

**CHARTER TOWNSHIP OF VAN BUREN
LOCAL DEVELOPMENT FINANCE AUTHORITY
NOVEMBER 13, 2012**

Chairman Dotson called the meeting to order at 2:05p.m.

Roll Call:

Members present: Chairman Dotson, Hayes, Moffitt, Peters and Supervisor White.
Staff Present: Director Carroll and Secretary Grishaber
Absent Excused: Tyler, Covington, Armstrong, Medlen, Ayer, Leon

Mr. Carroll welcomed Karen Moffitt from Belleville High School to the LDFA Board

Supervisor White inquired of Director Carroll if he would follow up with Craig Medlen and James Ayer to see if they are still on the LDFA Committee or if they need replaced.

APPROVAL OF AGENDA:

**Motion Peters, Hayes seconded to approve the agenda for November 13, 2012.
Motion carried.**

APPROVAL OF MINUTES:

**Motion Peters, Hayes seconded to approve the Minutes of September 11, 2012 as presented.
Motion carried.**

CORRESPONDENCE: None

UNFINISHED BUSINESS: None

NEW BUSINESS: Consider Recommendation Regarding Tax Increment Capture of Detroit Zoological Authority Millage.

Director Carroll informed the committee the Wayne County Treasurer has written a letter to Van Buren Township on behalf of the Wayne County Zoological Authority. They are asking the Township to forego the capture tax increment. The amount is .01 Mills. If we do not forego it at the end of the tax collection, they will debit us and take it back from the Township. This is after a similar correspondence that we received from the Treasurer earlier in the year; they stated we could be sued. Being that the amount is

small we at first were going to recommend to relinquish it. **However, we were advised that there is working group of LDFA'S and DDA in the county that have gotten together which is challenging the Treasurer's authority to do this. The Detroit Institute of Arts (DIA) is likely to be next and there are some concerns on this group's part that there will be several other mileages included in this approach. They are meeting now trying to put** together enough funding that they could hire their own attorney to look into weather this approach by the Treasurer is legal or not. The attorney stated the Township has until the end of February 2013 in order to make a decision because that is when all this will happen.

It is our recommendation to hold off on taking any action right now until the group decides to hire an Attorney to look into what the Wayne County Treasurer has proposed.

Chairperson Dotson inquired if other LDFA's and DDA's that is coordinating this move will have any representation on that group. Director Carroll stated we have representation from Susan Ireland who is the Director of the Van Buren DDA.

Mr. Peters asked if the group of LDFA'S and DDA had hired an attorney to address the Wayne County Treasurer's letter and position of 9/6/2012. Mr. Peters opposes Van Buren Township spending money on an attorney to fight the millage being the will of the voters.

Chairman Dotson inquired what would be the actual dollar amount and when as a group can they make a decision and see what the group decides.

Director Carroll stated the philosophy behind tax increment findings is it allows all the taxing units that would benefit from the development to share into the development cost. The schools got out of it early due to financial problems statewide. Most other units would be the only way that they can participate in bringing to fruition buildings in some cases personal properties that they will not enjoy the benefits for years to come. That the thought behind tax increments financing though behind the group. This could snowball and continue into other taxing units the tax increment upon which we have based certain obligations winds up possibly eroded.

GENERAL DISCUSSION:

Chairman Dotson inquired about the resolution for Visteon to the Township Board. Director Carroll responded by saying the Board did take the LDFA's resolution very seriously. They have hired Clark Hill Law Firm are being updated of the status for the LDFA Bond and have begun their due diligence portion of coming up to speed on the situation. They would then issue the letter to Visteon inviting them to the table to find out what they meant by the phrase in the bankruptcy settlement that they would participate in servicing the department and in the absence of willingness to discuss

resolution required in 21 days that a legal action would be filed. Once that letter gets out to Visteon it will start the 21 day clock ticking. Chairman Dotson inquired if a time frame could be given. Director Carroll stated they should have information by the December's meeting. Chairman Dotson would like to caution the group not to discuss any strategies, but the Committee would do their do diligence to resolve this matter as quickly as possible.

AUDIENCE: None

Motion White, Hayes seconded to adjourn the meeting at 2:37pm.

Motion Carried.

Recording Secretary

Tina Grishaber

