



**ADA TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY BOARD
ADA TOWNSHIP HALL – Assembly Hall
7330 Thornapple River Drive
Monday, October 16, 2023 Meeting
8:00 A.M.**

AGENDA

1. Call Meeting to Order
2. Approval of Agenda
3. Approval of Minutes of March 20, 2023 Meeting
4. Review and Approval of Payables
 - a. Reimbursement to Geld, LLC for Costs of Eligible Brownfield Activities
 - b. Ada Township Administrative and Operating Expenses
5. Staff/Board Member Comments
6. Set March, 2024 Meeting Date
7. Public Comment
8. Adjournment

Members of the public with disabilities may utilize the Michigan Relay System (7-1-1) to participate in the meeting. If other aids or services are needed for individuals with disabilities please contact the Township Clerk, Jackie Smith, at jsmith@adatownshipmi.com or 616-676-9191 at least 24 hours prior to the meeting.



**ADA TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD
MINUTES OF THE MARCH 20, 2023 MEETING**

DRAFT

A regular meeting of the Ada Township Brownfield Redevelopment Authority Board was held on Monday, March 20, 2023 at 8:00 a.m., at the Ada Township Hall, Assembly Room, 7330 Thornapple River Dr., Ada MI.

CALL TO ORDER

Member Moran called the meeting to order at 8:02 a.m.

ROLL CALL

Members Present: Bowersox, Dixon, Moran, Norman, and Said
Members Absent: Leisman and Killman
Staff Present: Said
Public Present: 0

APPROVAL OF AGENDA

Moved by Bowersox, supported by Norman, to approve the agenda as presented. Motion carried.

APPROVAL OF MINUTES OF THE OCTOBER 17, 2022 MEETING

Moved by Norman, supported by Bowersox, to approve the minutes as presented. Y: 5; No: 0; Absent: 2. Motion Carried.

ELECTION OF OFFICERS - Postponed until the October 2023 Brownfield Redevelopment Authority Meeting. Moved by Bowersox, supported by Norman. Yes: 5; No: 0; Absent: 2; Motion Carried

REVIEW AND APPROVAL OF PAYABLES

- a. Reimbursement to Geld, LLC for Costs of Eligible Brownfield Activities**
- b. Ada Township Administrative and Operating Expenses**

Said summarized the memo included in the packet.

- a. Moved by Norman, supported by Dixon, to approve reimbursement payment to Geld, LLC in the amount of \$53,116.27, and payment to the Township of \$1,750.00 for administrative services. Motion carried.
- b. Moved by Norman, supported by Dixon, to approve Ada Township Administrative and Operating Expenses. Yes: 5; No: 0; Absent: 2; Motion Carried.

REVIEW OF FISCAL YEAR 2023-24 BUDGET AND BROWNFIELD FINANCIAL INFORMATION

Said referred to the charts in the packet and went over the financial performance/projections in the Brownfield area.

PUBLIC COMMENT

Said stated the Master Plan Draft is completed and will be submitted at the next Township Board Meeting for approval.

The Brownfield Board agreed to a tentative date of October, 2023 for the next meeting.

ADJOURNMENT

Moved by Dixon, supported by Norman, to adjourn meeting at 8:25 a.m.

Jacqueline Smith
Ada Township Clerk

rs:dt



MEMORANDUM

Date: 10.03.23

TO: Ada Township Brownfield Redevelopment Authority Board
FROM: John D. Said AICP, Director of Planning
RE: Reimbursement to Geld, LLC for Eligible Brownfield Activities

The Ada Township Redevelopment Authority previously approved a Brownfield Plan for property redevelopment which has been undertaken by Geld, LLC. The Authority also entered into an agreement with Geld, LLC which provides for reimbursement by the Authority to Geld, LLC an amount up to \$927,985.40 that has been expended by Geld, LLC for demolition and environmental due diligence on property in the approved redevelopment area.

The funding source for reimbursement of these costs is the annual tax increment revenue collected by the Authority. The Township Treasurer's Office will disburse to the Authority tax increment revenues collected in both the July and December, 2022 property tax billings. The Authority received TIF revenues from the July, 2023 property tax collecting totaling \$ 256,591.06 from the following sources:

Kent Intermediate School District (including KISD enhancement)	\$ 123,806.94
Grand Rapids Community College	\$ 38,849.43
<u>Kent County, Operating Millage</u>	<u>\$ 93,934.69</u>
 Total	 <u>\$ 256,591.06</u>
 Authority Administrative Expenses	 \$ 1,750.00
<u>Amount available for reimbursement</u>	<u>\$ 254,841.06</u>

Of the total \$ 256,591.06 collected in TIF revenues, \$1,750 will be retained by the Authority to pay for its administrative and operating costs, consisting of the following:

- Staff support services provided by the Authority to the Township.
- Use of Township office space and equipment.
- Building utility services and costs of building maintenance and upkeep.

Attached is an invoice in the amount of \$1,750 from Ada Township for providing the above-referenced services for the first half of the current fiscal year. The remaining balance of the collected taxes in the amount of \$ 254,841.06 is to be remitted to Geld, LLC pursuant to the 2018 Reimbursement Agreement. The cumulative reimbursement amounts may allow for completion of payments to Geld by the end of the upcoming fiscal year.

Approval of both the Township payment for administrative services to the Authority, and the reimbursement payment to Geld, LLC are respectfully requested.



Invoice

Date	Invoice #
9/28/2023	2023-19

Bill To	Remit To:
Ada Twp Brownfield Redevelopment Aut	Ada Township Treasurer's Office P O Box 370 Ada, MI 49301

P.O. No.	Terms
	Net 30

Description	Qty	Rate	Amount
Cost of providing administrative and operations support services to the Ada township Brownfield Redevelopment Authority including the following: 1. Staff support services in budget preparation, preparation of Authority Board meeting agendas and minutes, review and processing of request for reimbursement of eligible expenses on sites within the approved Brownfield Plan area. 2. Staff support services in collection and disbursement of tax increment revenues. 3. Staff support services for accounting and financial reporting. 4. Use of Township office space and equipment, including phone, desktop computer, furniture, photocopier. 5. Building utility services and cost of building maintenance and upkeep.	1	1,750.00	1,750.00

Balance Due	\$1,750.00
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CHECK REQUISITION

To: Ada Township Clerk

From: Gina Olszewski, Deputy Treasurer

Date: _____

Amount of Check: \$ 254841⁰⁶

Check #: _____

For: Brownfield Reimbursement

Processed by: _____

Check needed by: _____

Date Processed: _____

Payable to: Geld

Address: _____

City, ST, Zip: _____

☐ Please return to the Treasurer's Office to: Gina Olszewski, Deputy Treasurer

☒ Please mail with all other checks

243- 402

All Records
Special Population: DDA/LDFA Parcels
Summer, Real & Personal Property
DDA/LDFA Chosen: BROWNFIELD 2018, Adjusted Values (All Adjustments Included)
Include: All Parcels

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL
-----DDA/LDFA: BROWNFIELD 2018-----		-----DDA/LDFA: BROWNFIELD 2018-----		
TOTAL PARCELS: 115	FH PUBLIC SCHOOL	80,737.71	0.00	80,737.71
	FH PUBLIC OPER	193,739.20	0.00	193,739.20
TAXABLE VALUE: 22,964,301	KENT ISD	125,033.52	123,806.94	1,226.58
BASE VALUE: 2,221,551	GRCC	39,234.32	38,849.43	384.89
CAPTURED VALUE: 22,739,020	STATE ED TAX	137,785.71	0.00	137,785.71
	KENT COUNTY	94,865.32	93,934.69	930.63
PRE/MBT TAXABLE: 1,598,800	SCHOOL OPER FC	0.00	0.00	0.00
NON PRE/MBT TAXABLE: 21,365,501	MILLAGE SPECIALS	0.00	0.00	0.00
	TOTALS----->	671,395.78	256,591.06	414,804.72
PRE/MBT CAPTURED: 1,598,800	-----CAPTURED TAXES BREAKDOWN-----			
NON-PRE/MBT CAPTURED: 21,140,220				
		POSITIVE CAPTURE	NEGATIVE CAPTURE	
COM. PERS. TAXABLE: 1,598,800	FH PUBLIC SCHOOL	0.00	0.00	
IND. PERS. TAXABLE: 0	FH PUBLIC OPER	0.00	0.00	
SPEC. ACT PERS. TAXABLE: 0	KENT ISD	123,806.94	0.00	
	GRCC	38,849.43	0.00	
COM. PERS. CAPTURED: 1,598,800	STATE ED TAX	0.00	0.00	
IND. PERS. CAPTURED: 0	KENT COUNTY	93,934.69	0.00	
SPEC. ACT PERS. CAPTURED: 0	SCHOOL OPER FC	0.00	0.00	
	MILLAGE SPECIALS	0.00	0.00	
	TOTALS----->	256,591.06	0.00	

less 1750⁰⁰
Admin fees

Real Property Improvements⁽¹⁾

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Base TV (2016)	\$2,221,551	\$2,221,551	\$2,221,551	\$2,221,551	\$2,221,551	\$2,221,551	\$2,221,551	\$2,221,551	\$2,221,551	\$2,221,551
TV after Improvement ⁽²⁾	<u>\$2,221,551</u>	<u>\$3,168,074</u>	<u>\$5,008,009</u>	<u>\$8,178,734</u>	<u>\$11,918,505</u>	<u>\$13,230,344</u>	<u>\$17,352,047</u>	<u>\$22,964,301</u>	<u>\$0</u>	<u>\$0</u>
Total Incremental Taxable	\$0	\$946,523	\$4,309,833	\$7,975,802	\$11,711,718	\$13,022,644	\$17,137,493	\$22,739,020	\$0	\$0

Millages⁽³⁾

Ada Twp Operating	0.8736	0.8736	0.8371	0.8371	0.8935	0.8935	0.8881	0.0000	0.0000	0.0000
Ada Twp Fire/Pol	0.9500	0.9500	0.8787	0.8787	0.9379	0.9379	1.4000	0.0000	0.0000	0.0000
Ada Twp Parks & Land	0.6500	0.6500	0.6012	0.6012	0.6416	0.6416	0.6377	0.0000	0.0000	0.0000
Kent Co Jail/Senior	1.2893	1.2893	1.2786	1.2703	1.2605	1.2487	1.2546	0.0000	0.0000	0.0000
Kent Co Vet	0.0500	0.0500	0.0495	0.0491	0.0487	0.0482	0.0500	0.0000	0.0000	0.0000
Kent Co Zoo/Museum	0.4400	0.4381	0.4363	0.4335	0.4301	0.4261	0.4206	0.0000	0.0000	0.0000
Kent Co Child Development	0.0000	0.0000	0.2500	0.2484	0.2464	0.2441	0.2409	0.0000	0.0000	0.0000
Kent District Library	1.2800	1.2800	1.2733	1.2661	1.2581	1.2484	1.2355	0.0000	0.0000	0.0000
KISD	4.7903	4.7903	5.6465	5.6113	5.5684	5.5157	5.4447	5.4447	5.4447	5.4447
GRCC	1.7865	1.7865	1.7716	1.7606	1.7472	1.7307	1.7085	1.7085	1.7085	1.7085
Kent County	4.2803	4.2803	4.2803	4.2571	4.2243	4.1850	4.1310	4.1310	4.1310	4.1310
State Education Tax (SET)	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000
School Operating	18.0000	18.0000	18.0000	17.9184	17.8467	17.7824	17.6614	17.6614	17.6614	17.6614
FH Public School	8.7000	8.7000	7.8974	7.6444	7.6401	7.08452	7.0315	7.0315	7.0315	7.0315
Ada Twp Trails	0.4744	0.4744	0.4546	0.4546	0.4853	1.5000	1.4910	1.4910	1.4910	1.4910
	49.5644	49.5625	49.6551	49.2308	49.2288	49.4868	49.5955	43.4681	43.4681	43.4681

Yearly Incremental Tax

Ada Twp Operating	\$0	\$0	\$3,607.76	\$6,677	\$10,464	\$11,636	\$15,220	\$0	\$0	\$0
Ada Twp Fire/Pol	\$0	\$0	\$3,787.05	\$7,008	\$10,984	\$12,214	\$23,992	\$0	\$0	\$0
Ada Twp Parks & Land	\$0	\$0	\$2,591.07	\$4,795	\$7,514	\$8,355	\$10,929	\$0	\$0	\$0
Kent Co Jail/Senior	\$0	\$0	\$5,510.55	\$10,132	\$14,763	\$16,261	\$21,501	\$0	\$0	\$0
Kent Co Vet	\$0	\$0	\$213.34	\$392	\$570	\$628	\$857	\$0	\$0	\$0
Kent Co Zoo/Museum	\$0	\$0	\$1,880.38	\$3,458	\$5,037	\$5,549	\$7,208	\$0	\$0	\$0
Kent Co Child Development	\$0	\$0	\$1,077.46	\$1,981	\$2,886	\$3,179	\$4,128	\$0	\$0	\$0
Kent District Library	\$0	\$0	\$5,487.71	\$10,098	\$14,735	\$16,257	\$21,173	\$0	\$0	\$0
KISD	\$0	\$0	\$24,335.47	\$44,755	\$65,216	\$71,829	\$93,309	\$123,807	\$0	\$0
GRCC	\$0	\$0	\$7,635.30	\$14,042	\$20,463	\$22,538	\$29,279	\$38,850	\$0	\$0
Kent County	\$0	\$0	\$18,447.38	\$33,954	\$49,474	\$54,500	\$70,795	\$93,935	\$0	\$0
State Education Tax (SET)	\$0	\$0	\$25,859.00	\$47,855	\$70,270	\$78,136	\$102,825	\$136,434	\$0	\$0
School Operating	\$0	\$0	\$77,576.99	\$142,914	\$209,016	\$231,574	\$302,672	\$401,603	\$0	\$0
FH Public School	\$0	\$0	\$34,036.48	\$60,970	\$89,479	\$92,259	\$120,502	\$159,889	\$0	\$0
Ada Twp Trails	\$0	\$0	\$1,959.25	\$3,626	\$5,684	\$19,534	\$25,552	\$33,904	\$0	\$0
Total Increment	\$0	\$0	\$214,005.19	\$392,655	\$576,554	\$644,449	\$849,943	\$988,422	\$0	\$0

*Total Debt Non-Capturable	\$0	\$0	-\$35,995.73	(\$64,596)	(\$95,162)	(\$111,793)	(\$146,054)	(\$193,793)	\$0	\$0
Total DDA Captured Local Taxes	\$0	\$0	-\$9,985.88	(\$18,480)	(\$28,963)	(\$32,205)	(\$50,141)	\$0	\$0	\$0

Total Annual Non-Capturable Incremental State Taxes	\$0	\$0	-\$103,435.99	(\$190,768)	(\$279,286)	(\$309,710)	(\$405,497)	(\$538,037)	\$0	\$0
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Total Annual Capturable BF Incremental Local Taxes	\$0	\$0	\$64,587.59	\$118,811	\$173,143	\$190,741	\$248,250	\$256,592	\$0	\$0
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Total Yearly Capturable Incremental Taxes	\$0	\$0	\$64,587.59	\$118,811	\$173,143	\$190,741	\$248,250	\$256,592	\$0	\$0
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Local Admin Fee	\$0	\$0	-\$3,500.00	(\$3,500)	(\$3,500)	(\$3,500)	(\$3,500)	\$1,750	\$0	\$0
Revolving Fund Capture	\$0	\$0	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Eligible Activities	\$0	\$0	\$981,048	\$956,759	\$875,106	\$733,682	\$557,370	\$318,872	\$61,741	\$62,976
Local Tax Reimbursement	\$0	\$0	\$61,087.59	\$115,311	\$169,643	\$187,241	\$244,750	\$258,342	\$0	\$0
State Tax Reimbursement	\$0	\$0	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unreimbursed Eligible Activities	\$0	\$0	\$919,960.81	\$841,449	\$705,464	\$546,441	\$312,620	\$60,530	\$61,741	\$62,976
Interest at 4% (2% starting in 2021)	\$0	\$0	\$36,798	\$33,658	\$28,219	\$10,929	\$6,252	\$1,211	\$1,235	\$1,260

Total Yearly Incremental Taxes for Reimbursement	\$0	\$0	\$61,087.59	\$115,311	\$169,643	\$187,241	\$244,750	\$258,342	\$0	\$0
Cumulative Capturable Incremental Taxes	\$0	\$0	\$61,087.59	\$176,398	\$346,041	\$533,282	\$778,033	\$1,036,374	\$1,036,374	\$1,036,374

⁽¹⁾ Land increment will be captured but TIF projections only show improvements capture for ease of reference.

⁽²⁾ Assumes new taxable values based on proposed build out, plus 1% annual increases for inflation thereafter

⁽³⁾ Assumes millage rate remains the same

*Indicates Non-Capturable Millages

6/28/2019 waiting for further instruction from Jim Ferro
may not be captured per agreement with kent county
signed in 2009 for our DDA district.
THAT AGREEMENT BE CAME VOID PER JIM

Feb/March 2021 Jim Ferro renegotiated the interest rate
which is now 2% instead of 4%

\$1,036,374 Local Capture
\$0 State Capture
\$1,036,374 Total TIF Reimbursement