



**Economic Development Authority Board (EDA)
Regular Meeting – Union Township Hall
Tuesday, May 20, 2025, at 4:30 p.m.**

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - April 15, 2025, Regular Meeting
6. CORRESPONDENCE
7. PUBLIC COMMENT
8. REPORTS
 - A. Accounts payable Approval
East DDA District #248 – Check Register
West DDA District #250 – None
 - B. Financial Reports: Income / Expense Statement; Balance Sheet
East DDA District #248
West DDA District #250
 - C. Board Member Matrix
9. NEW BUSINESS
 - A. Election of Officers (Chair & Vice Chair)
 - B. RFBA – To move into closed session under Section 8(1)(d) of the Open Meetings Act to consider the purchase of real property, and also under Section 8(1)(h) of the Open Meetings Act to consider an appraisal of real property that is exempt from disclosure by Section 13(1)(j) of the Freedom of Information Act.
10. CLOSED SESSION
11. DIRECTOR COMMENTS
12. FINAL BOARD COMMENTS
13. ADJOURNMENT
 - Next regularly scheduled meeting Tuesday, June 17, 2025, at 4:30pm

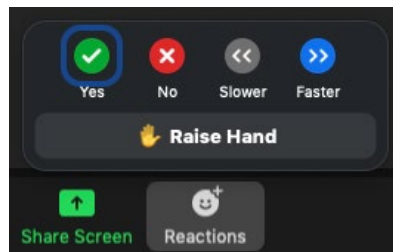
Hybrid Meeting Instructions for the Economic Development Authority Board

The public can view all Union Township meetings live by clicking on our [YouTube Channel](#). For those who would like to participate, you can do so via Zoom.

[Click here](#) to participate in the Zoom Meeting via computer or smart phone. (Meeting ID Enter “849 6026 5496” Password enter “980373”). Access to the electronic meeting will open at 4:20 p.m. and meeting will begin at 4:30 p.m.

Telephone conference call, dial (312-626-6799). Enter “849 6026 5496” and the “#” sign at the “Meeting ID” prompt, and then enter “980373” at the “Password” prompt. Lastly, re-enter the “#” sign again at the “Participant ID” prompt to join the meeting.

- All public comments will be taken at the Public Comment section of the agenda.
- Computer/tablet/smartphone audience: To indicate you wish to make a public comment, please use the “Reactions” icon. **Next, click on the “Raise Hand” icon** near the bottom right corner of the screen.



- **To raise your hand for telephone dial-in participants, press *9.** You will be called on by the last three digits of your phone number for comments, at which time you will be unmuted by the meeting moderator.
- Please state your name and address for the minutes and keep public comments concise.

You will be called upon once all in-person comments have been made, at which time you will be unmuted by the meeting moderator.

Persons with disabilities needing assistance should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance can contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.

**Charter Township of Union
Economic Development Authority Board (EDA)
Regular Meeting
Tuesday, April 15, 2025**

MINUTES

A regular meeting of the Charter Township of Union Economic Development Authority Board was held on April 15, 2025 at the Union Township Hall 2010 S. Lincoln Rd, Mt. Pleasant, MI 48858.

Meeting called to order at 4:30 p.m.

ROLL CALL

Present: Bacon, Chowdhary, Zalud, Kequom, Mielke, Coyne, Barz

Excused: Figg

Absent:

Others Present: Rodney Nanney – Community & Economic Development Director, Sherrie Teall – Finance Director, Amy Peak – Building Services Clerk, Katie Mora – President Middle Michigan Development Corporation

APPROVAL OF AGENDA

MOTION by **Mielke** SUPPORTED by **Coyne** to APPROVE the agenda as presented. **MOTION CARRIED 7-0.**

APPROVAL OF MINUTES

MOTION by **Barz** SUPPORTED by **Zalud** to APPROVE minutes from January 21, 2025, regular meeting as presented. **MOTION CARRIED 7-0.**

MOTION by **Mielke** SUPPORTED by **Chowdhary** to APPROVE minutes from February 18, 2025, meeting (no quorum) as presented. **MOTION CARRIED 7 – 0.**

PUBLIC COMMENT – None

PRESENTATION

Katie Mora, President of Middle Michigan Development Corporation presented 2024 Annual Report.

ACCOUNTS PAYABLE/ FINANCIAL STATEMENTS

Finance Director, Sherrie Teall reviewed the accounts payable for the East DDA 1/22/25 – 4/15/25
MOTION by **Zalud** SUPPORTED by Mielke to APPROVE the East DDA payables as presented \$8,934.79. **MOTION CARRIED 7-0.**

Finance Director, Sherrie Teall reviewed the accounts payable for the West DDA 1/22/25 – 4/15/25.
MOTION by **Zalud** SUPPORTED by **Coyne** to APPROVE the West DDA payables as presented \$3,086.81. **MOTION CARRIED 7-0.**

Financial reports were RECEIVED AND FILED by Chair Kequom.

NEW BUSINESS

- A. Community and Economic Development Director, Rodney Nanney introduced the plans for proposed irrigation for reinstallation. Discussion held. Moving forward with the bidding process.
- B. Community and Economic Development Director, Rodney Nanney presented the 2024 Synopsis of Activity of our EDA Districts in accordance with Public Act 57.

BOARD COMMENTS

- Mielke made note of open EDA Board seat.
- Kequom mentioned the Annual Joint Meeting is being held on April 16, 2025, at 6:00pm, Jameson Hall.
- Mielke stated the focus of the joint meeting is a great opportunity to learn what the boards are doing and to see where the boards would like to see the township be. Not just what's been done in the past years but what you'd like to see moving forward.

DIRECTOR COMMENTS

- Update on Bud St sidewalk project.
- Park Benches and Trash Receptacles rehabilitation project update.
- New Gateway Banners are in place.

Annual Joint meeting to be held on April 16, 2025, at 6:00pm Jameson Hall.

Next regularly scheduled monthly EDA Board meeting May 20, 2025, at 4:30pm.

Meeting adjourned 5:26pm.

APPROVED BY

Thomas Kequom, EDA Board Chair

(Recorded by Amy Peak)

05/13/2025 01:05 PM

User: SHERRIE

DB: Union

CHECK REGISTER FOR CHARTER TOWNSHIP OF UNION

CHECK DATE FROM 04/16/2025 - 05/20/2025

Page: 1/1

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 248 EDDA CHECKING						
05/02/2025	248	127 (E)	00146	CONSUMERS ENERGY	5325 E PICKARD	95.89
					2029 2ND	51.43
					5157 E PICKARD STE B	29.36
					5157 E PICKARD STE A	46.06
					4900 E PICKARD	55.91
					4592 E PICKARD STE A	49.44
					5771 E PICKARD STE B	29.51
					5771 E PICKARD STE A	101.92
					5770 E PICKARD STE B	29.51
					5770 E PICKARD STE A	82.29
					1940 S ISABELLA	54.35
					2027 FLORENCE	49.76
					4923 E PICKARD	52.25
					4675 E PICKARD	45.75
					4592 E PICKARD STE B	29.17
						<u>802.60</u>
05/20/2025	248	4461	01358	21ST CENTURY MEDIA-MICHIGAN	PUBLIC NOTICE-BENCH/TRASH REHABILITATION	174.88
05/20/2025	248	4462	01203	ART REACH OF MID MICHIGAN	2025 FESTIVAL OF BANNERS SPONSORSHIP	4,500.00
05/20/2025	248	4463	01600	BE GREEN LAWN SERVICES CO INC	FERTILIZER & WEED CONTROL-PICKARD ST	2,860.00
05/20/2025	248	4464	00072	BLOCK ELECTRIC	TRY TEST BANNER & INSTALL NEW BANNERS	600.00
					REMOVE TORN BANNER & REPLACE W/NEW BANNE	140.00
						<u>740.00</u>
05/20/2025	248	4465	02047	GRABER & ASSOCIATES LLC	IRRIGATION DESIGN SERVICES-PICKARD ST	10,000.00
05/20/2025	248	4466	00450	M M I	PARK BENCH GROUND MAINT-FEB 2025	288.00
					PARK BENCH GROUND MAINT-APR 2025	670.00
						<u>958.00</u>
248 TOTALS:						
Total of 7 Disbursements:						20,035.48

PERIOD ENDING 04/30/2025

GL NUMBER	DESCRIPTION	YTD BALANCE	2025		YTD BALANCE	% BDGT USED
		04/30/2024	ORIGINAL BUDGET	2025 AMENDED BUDGET	04/30/2025 NORMAL (ABNORMAL)	
Fund 248 - EAST DDA FUND						
Revenues						
Dept 000 - NONE						
248-000-402.000	CURRENT PROPERTY TAX	0.00	575,000.00	575,000.00	585,423.33	101.81
248-000-402.100	PRIOR YEARS PROPERTY TAXES	0.00	(250.00)	(250.00)	0.00	0.00
248-000-412.000	DELQ PERSONAL PROPERTY CAPT	0.00	300.00	300.00	8.22	2.74
248-000-414.000	PROPERTY TAX REFUNDS-BOR MTT	0.00	(2,000.00)	(2,000.00)	0.00	0.00
248-000-445.000	INTEREST ON TAXES	0.00	500.00	500.00	4.68	0.94
248-000-573.000	STATE AID REVENUE-LCSA	0.00	75,000.00	75,000.00	0.00	0.00
248-000-665.000	INTEREST EARNED	27,047.30	87,000.00	87,000.00	34,996.35	40.23
248-000-672.000	OTHER REVENUE	0.00	500.00	500.00	25,539.00	5,107.80
Total Dept 000 - NONE		27,047.30	736,050.00	736,050.00	645,971.58	87.76
TOTAL REVENUES		27,047.30	736,050.00	736,050.00	645,971.58	87.76
Expenditures						
Dept 336 - FIRE DEPARTMENT						
248-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	0.00	88,000.00	88,000.00	0.00	0.00
Total Dept 336 - FIRE DEPARTMENT		0.00	88,000.00	88,000.00	0.00	0.00
Dept 728 - ECONOMIC DEVELOPMENT						
248-728-801.000	PROFESSIONAL & CONTRACTUAL SERVICES	4,731.40	22,300.00	22,300.00	4,106.00	18.41
248-728-801.001	MAINT- BENCHES/TRASH RECEPTACLES	0.00	5,000.00	5,000.00	0.00	0.00
248-728-801.003	SIDEWALK SNOWPLOWING	6,547.21	19,000.00	19,000.00	4,350.20	22.90
248-728-801.004	LAWN CARE	1,497.00	35,000.00	35,000.00	2,860.00	8.17
248-728-801.005	IRRIGATION / LIGHTING REPAIRS	1,594.84	23,000.00	23,000.00	0.00	0.00
248-728-801.007	FLOWER/LANDSCAPE MAINTENANCE	3,313.84	49,000.00	49,000.00	0.00	0.00
248-728-880.000	COMMUNITY PROMOTION	6,500.00	16,500.00	16,500.00	2,592.02	15.71
248-728-883.000	COMMUNITY IMPROVEMENT GRANTS	0.00	40,000.00	40,000.00	0.00	0.00
248-728-885.000	STREET LIGHT BANNERS/CHRISTMAS	4,653.39	23,000.00	23,000.00	5,390.00	23.43
248-728-900.000	PRINTING & PUBLISHING	0.00	250.00	250.00	174.88	69.95
248-728-920.000	ELECTRIC/NATURAL GAS	3,416.42	17,000.00	17,000.00	3,766.60	22.16
248-728-920.200	WATER & SEWER CHARGES	0.00	8,000.00	8,000.00	0.00	0.00
248-728-940.000	LEASE/RENT	715.00	1,200.00	1,200.00	0.00	0.00
248-728-955.000	MISC.	0.00	100.00	100.00	0.00	0.00
248-728-957.300	MEMBERSHIP & DUES	0.00	500.00	500.00	0.00	0.00
248-728-963.000	PROPERTY/LIABILITY INSURANCE	2,109.43	2,200.00	2,200.00	2,371.44	107.79
248-728-967.200	WATER SYSTEM PROJECTS	0.00	500,000.00	500,000.00	0.00	0.00
248-728-967.400	STREET/ROAD PROJECTS	0.00	200,000.00	200,000.00	0.00	0.00
248-728-967.500	SIDEWALK/PATHWAY PROJECTS	25,637.50	225,000.00	225,000.00	0.00	0.00
248-728-971.000	CAPITAL OUTLAY-LAND	0.00	400,000.00	400,000.00	0.00	0.00
248-728-974.000	LAND IMPRVMENTS-GENERAL	0.00	20,000.00	20,000.00	0.00	0.00
248-728-974.200	LAND IMPRVMENTS-PICKARD RIGHT OF WAY	0.00	450,000.00	450,000.00	10,000.00	2.22
248-728-974.201	LAND IMPRVMENTS-5800 PICKARD/ENTERPRIS	54.74	40,000.00	40,000.00	57.53	0.14
248-728-974.202	LAND IMPRVMENTS-2120 YATS DR	54.74	210.00	210.00	57.53	27.40
248-728-974.203	LAND IMPRVMENTS-JONATHON LANE	54.74	210.00	210.00	57.53	27.40
Total Dept 728 - ECONOMIC DEVELOPMENT		60,880.25	2,097,470.00	2,097,470.00	35,783.73	1.71
TOTAL EXPENDITURES		60,880.25	2,185,470.00	2,185,470.00	35,783.73	1.64

		YTD BALANCE		2025		YTD BALANCE		
		04/30/2024		ORIGINAL	2025	04/30/2025		% BDGT
GL NUMBER	DESCRIPTION	NORMAL	(ABNORMAL)	BUDGET	AMENDED BUDGET	NORMAL	(ABNORMAL)	USED
Fund 248 - EAST DDA FUND								
Fund 248 - EAST DDA FUND:								
TOTAL REVENUES		27,047.30		736,050.00	736,050.00	645,971.58		87.76
TOTAL EXPENDITURES		60,880.25		2,185,470.00	2,185,470.00	35,783.73		1.64
NET OF REVENUES & EXPENDITURES		(33,832.95)		(1,449,420.00)	(1,449,420.00)	610,187.85		42.10

PERIOD ENDING 04/30/2025

GL NUMBER	DESCRIPTION	YTD BALANCE	2025		YTD BALANCE	% BDGT USED
		04/30/2024	ORIGINAL	2025	04/30/2025	
		NORMAL (ABNORMAL)	BUDGET	AMENDED BUDGET	NORMAL (ABNORMAL)	
Fund 250 - WEST DDA FUND						
Revenues						
Dept 000 - NONE						
250-000-402.000	CURRENT PROPERTY TAX	0.00	454,000.00	454,000.00	453,249.03	99.83
250-000-412.000	DELQ PERSONAL PROPERTY CAPT	0.00	50.00	50.00	0.00	0.00
250-000-414.000	PROPERTY TAX REFUNDS-BOR MTT	0.00	(2,000.00)	(2,000.00)	0.00	0.00
250-000-445.000	INTEREST ON TAXES	0.00	200.00	200.00	0.00	0.00
250-000-573.000	STATE AID REVENUE-LCSA	0.00	2,900.00	2,900.00	0.00	0.00
250-000-665.000	INTEREST EARNED	18,924.72	56,000.00	56,000.00	21,697.88	38.75
Total Dept 000 - NONE		18,924.72	511,150.00	511,150.00	474,946.91	92.92
TOTAL REVENUES		18,924.72	511,150.00	511,150.00	474,946.91	92.92
Expenditures						
Dept 336 - FIRE DEPARTMENT						
250-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	0.00	73,000.00	73,000.00	0.00	0.00
Total Dept 336 - FIRE DEPARTMENT		0.00	73,000.00	73,000.00	0.00	0.00
Dept 728 - ECONOMIC DEVELOPMENT						
250-728-801.000	PROFESSIONAL & CONTRACTUAL SERVICES	2,867.50	13,300.00	13,300.00	2,500.00	18.80
250-728-801.003	SIDEWALK SNOWPLOWING	4,361.40	9,000.00	9,000.00	2,586.81	28.74
250-728-880.000	COMMUNITY PROMOTION	6,500.00	16,500.00	16,500.00	500.00	3.03
250-728-883.000	COMMUNITY IMPROVEMENT GRANTS	0.00	40,000.00	40,000.00	0.00	0.00
250-728-900.000	PRINTING & PUBLISHING	0.00	250.00	250.00	0.00	0.00
250-728-955.000	MISC.	0.00	100.00	100.00	0.00	0.00
250-728-957.300	MEMBERSHIP & DUES	0.00	500.00	500.00	0.00	0.00
250-728-967.400	STREET/ROAD PROJECTS	0.00	50,000.00	50,000.00	0.00	0.00
250-728-967.500	SIDEWALK/PATHWAY PROJECTS	11,125.00	175,000.00	175,000.00	0.00	0.00
250-728-974.204	LAND IMPRVMENTS-REMUS RD RIGHT OF WAY	0.00	50,000.00	50,000.00	0.00	0.00
Total Dept 728 - ECONOMIC DEVELOPMENT		24,853.90	354,650.00	354,650.00	5,586.81	1.58
TOTAL EXPENDITURES		24,853.90	427,650.00	427,650.00	5,586.81	1.31
Fund 250 - WEST DDA FUND:						
TOTAL REVENUES		18,924.72	511,150.00	511,150.00	474,946.91	92.92
TOTAL EXPENDITURES		24,853.90	427,650.00	427,650.00	5,586.81	1.31
NET OF REVENUES & EXPENDITURES		(5,929.18)	83,500.00	83,500.00	469,360.10	562.11

Fund 248 EAST DDA FUND

GL Number	Description	Balance
*** Assets ***		
248-000-001.000	CASH	18,564.96
248-000-002.000	SAVINGS	295,629.66
248-000-003.001	CERTIFICATE OF DEPOSIT	2,209,992.84
248-000-084.703	DUE FROM CURRENT TAX FUND	585,423.33
248-000-128.000	ASSETS HELD FOR SALE	32,557.27
Total Assets		3,142,168.06
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	22,127.50
Total Liabilities		22,127.50
*** Fund Balance ***		
248-000-375.000	RESTRICTED FUND BALANCE	2,038,746.16
Total Fund Balance		2,038,746.16
Beginning Fund Balance - 2024		2,038,746.16
Net of Revenues VS Expenditures - 2024		471,106.55
*2024 End FB/2025 Beg FB		2,509,852.71
Net of Revenues VS Expenditures - Current Year		610,187.85
Ending Fund Balance		3,120,040.56
Total Liabilities And Fund Balance		3,142,168.06

* Year Not Closed

Fund 250 WEST DDA FUND

GL Number	Description	Balance
*** Assets ***		
250-000-001.000	CASH	4,886.73
250-000-002.000	SAVINGS	467,459.39
250-000-002.001	SHARES	53.70
250-000-003.001	CERTIFICATE OF DEPOSIT	1,163,410.62
250-000-084.703	DUE FROM CURRENT TAX FUND	453,249.03
Total Assets		2,089,059.47
*** Liabilities ***		
Total Liabilities		0.00
*** Fund Balance ***		
250-000-375.000	RESTRICTED FUND BALANCE	1,207,348.08
Total Fund Balance		1,207,348.08
Beginning Fund Balance - 2024		1,207,348.08
Net of Revenues VS Expenditures - 2024		412,351.29
*2024 End FB/2025 Beg FB		1,619,699.37
Net of Revenues VS Expenditures - Current Year		469,360.10
Ending Fund Balance		2,089,059.47
Total Liabilities And Fund Balance		2,089,059.47

* Year Not Closed

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2028
2-Chair	Phil	Squattrito	2/15/2026
3-Vice Chair	Stan	Shingles	2/15/2027
4-Secretary	Jessica	Lapp	2/15/2026
5 - Vice Secretary	Thomas	Olver	2/15/2027
6	John	Hayes	2/15/2028
7	Everett	Bradshaw	2/15/2028
8	Nivia	McDonald	2/15/2026
9	Philip	Browne Jr.	2/15/2028
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Liz	Presnell	12/31/2025
2 -Vice Chair	Richard	Barz	12/31/2025
3- PC Rep	Nivia	McDonald	2/15/2026
4 -	Lori	Rogers	12/31/2026
5 -	Brian	Clark	12/31/2027
Alt. #1	David	Coyne	12/31/2027
Alt #2	Vacant		12/31/2026
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Jeanette	Corbin	12/31/2026
2	Sarvjit	Chowdhary	12/31/2026
3	Jacob	Trudell-Lozano	12/31/2026
Alt #1	Vacant		12/31/2024
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Joseph	Schafer	12/31/2025
2	Andy	Theisen	12/31/2025
3	William	Gallaher	12/31/2025
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2026
2	John	Dinse	12/31/2025
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2027
2	Lynn	Laskowsky	12/31/2025



Board Expiration Dates

EDA Board Members (9 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-Chair	Thomas	Kequom	4/14/2027
2-VC/BOT Rep	Bryan	Mielke	11/20/2028
3	James	Zalud	4/14/2027
4	Richard	Barz	2/13/2029
5	Robert	Bacon	1/13/2027
6	Marty	Figg	6/22/2026
7	Sarvjit	Chowdhary	6/22/2027
8	Vacant		2/13/2025
9	David	Coyne	3/26/2026
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2025
2	Vacant		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Miranda	Ley	12/31/2025
Mt. Pleasant Airport Joint Operations and Mgmt Board (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1 - Union Township	Rodney	Nanney	12/31/2026
Local Election Commission Committee (3 BOT Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Lisa	Cody	11/20/2028
2	Lori	Rogers	11/20/2028
3	Jeff	Brown	11/20/2028

TO:	Economic Development Authority Board	DATE:	May 15, 2025
FROM:	Rodney C. Nanney, AICP, Community and Economic Development Director		
REQUESTED ACTION:	To move into closed session under Section 8(1)(d) of the Open Meetings Act to consider the purchase of real property, and also under Section 8(1)(h) of the Open Meetings Act to consider an appraisal of real property that is exempt from disclosure by Section 13(1)(j) of the Freedom of Information Act.		

BACKGROUND INFORMATION

Purchase of real property in the DDA Districts.

Under Public Act 57 and in accordance with the adopted DDA District Development Plans, the EDA Board can use funds captured through tax increment financing to purchase real property within the DDA District for repurposing into a more productive asset or redevelopment as an economic catalyst to attract additional private investment and growth. This can include projects that otherwise could not be afforded by either local businesses or government, where the project may have long-term economic development benefits for the District or community as a whole.

The Township's DDA Districts were established *"to correct and prevent deterioration and promote economic growth...."* As noted in the Public Act 57 of 2018, as amended, the state Act that governs Downtown Development Authorities and tax increment financing for local governments (and in the Township's DDA District Development Plans), other economic development purposes of DDA District include *"reversing declining property values, improving the overall business climate, and increasing employment opportunities."*

The East and West DDA District Development Plans, adopted in 2021, establish the following improvement priorities related to purchase and redevelopment of real property in the Districts:

Property Acquisition. This involves the acquisition of property to accomplish the goals set forth by the DDA. There are times when key pieces of property become available for purchase within the DDA District, which require the DDA to purchase said properties for redevelopment or public purposes. This can also be a tool to assist with blight removal and demolition within the District.

Demolition. Occasionally, development opportunities require demolition of existing sites and structures. The DDA can participate in the costs of the demolition process when it is appropriate to spur new development opportunities.

Site Preparation. Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing and grubbing; compaction and sub-base preparation; cut and fill operations; dewatering, excavation for unstable material, foundation work (to address special soil concerns, retaining walls, temporary

sheeting/shoring, specific and unique activities, etc.); anything on private property not in a public right-of-way to support density; and prohibitive costs to allow for greater density in accordance with local zoning, master plans, and Township goals.

Project Gap Funding. Recognizing that the cost of mixed-use, traditional development is higher than it is for undeveloped sites, the Township may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the “gap” that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make it feasible. It can also be used as a tool to attract companies and businesses to the Township to create new employment opportunities.

State Act requirement for timely use of tax-captured funds.

Consistent with Section 910 Public Act 57 of 2018, as amended, it is the policy of the State of Michigan that tax-captured funds should be expended by the EDA Board within five (5) years of receipt. Retention of funds for more than five (5) years is subject to additional scrutiny and reporting requirements. As reported during our April meeting, the ending available fund balances for East DDA Fund was over \$2,550,000 and for the West DDA Fund over \$1,629,000.

As reported in the Annual Synopsis of EDA Board activities for 2024, use of East and West DDA funds remain consistent with this five (5) year policy, but is drawing closer to the point through our increasing fund balances where this policy and the additional reporting requirements and scrutiny will come into play.

Use of East or West DDA District funds to purchase real property for economic development purposes is fully consistent with Public Act 57 requirements and with the priorities identified in the DDA District Development Plans for expending tax-captured funds.

JUSTIFICATION

The Economic Development Authority Board was established by Township Board of Trustees resolution for the purpose of governing the East and West Downtown Development Authority districts in accordance with Public Act 57 of 2018, as amended, and to correct and prevent deterioration in the districts, to create and implement development plans and tax increment financing plans for each district, and to promote economic growth in the districts.

Strategic purchases of real property in the DDA Districts can provide a valuable opportunity to stimulate economic development by repositioning the property to maximize opportunities for growth and new business attraction. Such a purchase can break a local pattern of disinvestment or serve as a catalyst for establishing a pattern of long-term prosperity.

BOARD OF TRUSTEES GOALS ADDRESSED

Board of Trustees goals addressed (from Policy 1.0: Global End):

1. Community well-being and common good

5. Commerce

EDA Board purchase and redevelopment of real property in the DDA Districts can be consistent with supporting a sustainable community through the most effective use of resources (1.0). The improvement priorities related to purchase and redevelopment of real property in the adopted East and West DDA District Development Plans are commerce-friendly economic development policies that can help to effectuate attraction of additional advanced manufacturing, distribution, engineering, and research facilities to the Township (1.5).

RECOMMENDED RESOLUTIONS

To move into closed session under Section 8(1)(d) of the Open Meetings Act to consider the purchase of real property, and also under Section 8(1)(h) of the Open Meetings Act to consider an appraisal of real property that is exempt from disclosure by Section 13(1)(j) of the Freedom of Information Act.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

Thomas Kequom, EDA Board Chair

To come out of the closed session and resume the regular meeting.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

Thomas Kequom, EDA Board Chair

To direct staff to begin the process to negotiate terms of a DDA District real property purchase for economic development purposes.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

Thomas Kequom, EDA Board Chair