers to serve another term. Mr. Ahmed seconded the motion.

Ms. Forte called for a motion to elect the slate of nominated officers.

Mr. Hodge made a motion to elect the nominated slate of officers. Ms. McCree seconded the motion.

LDFA Code 25-06-01-175 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 Ms. McCree, seconded by Mr. Hodge, Ms. Forte adjourned the meeting at 9:46 a.m.



CODE LDFA 25-06-02-67

APPROVAL OF THE LDFA MINUTES OF OCTOBER 22, 2024

RESOLVED, that the minutes of the regular meeting of October 22, 2024, 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.

June 24, 2025



CODE LDFA 25-06-03-60

ACCEPTANCE OF TREASURER'S REPORT FOR OCTOBER 2024 THROUGH APRIL 2025

RESOLVED, that the Treasurer's Report of Receipt's and Disbursement for October 2024 through April 2025 as presented at this meeting, is hereby in all respects ratified and approved as action of the Local Development Finance Authority.

June 24, 2025



CODE LDFA 25-06-01-172

ADMINISTRATION: APPROVAL AND ADOPTION OF FY 2025-2026 LDFA OPERATING BUDGET AND APPROVAL OF FY 2025-2026 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 1, 2025, LDFA staff submitted the attached LDFA operating budget for FY 2025-2026 (the “Operating Budget”) to City Council for approval prior to its adoption by the LDFA Board; and

WHEREAS, on May 13, 2025, the City Council approved the LDFA operating budget for FY 2025-2026 attached as Exhibit A (the “Operating Budget”); and

WHEREAS, staff has also submitted to the LDFA Board for approval the LDFA program budget for FY 2025-2026 attached as Exhibit B (the “Program Budget”).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the LDFA hereby approves and adopts the FY 25-26 Operating Budget.

BE IT FURTHER RESOLVED, that the Board of Directors of the LDFA hereby approves and adopts the FY 25-26 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.

June 24, 2025



CODE LDFA 25-06-01-173

ADMINISTRATION: EXTENSION TO THE FY 2025-2026 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 2025-2026 LDFA/DEGC Professional Services Agreement to June 30, 2026 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 2025-2026 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.

June 24, 2025



500 Griswold, Suite 2200
Detroit, MI 48226

EXHIBIT A

DEGC/LDFA Contract



AMENDMENT/EXTENSION OF PROFESSIONAL SERVICES AGREEMENT LDFA ENGAGEMENT OF DEGC

THIS AMENDMENT/EXTENSION NO. 31, made effective as of the 1st day of July, 2025 by and between the City of Detroit Local Development Finance Authority (the “LDFA”), a Michigan Public Corporation, and the Detroit Economic Growth Corporation (the “DEGC”), a Michigan Non-Profit Corporation.

WITNESSETH

WHEREAS, in 1995, a Professional Services Agreement (the “Agreement”), as amended, was entered into between the LDFA and the DEGC; and

WHEREAS, the Agreement will expire pursuant to its term on June 30, 2025 unless extended in accordance with Section 12 of the Agreement; and

WHEREAS, Section 12 of the Agreement provides that the Agreement may be renewed annually for the period beginning July 1 and ending June 30 of the next following year, from year to year, upon continued appropriation of funding by the Board of Directors of the LDFA; and

WHEREAS, Section 5 of the Agreement, as amended, provides that the “LDFA agrees to pay DEGC annually for the performance of the services hereunder in an amount not to exceed the sum of ONE HUNDRED TWENTY-FIVE THOUSAND and 00/100 (\$125,000.00) DOLLARS, payable in equal monthly installments of Ten Thousand Four Hundred Sixteen and 67/100 (\$10,416.67) Dollars; and

WHEREAS, by resolution at its meeting on May 27, 2025, the Board of Directors of the LDFA authorized the extension of the Agreement for the period beginning July 1, 2025 and ending June 30, 2026, in the amount of One Hundred Twenty-Five Thousand (\$125,000.00) Dollars, subject to approval by the City Council of the City of Detroit of the fiscal year 2025-2026 budget of the LDFA; and

NOW, THEREFORE, the parties hereto agree as follows:

1. Pursuant to Section 12 of the Agreement, the term of the Agreement shall be extended for the period beginning July 1, 2025 and ending June 30, 2026.
2. The responsibility for implementing the services to be performed by DEGC under this Agreement shall reside with the President of DEGC, and he or she shall report as requested to the Board of Directors of LDFA. The President of DEGC may designate, and shall identify in writing to the LDFA, one or more staff of DEGC to supervise the performance by DEGC of its obligations under this Agreement and to keep LDFA informed of DEGC’s performance of its obligations under the Agreement. In addition to any “director” appointed by the LDFA Board of Directors under Section 6(1) of the Act, the President of the DEGC and/or his or her designated staff may execute documents on behalf of the LDFA, as its “authorized agent”.



3. The amount of compensation to be paid by the LDFA to the DEGC pursuant to Section 5 during this period of extension shall be the sum of One Hundred Twenty-Five Thousand and 00/100 (\$125,000.00) Dollars, payable in equal monthly installments of Ten Thousand Four Hundred Sixteen and 67/100 (\$10,416.67) Dollars. Furthermore, LDFA shall pay DEGC for services performed for or on behalf of LDFA by any in-house attorney employed by the DEGC at a rate of \$275.00 per hour for the DEGC's General Counsel and a rate not to exceed \$225.00 per hour for any other in-house attorney employed by the DEGC.
4. Except as modified above, the terms, conditions and covenants of the Agreement shall remain in full force and effect as set forth therein.

IN WITNESS WHEREOF, the parties hereto have caused this extension to be signed by and through their respective duly authorized officers and/or representatives as of the day and year first above written.

CITY OF DETROIT
LOCAL DEVELOPMENT FINANCE AUTHORITY

By: _____
Name: _____
Its: Authorized Agent

By: _____
Name: _____
Its: Authorized Agent

DETROIT ECONOMIC GROWTH CORPORATION

By: _____
Name: _____
Its: President and CEO

APPROVED AS TO FORM

Rebecca A. Navin, Esq.
Counsel to the LDFA

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CODE LDFA 25-06-01-174

ADMINISTRATION: SCHEDULE OF REGULAR LDFA BOARD MEETINGS FOR FY 2025-2026

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, 2025 and ending June 30, 2026. Unless otherwise posted, such meetings will be held the fourth Tuesday of October and June at **10:00 a.m.** in the offices of the Detroit Economic Growth Corporation, 500 Griswold Street, Suite 2200, as follows:

October 28, 2025

June 23, 2026

June 24, 2025



CODE LDFA 25-06-01-175

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, Chairperson
Machion Jackson, Vice Chairperson
James Jenkins, Secretary
Furquan Ahmed, Treasurer

June 24, 2025