

DELHI CHARTER TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY MEETING

Meeting Location – Holt Community Center

4410 Holt Road, Holt, MI

Tuesday, November 27, 2018

7:00 p.m.

AGENDA

Call to Order

Pledge of Allegiance

Roll Call

Comments from the Public

ANYONE WISHING TO COMMENT ON ANY MATTER NOT ON THE AGENDA MAY DO SO AT THIS TIME. PERSONS ADDRESSING THE BOARD MUST STATE THEIR NAME AND ADDRESS FOR THE RECORD AND WILL BE GIVEN FOUR (4) MINUTES.

Set/Adjust Agenda

Approval of Minutes: Regular Meeting of October 30, 2018

Business

1. Resolution No. 2018-005: Adopting Fiscal Year 2019 Downtown Development Authority Budgets
2. Reimburse Costs of Improvement for MSU Federal Credit Union

Late Agenda Item

3.

Reports

4. Executive Director
5. Farmers Market
6. Marketing Committee
7. Planning Commission
8. Supervisor
9. Treasurer
10. Members

Limited Comments

MEMBERS OF THE PUBLIC MAY TAKE THE OPPORTUNITY TO ADDRESS THE BOARD REGARDING ANY ITEM ON THE AGENDA AT THE TIME SUCH ITEM IS OPEN FOR DISCUSSION BY THE BOARD. ANYONE WISHING TO COMMENT ON ANY MATTER NOT ON THE AGENDA MAY DO SO AT THIS TIME.

Adjournment

**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON OCTOBER 30, 2018**

The Downtown Development Authority met Tuesday, October 30, 2018 in a regular meeting at the Holt Community Center, 4410 Holt Road, Holt, Michigan. Chairperson Leighton called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.

MEMBERS PRESENT: Harry Ammon, Tim Fauser, John Hayhoe, David Leighton, Steven L. Marvin, Sally Rae

MEMBERS ABSENT: Kim Cosgrove, Nanette Miller, Tonia Olson

OTHERS PRESENT: C. Howard Haas, DDA Executive Director, Lori Underhill, DDA Deputy Director

PUBLIC COMMENT: None.

SET/ADJUST AGENDA

Delhi Township Millage Proposals Presentation by Community Development Director Tracy L.C. Miller was added to the agenda.

APPROVAL OF MINUTES

Ammon moved, Fauser supported, to approve the regular meeting minutes of September 25, 2018.

A Voice Poll Vote was recorded as follows: All Ayes

Absent: Cosgrove, Miller, Olson

MOTION CARRIED

Presentation: Delhi Township Millage Proposals

Community Development Director Tracy L.C. Miller gave a Power Point presentation about the 4 millage proposals on the November 6, 2018 ballot (Exhibit A).

Presentation: Esker Landing Park

Todd Sneathen, Hubbell, Roth & Clark, Inc. gave a Power Point presentation about the proposed Esker Landing Park (Exhibit B).

PUBLIC HEARING – FY 2017 DOWNTOWN DEVELOPMENT AUTHORITY BUDGET

Public Hearing opened at 7:28 p.m.

There were comments from the public.

Public Hearing closed at 7:29 p.m.

SUBJECT TO APPROVAL

**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON OCTOBER 30, 2018**

BUSINESS

APPROVE AMENDMENT NO. 1 TO ESKER LANDING: DESIGN ENGINEERING SERVICES AGREEMENT

Fauser moved, Ammon supported, to approve Amendment No. 1 for Esker Landing Design Engineering Services from Hubbell Roth & Clark, Inc. in the amount of \$14,600.00.

This Amendment provides for additional landscaping and lighting that were not included in the original design concept.

A Roll Call Vote was recorded as:

Ayes: Ammon, Fauser, Hayhoe, Leighton, Marvin, Rae

Absent: Cosgrove, Miller, Olson

MOTION CARRIED

APPROVE HRC ESKER LANDING PARK PROPSAL FOR CONSTRUCTION ENGINEERING SERVICES

Ammon moved, Fauser supported, to approve the Proposal for Construction Engineering Services for Esker Landing park from Hubbell, Roth & Clark, Inc. in the amount of \$159,700.00.

A Roll Call Vote was recorded as:

Ayes: Ammon, Fauser, Hayhoe, Leighton, Marvin, Rae

Absent: Cosgrove, Miller, Olson

MOTION CARRIED

APPROVE FY 2019 DOWNTOWN DEVELOPMENT AUTHORITY BUDGET

Fauser moved, Leighton supported, to approve the Fiscal Year 2019 Delhi Charter Township Downtown Development Authority Budget and to submit it to the Township Board of Trustees for approval.

A Roll Call Vote was recorded as:

Ayes: Ammon, Fauser, Hayhoe, Leighton, Marvin, Rae

Absent: Cosgrove, Miller, Olson

MOTION CARRIED

APPROVE 2019 BOARD MEETING DATE CALENDAR

Rae moved, Fauser supported to approve the Delhi Charter Township Downtown Development Authority Board meeting dates for 2019.

SUBJECT TO APPROVAL

**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON OCTOBER 30, 2018**

A Roll Call Vote was recorded as:

Ayes: Ammon, Fauser, Hayhoe, Leighton, Marvin, Rae

Absent: Cosgrove, Miller, Olson

MOTION CARRIED

REPORTS

Executive Director

Mr. Haas reported that the DDA met with The Gillespie Company and representatives from the Capital Area Transportation Authority to discuss the new bus stop in front of Esker Square. The Holt Hometown Festival will be reworked for 2019 to include musical stages, an art show, and Food Trucks along Cedar Street. A Fortune 50 Company is interested in the DDA owned property at Holt Road and Holloway Drive. Esker Square sanitary sewer construction is scheduled to begin in the next several days. Building construction is scheduled to follow shortly thereafter. A Phase II Environmental Assessment is underway for 2176 Cedar (Happy's Inn) prior to our closing on the property in mid-November. A national company is interested in our property located at 2361 Cedar Street. The developer who purchased the former Holt Products site and the lots on Park Lane has secured financing and will begin building homes shortly.

Farmers Market

Lori Underhill reported the Market will hold an Open House the evening of the Delhi Township Tree Lighting Ceremony on Wednesday, November 28, 2018.

Advertising & Marketing Committee

The committee did not meet this month. Lori Underhill reported that a successful geofencing campaign was launched as a way to help businesses impacted by the Realize Cedar construction.

Planning Commission

There was no report.

Supervisor

John Hayhoe that ribbon cutting ceremonies were held for Farm Bureau Insurance and Salon Blush. Millage presentations were made at the Senior Center, Kiwanis, Lions, and Rotary clubs meetings. Halloween in the Park was successful despite the poor weather.

Treasurer

There was no report.

**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON OCTOBER 30, 2018**

Members

David Leighton encouraged board members to discuss the Township millage proposals with their neighbors.

Limited Comments

None.

ADJOURNMENT

The meeting was adjourned at 7:46 p.m.

Nanette Miller, Secretary

/lau

SUBJECT TO APPROVAL



A conversation to discuss the budget and upcoming millage proposals

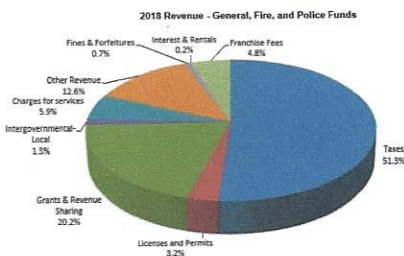


Budget

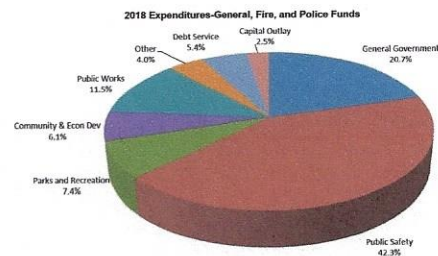
- Township Mission
 - Delhi Charter Township's mission is to provide a sense of community with prospering quality of life while continuing to ensure the health, safety and welfare of its residents and other citizens who live, work and engage in activities in our community.
- Transparency
 - Website
 - Annual independent audits
- Fiscal responsibility
 - AA bond rating



Revenue Sources



Expenditures

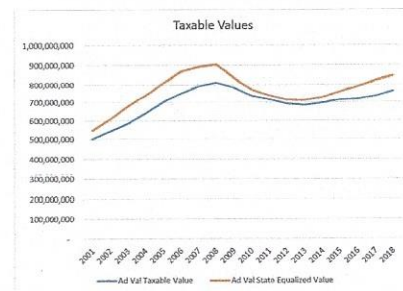


Top Revenue Constraints

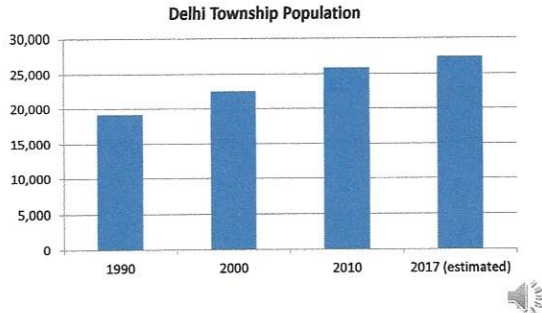
- Property taxes
 - State law limits increases to the rate of inflation or 5 percent – which ever is less or a "cap"
- Headlee rollback
- Statutory state revenue sharing reductions
 - 2001 - \$758,000
 - 2018 - \$75,000



Taxable Value Graph



Population Growth Trends



2018 Millage Proposals

- **RENEW** Police Services millage
- **RENEW** Fire Department millage
- **REPAIR** Fire and ambulance equipment and vehicles with a new millage
- **RESTORE** our Parks, trails and recreation services with a new millage

Annual Cost per Household

- For a home worth \$150,000 with a taxable value of \$75,000, the proposed millages have the following costs annually:

Proposal name	Number of mills	Cost per year
RENEW Police Services	1.5	\$112.50
RENEW Fire Department Services	1.5	\$112.50
REPAIR Fire and ambulance equipment	.5	\$37.50
RESTORE Parks, Trails and Recreation Services	1	\$75.00
Total	4.5	\$337.50

Transparency and Accountability

"All millage dollars shall be subject to an independent yearly audit and be reported on a public website."

RENEW Police Services (1.5 mils)

- Community policing model
- Proactive approach



RENEW Fire Services (1.5 mils)

Trends

- Number of times both ambulances are out on runs
- Number of days with more than 8 or 10 calls



Fire Department Call Volume

DELHI CHARTER TOWNSHIP FIRE DEPARTMENT				
	2017	2016	2015	2003
Total EMS	3012	2736	2902	1406
Total Incidents	587	558	440	460
Total Combined	3599	3294	3342	1866

INCIDENT NUMBERS FROM 2003-2017 IN DELHI CHARTER TOWNSHIP

REPAIR Fire and emergency medical equipment and vehicles (.5 mil)

- Equipment needs



REPAIR Fire and emergency medical equipment and vehicles millage proposal

Shall the limitation on the amount of taxes which may be assessed on taxable property within the Charter Township of Delhi, Ingham County, Michigan, be increased by .50 mills (\$0.50 on each \$1,000 of taxable value) for a period of four (4) years, 2018 to 2021, inclusive, as new additional millage for the purpose of providing funds to repair and replace fire, emergency medical and ambulance equipment and vehicles? It is estimated that .50 mills will raise approximately \$383,439 when first levied in 2018. All millage dollars shall be subject to an independent yearly audit and be reported on a public website.

YES _____
NO _____

RESTORE Parks, trails and recreation (1.0 mil)

- Restoring, operating, maintaining, acquiring, constructing and equipping
- Our parks and trails system is one of our community's crown jewels
 - Strengthen our community
 - Promote safe neighborhoods
 - Healthy alternative for kids

RESTORE Parks, trails and recreation millage proposal

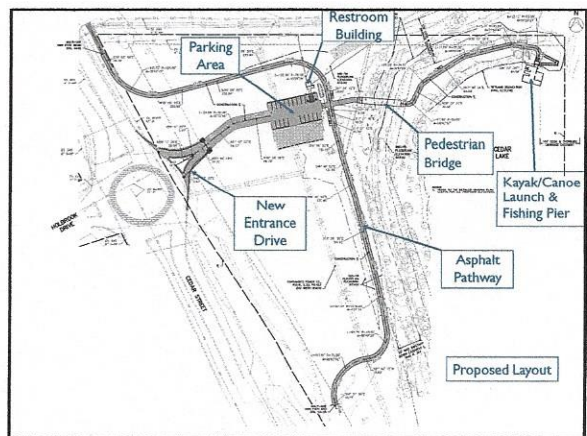
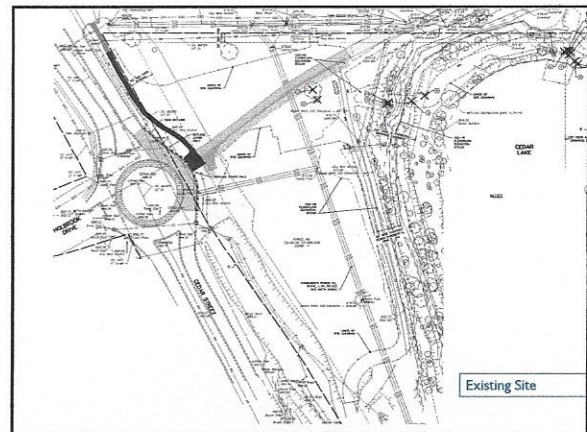
Shall the limitation on the amount of taxes which may be assessed on taxable property within the Charter Township of Delhi, Ingham County, Michigan, be increased by 1.00 mills (\$1.00 on each \$1,000 of taxable value) for a period of four (4) years, 2018 to 2021, inclusive, as new additional millage for the purpose of providing funds for restoring, operating, maintaining, acquiring, constructing and equipping parks, trails and recreation facilities? It is estimated that 1.00 mills will raise approximately \$766,878 when first levied in 2018. All millage dollars shall be subject to an independent yearly audit and be reported on a public website.

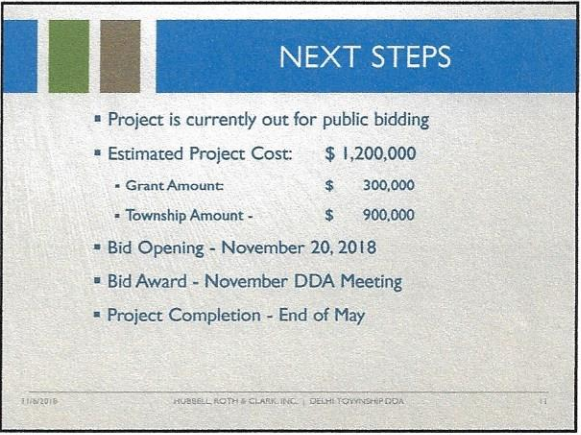
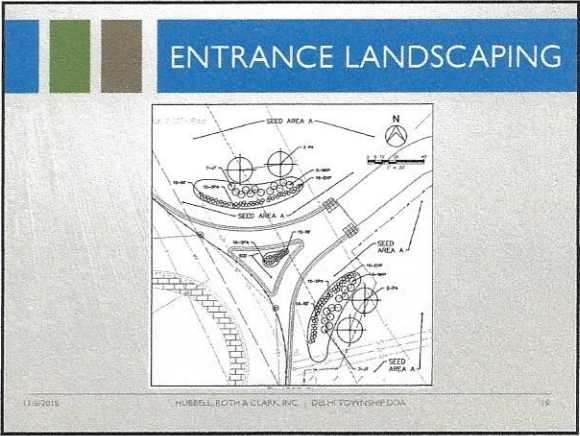
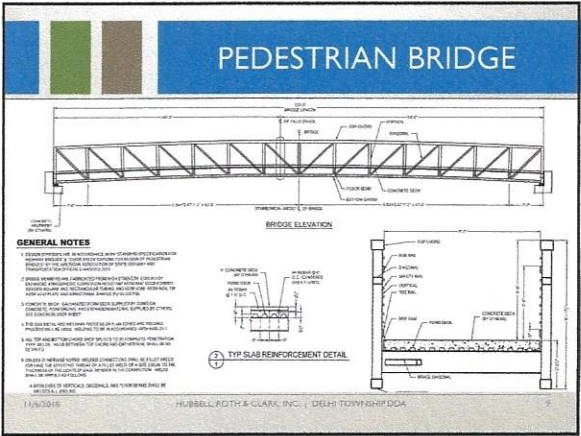
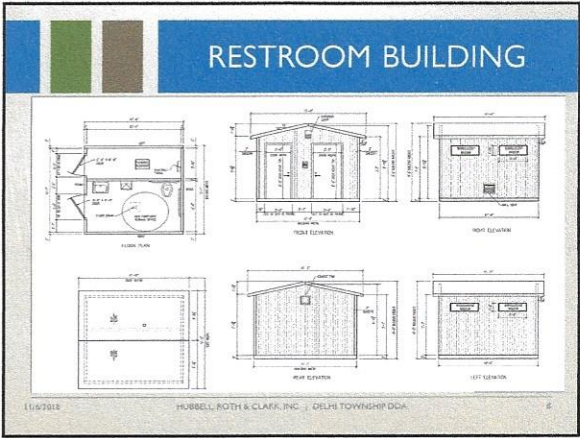
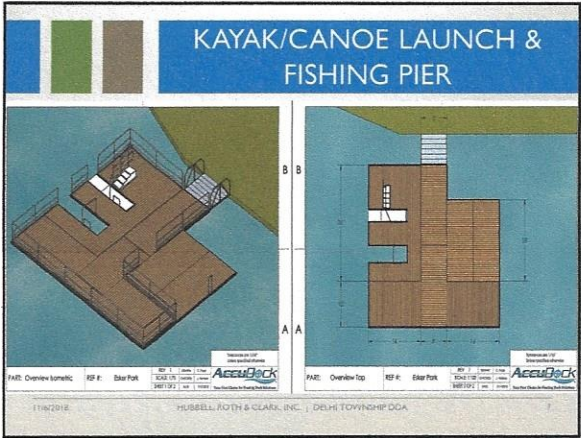
YES _____
NO _____

Thank You

Questions?









**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**

4410 HOLT ROAD, HOLT, MI 48842

TELEPHONE (517) 699-3866

FACSIMILE (517) 699-3878

www.delhidda.com

MEMORANDUM

Date: November 20, 2018

To: Delhi Township DDA Board of Directors

From: C. Howard Haas, Executive Director

Re: Adoption of Fiscal Year 2019 Budgets

The Fiscal Year 2019 Budget for the DDA has been prepared and its initial review took place at our regular September meeting. This budget was subsequently submitted to the Delhi Township Board of Trustees for a budget workshop held on September 11, 2018. A public hearing was held October 30th and the budget was submitted to the Township for approval. The Township approved the budget on November 20, 2018. Therefore, I offer the following recommended motion:

RECOMMENDED MOTION:

I move to adopt Resolution No. 2018-005, a resolution adopting the Fiscal Year ending December 31, 2019 Delhi Charter Township Downtown Development Authority Budgets.

DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY

RESOLUTION NO. 2018-005

**ADOPTING THE FISCAL YEAR ENDING DECEMBER 31, 2019
DOWNTOWN DEVELOPMENT AUTHORITY BUDGETS**

At a regular meeting of the Downtown Development Authority of the Charter Township of Delhi, Ingham County, held at the Holt Community Center, 4410 Holt Road, Holt, MI., 48842, on Tuesday, November 27, 2018, at 7:00 P.M.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____:

WHEREAS, Delhi Township Ordinance No. 80 established the Downtown Development Authority pursuant to Act 197, Public Acts of Michigan, 1975; and

WHEREAS, Section 10 (b) of Ordinance 80 requires that the Downtown Development Authority Board annually prepare a budget and submit same to the Township on the same date that the proposed budget for the Township is required to be submitted to the Township Board of Trustees; and

WHEREAS, the Downtown Development Authority Director submitted its proposed budgets on September 1, 2018 and discussed the DDA Budgets at the Township Budget Workshop held on September 11, 2018; and

WHEREAS, the Downtown Development Authority Board made a motion at its regular meeting held October 30, 2018 to submit the 2019 proposed budgets attached hereto as Exhibits A, B, C, and D to the Township Board for approval; and

WHEREAS, the Delhi Charter Township Board of Trustees approved the FY 2018 Downtown Development Authority Budget on November 20, 2018;

NOW, THEREFORE, BE IT RESOLVED BY THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF DELHI, INGHAM COUNTY, MICHIGAN, as follows:

1. The Downtown Development Authority Board approves the FY 2019 Downtown Development Authority Budget, the DDA 2016 Refunding Bonds, the 2016 DDA Development Bonds, and the 2017 Realize Cedar Bonds as itemized in the attached Exhibits A, B, C, and D.
2. This approval is for an "Activity" budget, and approval is made based on the total of the line items in each budget activity.
3. This budget shall be finally adopted by the Downtown Development Authority Board in accordance with the provisions of Michigan Public Act 2 of 1968, as amended, which requires an appropriations act adopting budgets for all Special Revenue Funds and requiring that responsibility for the budget be designated;
4. The Downtown Development Authority Director is designated as responsible for the DDA Budget and is hereby authorized to make budgetary transfers between activity budgets in amounts not to exceed \$10,000 per transfer, with said transfers to be reported to the Board at its next regular meeting.

Amendments made by the Downtown Development Authority Board and budget transfers made by the Authority's Director shall be promptly reported to the Township Accounting Department.

5. The Township shall approve subsequent amendments to this budget made by the Downtown Development Authority Board that make a net increase or decrease in 2019 Estimated Use of Fund Balance.
5. The following of accumulated surpluses is approved as outlined in Exhibit A:

DOWNTOWN DEVELOPMENT AUTHORITY

1-1-18	Fund Balance	\$ 9,472,122
2018	Projected Revenue & Other Sources	1,553,300
2018	Projected Expenditures & Other Uses	<u>(8,807,000)</u>
12-31-18	Projected Fund Balance	\$ 2,218,422
2019	Estimated Revenue & Other Sources	\$ 2,239,300
2019	Estimated Expenditures	<u>(2,651,110)</u>
12-31-19	Projected Fund Balance	\$ 1,806,612

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED: 11/27/18

Nanette Miller, Downtown Development Authority Secretary

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Secretary of the Downtown Development Authority for the Charter Township of Delhi, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Downtown Development Authority of said Township at a regular meeting held on the 27th of November, 2018.

Nanette Miller, Downtown Development Authority Secretary

Attachments - Exhibits A, B, C, and D

DOWNTOWN DEVELOPMENT AUTHORITY FUND SUMMARY

Description	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Revenues				
Property Taxes	\$ 1,511,334	\$ 1,456,600	\$ 1,458,800	\$ 1,497,800
Grants	3,000	4,000	4,000	304,000
Interest and rentals	61,166	19,000	78,000	21,000
Intergovernmental	-	-	-	400,000
Other	11,615	15,820	12,500	16,500
Total Revenues	1,587,115	1,495,420	1,553,300	2,239,300
Expenditures				
Community and Economic Dev				
Administration	143,614	144,670	136,110	137,130
Marketing & Promotion	152,004	172,740	173,110	174,760
Other Functions	189,478	196,930	196,740	170,080
Infrastructure Projects	22,034	50,000	40,000	40,000
Capital Outlay	145,435	220,000	410,000	810,000
Development Capital Outlay/Improvements	841,411	6,850,000	6,750,000	225,000
Debt Service	87,645	89,830	89,830	-
Total Expenditures	1,581,620	7,724,170	7,795,790	1,556,970
Other Financing Sources (Uses)				
Sale of Assets	-	-	-	-
Bond/Loan Proceeds	6,944,981	-	-	-
Payment to Escrow	-	-	-	-
Transfer to DDA Debt Service Funds	(858,686)	(1,011,210)	(1,011,210)	(1,094,140)
Total Other Financing Sources (Uses)	6,086,295	(1,011,210)	(1,011,210)	(1,094,140)
Revenues over (under) expenditures	6,091,790	(7,239,960)	(7,253,700)	(411,810)
Fund Balance, Beginning	3,380,332	9,472,122	9,472,122	2,218,422
Fund Balance, Ending	\$ 9,472,122	\$ 2,232,162	\$ 2,218,422	\$ 1,806,612

DDA 2016 REFUNDING BOND DEBT SERVICE FUND SUMMARY (391)
2017-2024 (8 YEARS)

This bond was issued in 2016 to defease the callable portion of the 2008 DDA Bonds. The 2008 Bonds funded the following six projects in the DDA district: reconstruction of Cedar St. from Dallas to Holbrook, infrastructure for Cedar Hts. neighborhood, infrastructure for Delhi NE/Depot St. area, sidewalks and lighting along Holt Rd. from Thorburn to Aspen Lakes, construction of Senior Citizens' Center, and landscaping corner of Holt & Aurelius Rds. The revenue for 90% of the bond payments comes from the Downtown Development authority, with the remaining portion paid by the Sewer Fund.

	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures				
Debt Service	92,379	72,000	72,000	773,850
Total Expenditures	92,379	72,000	72,000	773,850
Revenues over (under) expenditures	(92,379)	(72,000)	(72,000)	(773,850)
Other financing sources (uses)				
Transfer from DDA	92,379	72,000	72,000	773,850
Total other financing sources (uses)	92,379	72,000	72,000	773,850
Fund Balance, Beginning	-	-	-	-
Fund Balance, Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**2016 DDA DEVELOPMENT BOND DEBT SERVICE FUND SUMMARY (395)
2017-2035 (19 YEARS)**

This bond was issued in 2016 to fund various improvements to land, buildings, and infrastructure. The revenue for bond payments will come from DDA captured tax revenue.

	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures				
Debt Service	<u>108,819</u>	<u>108,030</u>	<u>108,030</u>	<u>107,240</u>
Total Expenditures	108,819	108,030	108,030	107,240
Revenues over (under) expenditures	(108,819)	(108,030)	(108,030)	(107,240)
Other financing sources (uses)				
Transfer from DDA	<u>108,819</u>	<u>108,030</u>	<u>108,030</u>	<u>107,240</u>
Total other financing sources (uses)	108,819	108,030	108,030	107,240
Fund Balance, Beginning	-	-	-	-
Fund Balance, Ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

2017 DDA DEVELOPMENT BOND DEBT SERVICE FUND SUMMARY (397)
2017-2035 (19 years)

This bond was issued in 2017 to fund the implementation of the Realize Cedar Project. The revenue for bond payments will come from DDA captured tax revenue.

	2017 Actual	2018 Budget	2018 Projected	2019 Budget
Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures				
Debt Service	48,413	213,050	213,050	213,050
Total Expenditures	48,413	213,050	213,050	213,050
Revenues over (under) expenditures	(48,413)	(213,050)	(213,050)	(213,050)
Other financing sources (uses)				
Transfer from DDA	48,413	213,050	213,050	213,050
Total other financing sources (uses)	48,413	213,050	213,050	213,050
Fund Balance, Beginning	-	0	-	-
Fund Balance, Ending	<u><u>\$ 0</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>



**DELHI CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**

4410 HOLT ROAD, HOLT, MI 48842

TELEPHONE (517) 699-3866

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www.delhidda.com

November 20, 2018

To: DDA Board Members

From: C. Howard Haas, Executive Director

Re: Reimburse Costs of Improvement for MSU Federal Credit Union

At our last Brownfield meeting, Brownfield Plan #8 was adopted for Michigan State University Federal Credit Union. For past Brownfield Plans, the Downtown Development Authority and the Brownfield Redevelopment Authority have entered into agreements to reimburse the costs of the improvements. To that end, I have asked Township Attorney Chuck Barbieri to prepare the following Agreement. As this agreement is between the DDA and BRA, we will also be acting on this at the Brownfield meeting later this evening.

Recommended Motion: I move to approve the Delhi Charter Township Downtown Development Authority and Delhi Charter Township Brownfield Redevelopment Authority Agreement to Improve Land and Reimburse Costs of Improvement for MSU Federal Credit Union.

**DELHI CHARTER TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY AND
DELHI CHARTER TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY
AGREEMENT TO IMPROVE LAND AND REIMBURSE COSTS OF IMPROVEMENT
OF 2313 CEDAR**

This Agreement to Improve Land and Reimburse Costs of Improvement of 2313 Cedar in Delhi Township is entered into this 27th day of November, 2018, between the Delhi Charter Township Downtown Development Authority ("DDA") and the Delhi Charter Township Brownfield Redevelopment Authority ("Brownfield Authority").

RECITALS

WHEREAS, certain land at 2313 Cedar in Delhi Township ("Subject Property") has been in need of improvement, and in particular additional investigation and/or response to environmental contamination at the Subject Property, including additional environmental response and due care activities, as provided for by 1996 PA 381, as amended;

WHEREAS, Delhi Township's Board of Trustees on November 20, 2018, approved Brownfield Plan No. 8 for the redevelopment of 2313 Cedar by Michigan State University Federal Credit Union ("MSUFCU"); and

WHEREAS, the DDA and Brownfield Authority have previously entered into other agreements to improve other property in the Township and to reimburse the Brownfield Authority for its costs in respect thereto; and

AGREEMENTS

NOW, THEREFORE, the parties agree as follows:

1. Pursuant to MCL 125.1657, the DDA hereby contracts with the Brownfield Authority to improve the Subject Property by undertaking, contracting for or authorizing the necessary work to respond to the environmental contamination thereon, as

provided for by the Michigan Brownfield Redevelopment Financing Act, (“Brownfield Act”) 1996 PA 381, as amended.

2. In consideration for the Brownfield Authority undertaking, contracting for or authorizing such improvement of the Subject Property, the DDA agrees to annually pay the Brownfield Authority all tax incremental revenues that the DDA receives (except for those amounts if any that are provided to certain local taxing jurisdictions pursuant to separate agreements with the DDA) from the Subject Property, as long as those tax incremental revenues are authorized for recapture by the Brownfield Act 1996 PA 381, as amended, and as long as they are consistent with Brownfield Plan No. 8 and any future amendment, applicable to the Subject Property. The DDA shall make such annual payments to the Brownfield Authority within thirty (30) days after receiving such tax incremental revenues attributable to the Subject Property.

3. For five years after tax incremental revenues are needed and paid to reimburse the designated Petitioner for expenses of eligible activities as called for in Brownfield Plan No. 8 and any future amendment to that Plan, the annual payments that the DDA shall make to the Brownfield Authority may be deposited by the Brownfield Authority in its Local Brownfield Revolving Fund for uses and activities permitted by the Brownfield Act 1996 PA 381, as amended, except the Brownfield Authority retains the discretion to forego or waive some, all or any portion of the payments, in which case the DDA shall retain such tax incremental revenues.

4. After the five year period provided in paragraph 3, except as otherwise waived, the DDA shall be entitled to retain any and all tax incremental revenues that it receives

with respect to the Subject Property, and shall have no further obligation to provide any part of those tax incremental revenues to the Brownfield Authority.

5. This Agreement does not affect those tax incremental revenues that the Brownfield Authority can receive which are not subject to capture by the DDA.

WHEREFORE, the respective parties have approved and executed this Agreement with the consent or approval of the respective boards as of the date first listed above.

DELHI CHARTER TOWNSHIP DOWNTOWN
DEVELOPMENT AUTHORITY

By: _____
David Leighton
Its: Chair

By: _____
Nanette Miller
Its: Secretary

DELHI CHARTER TOWNSHIP BROWNFIELD
REDEVELOPMENT AUTHORITY

By: _____
David Leighton
Its: Chair

By: _____
Nanette Miller
Its: Secretary