
Michigan International Technology Center
Redevelopment Authority

**Financial Report
with Supplemental Information
December 31, 2020**

Michigan International Technology Center Redevelopment Authority

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Independent Auditor's Report

To the Board of Directors
Michigan International Technology Center
Redevelopment Authority

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the General Fund of the Michigan International Technology Center Redevelopment Authority (MITC) as of and for the year ended December 31, 2020 and the related notes to the financial statements, which collectively comprise the Michigan International Technology Center Redevelopment Authority's basic financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the General Fund of the Michigan International Technology Center Redevelopment Authority as of December 31, 2020 and the respective changes in its financial position for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

To the Board of Directors
Michigan International Technology Center
Redevelopment Authority

Other Matter

Required Supplemental Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the General Fund budgetary comparison schedule, as identified in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplemental information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Plante & Moran, PLLC

April 19, 2021

Michigan International Technology Center Redevelopment Authority

Management's Discussion and Analysis

The Michigan International Technology Center Redevelopment Authority (MITC) is a separate legal entity and public body corporate that was created to jointly exercise the brownfield economic development powers shared by the Charter Township of Northville Brownfield Redevelopment Authority and the Plymouth Township Brownfield Redevelopment Authority within the geographic boundaries of the Five Mile Corridor development zone. Various sites along the Five Mile Corridor are known to be contaminated, and other areas require infrastructure installation and improvement, which qualify as eligible project properties under the Brownfield Redevelopment Financing Act, PA 381 of 1996.

Financial Highlights

- In the current year, MITC began to recognize tax increment revenue on the capture of parcels within the district. Capture revenue totaled \$26,644 for the year ended December 31, 2020.
- MITC received grant revenue from the State of Michigan in the amount of \$77,000 to cover the consulting cost of marketing the properties along the Five Mile Corridor.

Using This Annual Report

This annual report consists of a series of financial statements. The statement of net position and the statement of activities provide information about the activities of MITC as a whole in a manner similar to a private sector business and present a longer-term view of MITC's finances.

Governmental fund financial statements are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. Governmental fund financial statements focus on near-term inflows and outflows of spendable resources and on balances of spendable resources available at the end of the fiscal year; this information is useful in evaluating a government's near-term financing requirements in comparison to near-term resources available.

Because the measurement focus of governmental funds is narrower than that of government-wide financial statements, it is useful to compare information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. The government-wide statements give readers a better understanding of the long-term impact of the government's near-term financing decisions. The governmental fund balance sheet and the statement of revenue, expenditures, and changes in fund balance provide reconciliation to the governmental activities column in the government-wide statements, facilitating this comparison.

Government-wide Overall Financial Analysis

Changes in net position may serve as a useful indicator of a government's financial position. MITC's total assets exceeded its liabilities by \$26,644 (net position) at the close of December 31, 2020. The following table shows, in a condensed format, MITC's net position as of December 31, 2020:

MITC's Net Position

	Governmental Activities
Assets - Current and other assets	\$ 40,644
Liabilities - Current liabilities	14,000
Net Position - Unrestricted	<u>\$ 26,644</u>

The increase to assets represents activity related to the capture of the tax increment revenue. Of the \$26,644 in tax capture revenue, \$8,228 was received before year end and the remaining \$18,416 was received after year end.

Michigan International Technology Center Redevelopment Authority

Management's Discussion and Analysis (Continued)

The following table shows the change in net position during the current year:

MITC's Changes in Net Position

	<u>Governmental Activities</u>
Revenue	
Property taxes	\$ 26,644
Intergovernmental:	
State sources	77,000
Township contributions	<u>1,138</u>
Total revenue	104,782
Expenses	
Consulting	77,000
Administrative	<u>1,138</u>
Total expenses	<u>78,138</u>
Change in Net Position	26,644
Net Position - Beginning of year	<u>-</u>
Net Position - End of year	<u><u>\$ 26,644</u></u>

MITC received \$79,000 in grant revenue from the State of Michigan in 2020; however, only \$77,000 was recognized as revenue. The remaining \$2,000 will be recognized in 2021 as additional consulting costs are incurred. Both the Charter Township of Northville Brownfield Redevelopment Authority and the Plymouth Township Brownfield Redevelopment Authority contribute funds throughout the year to cover the cost of fees associated with banking.

General Fund Budgetary Highlights

MITC's General Fund is classified as a major fund and accounts for all the resources of MITC.

MITC recognized revenue that fell short of budgeted expectations. The tax increment revenue of \$26,644 was 52 percent of the budgeted amount. In total, revenue of the General Fund came in under budget for the year by \$46,344, or 20 percent. The General Fund expenditures as of December 31, 2020 were under budget in total by \$158,364, or 67 percent, primarily due to consulting costs that were not incurred. The overall impact to the General Fund was an increase to fund balance in the amount of \$26,644.

Capital Assets and Debt Administration

As of December 31, 2020, MITC did not purchase or construct capital assets, nor did it issue any debt.

Economic Factors and Next Year's Budgets and Rates

MITC is expecting to increase its tax increment revenue in the upcoming budget year, which will allow MITC to incur additional engineering and consulting services.

Requests for Further Information

This financial report is intended to provide our citizens, taxpayers, customers, and investors with a general overview of MITC's finances and to show MITC's accountability for the money it receives. If you have questions about this report or need additional information, we welcome you to contact Kurt Heise, Board Chair at kheise@plymouthtp.org.

Michigan International Technology Center Redevelopment Authority

Statement of Net Position/Governmental Fund Balance Sheet

December 31, 2020

	General Fund - Modified Accrual Basis	Adjustments	Statement of Net Position - Full Accrual Basis
Assets			
Cash and cash equivalents (Note 2)	\$ 10,228	\$ -	\$ 10,228
Receivables:			
Property taxes receivable	18,416	-	18,416
Other receivables	12,000	-	12,000
Total assets	<u><u>\$ 40,644</u></u>	-	40,644
Liabilities			
Accounts payable	\$ 12,000	-	12,000
Unearned revenue	2,000	-	2,000
Total liabilities	14,000	-	14,000
Equity			
Fund balance - Unassigned	26,644	(26,644)	-
Total liabilities and fund balance	<u><u>\$ 40,644</u></u>		
Net position - Unrestricted		<u><u>\$ 26,644</u></u>	<u><u>\$ 26,644</u></u>

Michigan International Technology Center Redevelopment Authority

Statement of Activities/Statement of Revenue, Expenditures, and Changes in Fund Balance

Year Ended December 31, 2020

	General Fund - Modified Accrual Basis	Adjustments	Statement of Activities - Full Accrual Basis
Revenue			
Property taxes	\$ 26,644	\$ -	\$ 26,644
Intergovernmental:			
State sources	77,000	-	77,000
Township contributions	1,138	-	1,138
Total revenue	104,782	-	104,782
Expenditures			
Consulting	77,000	-	77,000
Administrative	1,138	-	1,138
Total expenditures	78,138	-	78,138
Net Change in Fund Balance	26,644	-	26,644
Fund Balance/Net Position - Beginning of year	-	-	-
Fund Balance/Net Position - End of year	\$ 26,644	\$ -	\$ 26,644

December 31, 2020

Note 1 - Significant Accounting Policies

Reporting Entity

Under an interlocal public agency agreement between the brownfield redevelopment authorities of the townships of Plymouth and Northville, the Michigan International Technology Center Redevelopment Authority (MITC) functions as an intergovernmental organization for the purpose of encouraging economic development in its geographic area. In accordance with government accounting principles, there are no separate legal entities appropriate to be reported within these financial statements.

An intergovernmental agreement between the Charter Township of Northville Brownfield Redevelopment Authority and the Plymouth Township Brownfield Redevelopment Authority creating MITC became effective on January 4, 2019, pursuant to the provisions of the Urban Cooperation Act of 1967, Act 7 of the Public Acts of Michigan, as amended, MCL 125.501 to 125.512.

MITC, a separate legal entity and public body corporate, was created to jointly exercise the brownfield economic development powers shared by the Charter Township of Northville Brownfield Redevelopment Authority and the Plymouth Township Brownfield Redevelopment Authority within the geographic boundaries of the Five Mile Corridor development zone. Various sites along the Five Mile Corridor are known to be contaminated, and other areas require infrastructure installation and improvement, which qualify as eligible project properties under the Brownfield Redevelopment Financing Act, PA 381 of 1996.

MITC shall be governed by the MITC board, which shall be a five-member board. The MITC board shall consist of the following members:

- One member appointed by the board of the Charter Township of Northville Brownfield Redevelopment Authority
- One member appointed by the board of the Plymouth Township Brownfield Redevelopment Authority
- One member appointed by the Northville Township supervisor and the Plymouth Township supervisor
- The Northville Township supervisor
- The Plymouth Township supervisor

MITC may borrow money and issue bonds or notes in its name pursuant to Act 381 for local public improvements or for economic development purposes provided that MITC shall not borrow money or issue bonds or notes for a sum that, together with the total outstanding bonded indebtedness of MITC exceeds 2 mills of the taxable value of the taxable property within the townships, as determined under Section 27a of The General Property Tax Act, 1893 PA 206, 211.27a, unless otherwise authorized by Act 7.

On January 28, 2019, a transfer contract between MITC and the Michigan Land Bank Fast Track Authority, a Michigan public body corporate and politic, was approved to transfer some of MITC's functions and responsibilities relating to the adoption and implementation of one or more brownfield redevelopment plans for the Five Mile Corridor development zone. These responsibilities include overseeing the financial operations of MITC, including the preparation of budgets and providing for any audits; negotiating and securing funding for related site improvements; environmental remediation; and the installation and improvement of public infrastructure along the Five Mile Corridor.

December 31, 2020

Note 1 - Significant Accounting Policies (Continued)

The combined authority will create one or more brownfield plans for the purpose of capturing tax increment revenue to pay debt obligations incurred to finance eligible costs of MITC. The obligations of MITC to fund such improvements are to be repaid from captured tax increment revenue, which relies on anticipated economic growth along the Five Mile Corridor. The future collection of tax increment revenue is dependent on several factors, including the timing of when properties along Five Mile will be sold and developed. Both Plymouth and Northville townships have retained the consulting services of G.D. Roberts Company, LLC to assist with the marketing of properties for sale within each respective community. In addition to providing consulting services to Northville Township, G.D. Roberts Company, LLC provides land planning and private real estate development consulting services for developers that have purchased properties located within the geographic boundaries of the Five Mile Corridor development zone.

During 2019, The Charter Township of Northville transferred land with a value of \$422,722 to the Charter Township of Northville Brownfield Redevelopment Authority for future MITC development purposes.

On March 20, 2020, Northville Township (the "Township") entered into a property transfer and loan repayment agreement effective September 20, 2019 between the Township and the Charter Township of Northville Brownfield Redevelopment Authority (BRDA). In the agreement, the Township agrees to transfer certain property to the BRDA, and the BRDA agrees to obtain a loan from The Michigan Land Bank for the purpose of conducting certain defined response activities. The loan is secured by tax increment revenue attributable to the land. Upon sale of the land, the proceeds shall be paid to satisfy the loan. If the proceeds are insufficient to pay off the loan, the Township is required to pay the BRDA sufficient amounts so the BRDA may satisfy the loan. If there are excess proceeds from the sale, the excess may be used for additional environmental response activities by the BRDA, or, if none, the remaining proceeds shall be paid to the Township.

Accounting and Reporting Principles

MITC follows accounting principles generally accepted in the United States of America (GAAP), as applicable to governmental units. Accounting and financial reporting pronouncements are promulgated by the Governmental Accounting Standards Board (GASB).

Report Presentation

Governmental accounting principles require that financial reports include two different perspectives - the government-wide perspective and the fund-based perspective. The General Fund column presents activities on the modified accrual basis of accounting, as discussed above, which demonstrates accountability for how the current resources have been spent. The government-wide column is presented on the economic resources measurement focus and the full accrual basis of accounting in order to measure the cost of providing government services and the extent to which constituents have paid the full cost of government services.

On the full accrual basis of accounting, revenue is recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue if received from the townships within 60 days of the end of the year. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Fund Accounting

MITC accounts for its various activities in one fund, the General Fund.

Basis of Accounting

The General Fund uses the current financial resources measurement focus and the modified accrual basis of accounting. This basis of accounting is intended to better demonstrate accountability for how MITC has spent its resources.

December 31, 2020

Note 1 - Significant Accounting Policies (Continued)

Expenditures are reported when the goods are received or the services are rendered.

Revenue is not recognized until it is collected or collected soon enough after the end of the year that it is available to pay for obligations outstanding at the end of the year. For this purpose, MITC considers amounts collected within 60 days of year end to be available for recognition.

Reimbursable Expenses

The Townships of Northville and Plymouth have paid approximately \$33,000 and \$46,000, respectively, in administrative and other expenses on behalf of MITC during 2020. The townships recognize it is possible these expenses may not be reimbursed by MITC.

Specific Balances and Transactions

Cash and Cash Equivalents

Cash and cash equivalents include cash on hand and demand deposits.

Accounts Receivable

Accounts receivable are primarily amounts due either from the townships for tax increment revenue or from the state related to a marketing grant. As of December 31, 2020, MITC had no allowance for doubtful accounts.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to future periods and will not be recognized as an outflow of resources (expense/expenditure) until then. MITC has no items that qualify for reporting in this category.

In addition to liabilities, the statement of net position and/or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. MITC has no items that qualify for reporting in this category.

Net Position Flow Assumption

MITC will sometimes fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is MITC's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumptions

MITC will sometimes fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is MITC's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Furthermore, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

December 31, 2020

Note 1 - Significant Accounting Policies (Continued)

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. MITC itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of MITC's highest level of decision-making authority. The board of directors is the highest level of decision-making authority for MITC that can, by passing a resolution prior to the end of the fiscal year, commit fund balance. Once passed, the limitation imposed by the resolution remains in place until a similar action is taken (the passing of another resolution) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. MITC has, by resolution, authorized the finance director to assign fund balance. The board of directors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

Subsequent Events

The financial statements and related disclosures include evaluation of events up through and including April 19, 2021, which is the date the financial statements were available to be issued.

Note 2 - Deposits and Investments

Michigan Compiled Laws Section 129.91 (Public Act 20 of 1943, as amended) authorizes local governmental units to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations that have offices in Michigan. The law also allows investments outside the state of Michigan when fully insured. The local unit is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; repurchase agreements; bankers' acceptances of United States banks; commercial paper rated within the two highest classifications that matures no more than 270 days after the date of purchase; obligations of the State of Michigan or its political subdivisions that are rated as investment grade; and mutual funds composed of investment vehicles that are legal for direct investment by local units of government in Michigan.

MITC has designated one bank for the deposit of its funds. The investment policy adopted by the board in accordance with Public Act 196 of 1997 has authorized investment in bonds and securities of the United States government and bank accounts and CDs but not the remainder of state statutory authority, as listed above. MITC's deposits and investments are in accordance with statutory authority.

December 31, 2020

Note 2 - Deposits and Investments (Continued)

Custodial Credit Risk of Bank Deposits

Custodial credit risk is the risk that, in the event of a bank failure, MITC's deposits may not be returned to it. MITC does not have a deposit policy for custodial credit risk. At year end, MITC had no uninsured or uncollateralized deposits. MITC believes that due to the dollar amounts of cash deposits and the limits of FDIC insurance, it is impractical to insure all deposits. As a result, MITC evaluates each financial institution with which it deposits funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

Note 3 - Risk Management

MITC is exposed to various risks of loss related to property loss, torts, errors, and omissions.

Northville Township and Plymouth Township both participate in the Michigan Municipal Risk Management Authority (MMRMA). The policy of each township covers all individuals officially appointed to the MITC board but not MITC itself. The MMRMA risk pool program operates as a claims servicing pool for amounts up to member retention limits and operates as a common risk-sharing management program for losses in excess of member retention amounts. Although premiums are paid annually to MITC that it uses to pay claims up to the retention limits, the ultimate liability for those claims remains with each township.

As of December 31, 2020, MITC does not have any employees or own any property.

Required Supplemental Information

Michigan International Technology Center Redevelopment Authority

Required Supplemental Information
Budgetary Comparison Schedule
General Fund

Year Ended December 31, 2020

	<u>Original Budget</u>	<u>Actual</u>	<u>Variance with Budget</u>
Revenue			
Property taxes	\$ 51,126	\$ 26,644	\$ (24,482)
Brownfield plan reimbursement	24,562	-	-
Intergovernmental - State sources	100,000	77,000	(23,000)
Northville Township contribution	30,407	569	569
Plymouth Township contribution	30,407	569	569
Total revenue	236,502	104,782	(46,344)
Expenditures			
Current services:			
Consulting	103,500	77,000	26,500
Administrative	124,002	1,138	122,864
Traffic study	9,000	-	9,000
Total expenditures	236,502	78,138	158,364
Net Change in Fund Balance	-	26,644	112,020
Fund Balance - Beginning of year	-	-	-
Fund Balance - End of year	<u>\$ -</u>	<u>\$ 26,644</u>	<u>\$ 112,020</u>

Michigan International Technology Center Redevelopment Authority

Note to Required Supplemental Information

December 31, 2020

Budgetary Information

The annual budget is prepared by the board chair, vice chair, and consultants. The draft budget is presented to and approved by MITC's board after a public hearing. Subsequent amendments, if any, are approved by MITC's board. All annual appropriations lapse at fiscal year end. Amendments are made during the year as necessary. The budget has been prepared in accordance with accounting principles generally accepted in the United States of America,

The budget document presents information by activity; expenditures at this level in excess of amounts budgeted are a violation of Michigan law. The budget is approved before the December 31 immediately preceding the beginning of the fiscal year. A comparison of actual results of operations to the budget as adopted by MITC's board can be seen by examining the totals in the budgetary comparison schedule. During the current year, the budget had no amendments.