



Local Development Financing Authority
Agenda

SPECIAL MEETING AGENDA
THURSDAY, 07 MAY 2026 – 4:15 P.M.
IN THE COUNCIL CHAMBERS, CITY HALL
310 GREENWOOD ST., GRAND LEDGE MI 48837

- I. **ROLL CALL OF AUTHORITY MEMBERS** – Peter Langley, Rick Lantz, Bruce MacDowell, Angela Mathews, Keith Mulder, Jason Peek, and Andrea Ritter

- II. **PLEDGE OF ALLEGIANCE**

- III. **AUDIENCE PARTICIPATION**

- IV. **APPROVAL OF MINUTES**
 - A. **Motion** – To approve the Thursday, 12 November 2025 Local Development Financing Authority Informational Meeting minutes.
 - B. **Motion** – To approve the Thursday, 12 November 2025 Local Development Financing Authority minutes.
 - C. **Motion** – To approve the Wednesday, 08 April 2026 Local Development Financing Authority Informational Meeting minutes.
 - D. **Motion** – To approve the Wednesday, 08 April 2026 Local Development Financing Authority minutes.

- V. **STAFF REPORTS**

- VI. **UNFINISHED BUSINESS**

- VII. **NEW BUSINESS**
 - A. **Motion** – To recommend to the City Council the Fiscal Year 2027 Local Development Finance Authority annual budget.

- VIII. **AUDIENCE PARTICIPATION**

- IX. **COMMUNICATIONS FROM THE CHAIR AND MEMBERS**

X. ADJOURNMENT



Gregory L. Newman, City Clerk

The meeting will be held in person, per the Open Meetings Act, and will also be livestreamed via Zoom for informational purposes only. The public is invited to attend in person to participate and offer comments. Written comments can also be submitted to the City Clerk at 310 Greenwood St., Grand Ledge MI 48837, or cityhall@cityofgrandledge.com.

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/88206269562>

Phone one-tap:

+13017158592,,88206269562# (Washington DC), +13052241968,,88206269562#

Join via audio:

+1 301 715 8592 (Washington DC), +1 305 224 1968, +1 309 205 3325, +1 312 626 6799 (Chicago), +1 646 876 9923 (New York), +1 646 931 3860, +1 507 473 4847, +1 564 217 2000, +1 669 444 9171, +1 669 900 6833 (San Jose), +1 689 278 1000, +1 719 359 4580, +1 253 205 0468, +1 253 215 8782 (Tacoma), +1 346 248 7799 (Houston), +1 360 209 5623, +1 386 347 5053, +1 408 638 0968 (San Jose)

Webinar ID: 882 0626 9562

International numbers available: <https://us02web.zoom.us/j/88206269562>

GRAND LEDGE LOCAL DEVELOPMENT FINANCE AUTHORITY
310 GREENWOOD ST.
GRAND LEDGE MI 48837
(517) 627-2149

LOCAL DEVELOPMENT FINANCE AUTHORITY MINUTES – INFORMATIONAL MEETING
WEDNESDAY, 12 NOVEMBER 2025 – 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
310 GREENWOOD ST., GRAND LEDGE MI 48837

- I. ROLL CALL OF LOCAL DEVELOPMENT FINANCE AUTHORITY** – Chair Bruce MacDowell; and Members Peter Langley, Rick Lantz, Keith Mulder, and Andrea Ritter
Members Angela Mathews and Jason Peek were absent
OTHERS PRESENT – Gregory Newman, City Clerk; Rich Morrison, Community Development Director

II. PLEDGE OF ALLEGIANCE

Member Mulder led those in attendance in the Pledge of Allegiance.

III. AUDIENCE PARTICIPATION

The public did not comment.

IV. INFORMATIONAL MEETING – In compliance with Public Act 57 of 2018.

Rich Morrison, Community Development Director, presented the Fiscal Year 2025 Local Development Finance Authority draft audit.

The Members discussed the Fiscal Year 2025 Local Development Finance Authority draft audit.

V. ADJOURNMENT

MEMBER LANGLEY MOVED, MEMBER LANTZ SECONDED, TO ADJOURN THE WEDNESDAY, 12 NOVEMBER 2025, LOCAL DEVELOPMENT FINANCING AUTHORITY INFORMATIONAL MEETING, AT 4:12 P.M.

Gregory Newman, City Clerk

Bruce MacDowell, Chair

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LOCAL DEVELOPMENT FINANCE AUTHORITY MINUTES – REGULAR MEETING
WEDNESDAY, 12 NOVEMBER 2025 – 4:15 P.M.
COUNCIL CHAMBERS, CITY HALL
310 GREENWOOD ST., GRAND LEDGE MI 48837

- I. ROLL CALL OF LOCAL DEVELOPMENT FINANCE AUTHORITY** – Chair Bruce MacDowell; and Members Peter Langley, Rick Lantz, Keith Mulder, and Andrea Ritter
Members Angela Mathews and Jason Peek were absent
OTHERS PRESENT – Gregory Newman, City Clerk; Rich Morrison, Community Development Director

II. PLEDGE OF ALLEGIANCE

Member Langley led those in attendance in the Pledge of Allegiance.

III. AUDIENCE PARTICIPATION

The public did not comment.

IV. APPROVAL OF MINUTES

- A. Motion** – To approve the Wednesday, 09 April 2025 Local Development Financing Authority Informational Meeting minutes.

MEMBER LANGLEY MOVED, MEMBER MULDER SECONDED, TO APPROVE THE WEDNESDAY, 09 APRIL 2025 LOCAL DEVELOPMENT FINANCING AUTHORITY INFORMATIONAL MEETING MINUTES. MOTION CARRIED UNANIMOUSLY.

- B. Motion** – To approve the Wednesday, 09 April 2025 Local Development Financing Authority minutes.

MEMBER LANTS MOVED, MEMBER MULDER SECONDED, TO APPROVE THE WEDNESDAY, 09 APRIL 2025 LOCAL DEVELOPMENT FINANCING AUTHORITY MEETING MINUTES. MOTION CARRIED UNANIMOUSLY.

V. STAFF REPORTS

Rich Morrison, Community Development Director, reported on a possible lot split of the privately-owned six acre parcel.

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

VIII. AUDIENCE PARTICIPATION

The public did not comment.

IX. COMMUNICATIONS FROM THE CHAIR AND MEMBERS

Member Mulder welcomed Member Ritter.

X. ADJOURNMENT

MEMBER LANGLEY MOVED, MEMBER MULDER SECONDED, TO ADJOURN THE WEDNESDAY, 12 NOVEMBER 2025, LOCAL DEVELOPMENT FINANCING AUTHORITY MEETING, AT 4:22 P.M.

Gregory Newman, City Clerk

Bruce MacDowell, Chair

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LOCAL DEVELOPMENT FINANCE AUTHORITY MINUTES – INFORMATIONAL MEETING
WEDNESDAY, 08 APRIL 2026 – 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
310 GREENWOOD ST., GRAND LEDGE MI 48837

- I. ROLL CALL OF LOCAL DEVELOPMENT FINANCE AUTHORITY** – Members Peter Langley, Jason Peek, and Andrea Ritter
– Chair Bruce MacDowell; and Members Rick Lantz, Angela Mathews, and Keith Mulder were absent
OTHERS PRESENT – Gregory Newman, City Clerk; Rich Morrison, Community Development Director

NO QUORUM.

II. PLEDGE OF ALLEGIANCE

III. AUDIENCE PARTICIPATION

IV. INFORMATIONAL MEETING – In compliance with Public Act 57 of 2018.

V. ADJOURNMENT

Gregory Newman, City Clerk

Bruce MacDowell, Chair

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LOCAL DEVELOPMENT FINANCE AUTHORITY MINUTES – REGULAR MEETING
WEDNESDAY, 08 APRIL 2026 – 4:15 P.M.
COUNCIL CHAMBERS, CITY HALL
310 GREENWOOD ST., GRAND LEDGE MI 48837

- I. ROLL CALL OF LOCAL DEVELOPMENT FINANCE AUTHORITY** – Members Peter Langley, Jason Peek, and Andrea Ritter
– Chair Bruce MacDowell; and Members Rick Lantz, Angela Mathews, and Keith Mulder were absent
OTHERS PRESENT – Gregory Newman, City Clerk; Rich Morrison, Community Development Director

NO QUORUM.

II. PLEDGE OF ALLEGIANCE

III. AUDIENCE PARTICIPATION

IV. APPROVAL OF MINUTES

- A. Motion** – To approve the Wednesday, 12 November 2025 Local Development Financing Authority Informational Meeting minutes.
- B. Motion** – To approve the Wednesday, 12 November 2025 Local Development Financing Authority minutes.

V. STAFF REPORTS

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- A. Motion** – To recommend to the City Council the Fiscal Year 2027 Local Development Finance Authority annual budget.

VIII. AUDIENCE PARTICIPATION

IX. COMMUNICATIONS FROM THE CHAIR AND MEMBERS

X. ADJOURNMENT

Gregory Newman, City Clerk

Bruce MacDowell, Chair

DRAFT

03/25/2026		BUDGET REPORT FOR CITY OF GRAND LEDGE						
Calculations as of 12/31/2025								
		2022-23	2023-24	2024-25	2025-26	2025-26	2025-26	2026-27
		ACTIVITY	ACTIVITY	ACTIVITY	ORIGINAL	AMENDED	ACTIVITY	MGR PROPOSED
GL NUMBER	DESCRIPTION				BUDGET	BUDGET	THRU 12/31/25	BUDGET
495 - LDFA								
ESTIMATED REVENUES								
Dept 000 - GENERAL								
495-000-402.000	CURRENT PROPERTY TAXES	48,414	50,827	43,833	47,259	47,259	30,522	47,259
495-000-665.001	INTEREST	820	1,378	2,547	15	15	1,365	1,582
Totals for dept 000 - GENERAL		49,234	52,205	46,380	47,274	47,274	31,887	48,841
Dept 900 - CAPITAL OUTLAY								
495-900-539.000	STATE GRANT			225,382				
Totals for dept 900 - CAPITAL OUTLAY				225,382				
TOTAL ESTIMATED REVENUES		49,234	52,205	271,762	47,274	47,274	31,887	48,841
APPROPRIATIONS								
Dept 900 - CAPITAL OUTLAY								
495-900-703.000	SALARIES/WAGES	1,407	716	614	1,867	1,867		1,996
495-900-719.000	FRINGE BENEFITS	946	767	406	1,089	1,089	438	1,022
495-900-830.001	PROPERTY OPERATING EXPENSE	3,848	2,707	238,711	35,000	35,000	1,421	30,000
495-900-900.000	PRINTING/PUBLISHING			7				
495-900-935.000	INSURANCE	113	122	128	131	131	63	143
495-900-974.006	CONSTRUCTION							40,000
495-900-991.000	DEBT-PRINCIPAL	35,000						
495-900-992.000	DEBT INTEREST	800						
495-900-997.101	INDIRECT COST CHARGES	12,390	13,502	12,220	5,686	5,686	4,265	11,908
Totals for dept 900 - CAPITAL OUTLAY		54,504	17,814	252,086	43,773	43,773	6,187	85,069
TOTAL APPROPRIATIONS		54,504	17,814	252,086	43,773	43,773	6,187	85,069
NET OF REVENUES/APPROPRIATIONS - FUND 495		(5,270)	34,391	19,676	3,501	3,501	25,700	(36,228)