Call to Order

Chair Jones welcomed everyone and called the LBRA Board of Directors meeting to order at 8:33 a.m. Rollcall was called by Klein and recorded for public record.

Approval of LBRA Board Meeting Minutes – Friday, August 2, 2019

MOTION: Donaldson moved to approve the LBRA meeting minutes from the Friday, August 2, 2019 LEDC Board of Director’s meeting as presented. Motion seconded by Butler.

YEAS: Unanimous. Motion carried.

Red Cedar Development Project/Plan #72 Tax Increment Revenue Bonds (Action)

Dorshimer provided an overview of the Red Cedar Project and the negotiation of issuing bonds through the LBRA to help support the project. Payment on the limited obligation bonds will be provided via Tax Increment Revenue (TIR). Neither the City of LBRA is responsible to repay the bonds if there is a shortfall in TIR.

Approval of the resolution only gives permission to proceed with issuing bonds if certain conditions are met. The proceeds of the bonds if issued and sold, will be used to reimburse the Developer for eligible brownfield costs per the approved brownfield plan.

Dorshimer introduced Danhof and Lefler, representing the LBRA, to provide further information on the resolution they have prepared for consideration by the LBRA.
Donaldson inquired what the worst-case scenario would be or if the project isn’t completed. Lefler explained that essentially the bond-buyer would not get paid if the tax revenue from the project is not enough to cover the bond payment. The bonds are purchased with this risk in mind and neither the City or LBRA is not liable to repay. TIR is the sole source of reimbursement on the bonds. The City nor the LBRA is pledging full-faith and credit to the Bonds.

**MOTION:** Butler moved to approve Resolution Authorizing the Issuance of Limited Obligation Tax Increment Revenue Bonds as presented. Motion seconded by Johnson.

**YEAS:** Four (4) – Jones, Butler, Johnson, Davis-Boyd

**NAYS:** One (1) – Donaldson

- Approval of Brownfield Reimbursement Agreement with Continental/Ferguson Lansing, LLC

Dorshimer provided an overview of the Reimbursement Agreement for the Red Cedar brownfield plan. This agreement dovetails with the Comprehensive Development Agreement and the Brownfield Plan. The Reimbursement Agreement details the use of the taxes captured (TIR) by the LBRA.

**MOTION:** Butler moved to approve the Brownfield Reimbursement Agreement with Continental/Ferguson Lansing, LLC as presented. Motion seconded by Davis-Boyd.

**YEAS:** Four (4) – Jones, Butler, Johnson, Davis-Boyd

**NAYS:** One (1) – Donaldson

**Approval for Brownfield Plan #77 – 500 Block Redevelopment Project (Action)**

Klein provided an overview of the Former Lake Trust property and that LEAP staff have been negotiating with the Developer over several months to arrive at an acceptable plan to present to the Board. Klein noted that the project is phased, and the second phase is not part of the current brownfield plan so the plan will need to be amended if prior to phase two occurring. Helzer provided a presentation on the project. Peckham discussed the on-street parking plan.

**MOTION:** Donaldson moved to approve Brownfield Plan #77 – 500 Block Redevelopment Project as presented Motion seconded by Davis-Boyd
YEAS: Unanimous. Motion Carried.

Interlocal Agreement on Tax Increment Revenues between the LBRA and TIFA for Brownfield Plan #76 Farnum Building Redevelopment (Action)

Dorshimer provided an overview of the Agreement. He stated the agreement was necessary because Brownfield Plan #76 was located in the TIFA District. He also stated that 10% of the new taxes will be retained by the TIFA and once the brownfield plan expires 100% of the new taxes will go to the TIFA.

MOTION: Johnson moved to approve Interlocal Agreement on Tax Increment Revenues between the LBRA and TIFA for Brownfield Plan #76 Farnum Building Redevelopment as presented Motion seconded by Binoniemi.

YEAS: Unanimous. Motion Carried.

Open Forum for LBRA Board Members

None was provided.

Other Business

No other business was presented.

Public Comment

None was provided.

Adjournment

There being no further business, Chair Jones declared the LBRA meeting adjourned at 9:21a.m.

Karl Dorshimer, Director of Economic Development
Lansing Economic Area Partnership (LEAP)