

4/20/2016

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WAYNE COUNTY
BUILDING AUTHORITY
MEETING

_____ /

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Taken at 500 Griswold, 6th Floor,
Detroit, Michigan, 48226,
Commencing at 2:01 p.m.,
Wednesday, April 20, 2016,
Before Elizabeth Koller, CSR-7042.

1 APPEARANCES:

2 MS. ZENNA FARAJ ELHASAN (P67961)

3 Wayne County Corporation Counsel

4 500 Griswold, Floor 30

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7 (313) 224-0055

8

9 ATTENDEES:

10 Eileen DeHart

11 Frederick Hoffman

12 James Saros

13 Sam Hussein

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15 OTHERS PRESENT:

16 Mary Anna Daskas

17 Audricka Grandison

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1 Detroit, Michigan

2 April 20, 2016

3 About 2:01 p.m.

4 MS. DEHART: I call this meeting of the Wayne
5 County Building Authority to order. Roll call, please?

6 MS. GRANDISON: Eileen DeHart?

7 MS. DEHART: Present.

8 MS. GRANDISON: James Saros?

9 MR. SAROS: Present.

10 MS. GRANDISON: Frederick Hoffman?

11 MR. HOFFMAN: Present.

12 MS. GRANDISON: Sam Hussein?

13 MR. HUSSEIN: Present.

14 MS. GRANDISON: And Frank Vaslo has been
15 excused today.

16 MS. DEHART: Thank you. Is there a motion to
17 approve the agenda?

18 MR. HOFFMAN: So move.

19 MR. HUSSEIN: Approved.

20 MS. DEHART: The motion was made by Member
21 Hoffman and supported by Member Hussein. All those in
22 favor?

23 MEMBERS: Aye.

24 MS. DEHART: Opposed? Motion carries. Any
25 Old Business? New Business, action items, first one

1 approval of modification -- you know what's not on
2 here? Approval of minutes.

3 MS. GRANDISON: I don't have any today. They
4 haven't came in yet.

5 MS. DEHART: I need a motion to postpone the
6 approval of the minutes of the last meeting?

7 MR. HUSSEIN: So move.

8 MR. SAROS: Second.

9 MS. DEHART: All those in favor?

10 MEMBERS: Aye.

11 MS. DEHART: Opposed? Motion carries.

12 Action items: Approval of modification of the expert
13 services contract to add an additional \$20,000 for the
14 2010 jail bond examination. Is there a motion for
15 discussion?

16 MR. HOFFMAN: So move.

17 MR. SAROS: Second.

18 MR. HUSSEIN: Support.

19 MS. DEHART: Who would like to take this?

20 Zenna?

21 MS. ELHASAN: Yes.

22 MS. DEHART: If you could say your name?

23 MS. ELHASAN: Zenna Elhasan, Corporation
24 Counsel for Wayne County.

25 MS. DEHART: Thank you.

1 MS. ELHASAN: So this body has already
2 approved the initial contract for expert services
3 related to the 2010 jail bonds. You may recall the
4 last time we discussed any modification publicly
5 reference resolution number 15-014, you authorized me
6 to proceed with a modification pursuant to written
7 notification to this body of an additional \$20,000 at
8 the time which would have taken this contract up to
9 \$50,000, that was pursuant to the resolution.

10 So before you today is consideration for an
11 additional modification and right now we're only
12 limiting it to \$20,000. I laid out in the email why I
13 thought that might be a reasonable amount to hopefully
14 conclude the representation in this matter. There's a
15 couple meetings that we're going to have, we're going
16 to have a phone call with the IRS agent. The agent may
17 actually come out on site. I presume he's going to,
18 already indicated two or three times he'd like to visit
19 the jail site, and so that will require some additional
20 time and representation.

21 So I think at this point, I won't guarantee
22 that I will be coming before you for an additional
23 modification, but at this point I believe an additional
24 20,000 to the 50,000 existing would be sufficient to
25 cover the remaining representation; that is covered

1 with jail bonds, the engagement is covered and paid out
2 through the jail bonds.

3 MS. DEHART: On the memo it says modification
4 amount \$40,000 not to exceed 70?

5 MS. ELHASAN: Yes, the modification is a
6 total of 40,000.

7 MS. DEHART: Got it.

8 MS. ELHASAN: Yes, so the existing \$30,000.
9 And I wanted to make sure we had it in the contract
10 because the only way we went to up 50 was via
11 resolution and my written notice to you, but I wanted
12 the contract to reflect the total modification of the
13 first 20 and the second 20.

14 MS. DEHART: Your memo, your email very, very
15 extensive and very thorough.

16 MS. ELHASAN: Yes, I'm sorry.

17 MS. DEHART: No, no, don't be sorry for it,
18 that's good. But I can tell an attorney wrote it, and
19 that's a compliment.

20 MS. ELHASAN: Thank you.

21 MR. HOFFMAN: Just two quick questions. You
22 said and I want to be sure the record captures it, but
23 is this an action that we had taken pursuant to the IRS
24 coming at us to look at this particular case and it's
25 pretty much under the control of the IRS as to how much

1 legal services we will need?

2 MS. ELHASAN: Yes. So unfortunately when the
3 IRS make these audits and we'll call them a review,
4 actually it's a review, they must know that the
5 municipalities going to have paid thousand of dollars
6 to cover any expert that they're going to engage to
7 respond to these types of inquiries.

8 As much as it's a general review for them,
9 it's certainly not just a general review for us, and so
10 we have to engage the proper expertise to be able to
11 handle the inquiries that they've made.

12 MR. HOFFMAN: And then just secondly to
13 underscore what you said, this is an eligible expense
14 under jail bond, so?

15 MS. ELHASAN: Correct, it is.

16 MR. HOFFMAN: So it will be covered by the
17 bonds that are issued?

18 MS. ELHASAN: Correct.

19 MS. DEHART: I would also like the record to
20 reflect this is a normal review. It's not something
21 that's being done out of the ordinary or being done
22 because of anything the IRS may suspect. It's just a
23 normal review they do to every bond proposal like ours.

24 Anything else?

25 MR. SAROS: This has nothing to do with going

1 to the 1994 bonds that were --

2 MS. ELHASAN: No, it does.

3 MR. SAROS: -- I'm sorry, I misspoke.

4 MS. ELHASAN: The 2007 which is the second
5 agenda item. I'm sorry. This contract has nothing to
6 do with the new review.

7 MR. SAROS: I guess I'm just curious, so out
8 of the new bonds we're paying for that out of the new
9 bonds, the issue, the dollars that were issued to us
10 were, it is eligible for us to --

11 MS. ELHASAN: The IRS Audit for 2010 jail
12 bonds is eligible. The jail bonds are eligible to
13 cover the representation to address the 2010 jail bonds
14 review.

15 MR. SAROS: Okay, then what was, and I'm
16 sorry, what was the 1994?

17 MS. ELHASAN: That's the second agenda item,
18 that's my long email.

19 MR. SAROS: Yes. I got it. I'm sorry, my
20 apologies.

21 MS. DEHART: Any other questions? We do have
22 a motion to support. I'd like a roll call on this,
23 please.

24 MS. GRANDISON: Sam Hussein?

25 MR. HUSSEIN: Yes.

1 MS. GRANDISON: Eileen DeHart?

2 MS. DEHART: Yes.

3 MS. GRANDISON: Frederick Hoffman?

4 MR. HOFFMAN: Yes.

5 MS. GRANDISON: James Saros?

6 MR. SAROS: Yes.

7 MS. DEHART: The motion passes. Thank you.

8 Item 2, approval of an expert services
9 contract for service for the 2007 bonds IRS examination
10 in the amount of the \$20,000.

11 Is there a motion for discussion?

12 MR. HOFFMAN: I'll make that motion.

13 MS. DEHART: Is there support?

14 MR. HUSSEIN: Support.

15 MS. DEHART: We do have a motion. Zenna?

16 MS. ELHASAN: So this one shouldn't take,
17 fingers crossed, as much time and service as the 2010
18 jail bonds. We've estimated about \$20,000 retention at
19 this point or engagement, and obviously if there is a
20 need for additional expenses or representation, I'll
21 come before this body to seek that sort of
22 modification.

23 But that expert services contract is, in
24 fact, for what I've detailed in my email of April 15th
25 regarding the 2007 IRS review and that does stem from

1 the initial issuance of the 1994 bonds for capital
2 improvement on the jail facilities.

3 What typically happens, and some of you may
4 be familiar with the bond issuance, but sometimes
5 interest rates obviously change between what you
6 initially got your bonds at and what they try to reduce
7 it and so what I presume happened here, obviously, I
8 haven't looked at the transcript, I wasn't around when
9 this happened, but I'm going to assume that we were
10 looking for better interest rates; went out and
11 received a new issuance used that bond to pay off the
12 1994, and so what is being reviewed right now is the
13 tax exempt status of the 2007 bond issuance, that's
14 what the refunding reference was.

15 And this is strictly a routine audit. As
16 matter of fact, in their correspondence, the IRS had
17 indicates it's a routine audit. We have no reason, nor
18 do they, to believe it's not tax exempt, but in
19 accordance with their routine standards and procedures
20 they have to review these types of bond. So, again,
21 we'll have to pay a few thousands dollars to engage
22 somebody to represent us and respond accordingly to.

23 MR. SAROS: Is that the American Builder bond
24 the second, the 2010's were the American Builder Bonds?

25 MS. ELHASAN: The 2010's were the American

1 recovery bond, these are not. Those you get the credit
2 for, this is the tax exempt status.

3 MR. SAROS: Is there any question about those
4 credits?

5 MS. ELHASAN: The 2010?

6 MR. SAROS: Uh-huh.

7 MS. ELHASAN: Well, that's what the IRS is
8 looking at at this point to determine whether we used
9 them for eligible uses and to make sure that what they
10 were, what we got the issuance for is what we -- the
11 contemplated use is, in fact, what we used those bonds
12 for those proceeds for.

13 But if you're asking me whether I'm worried
14 about whether there's an issue, I can't say one way or
15 another. I suspect just based on my reviewed that
16 we've used the bond in an eligible manner, and I have
17 no reason to believe otherwise.

18 Certainly, the IRS is going to look at it in
19 much more intricate detail than I did and apply it to
20 the IRS rules and regulations to make sure we abide by
21 that but I have no reason to believe that we haven't.

22 MR. SAROS: And just from memory, I believe
23 every time we were asked in the past to pay for
24 something that was always a question that was asked was
25 are, is this eligible for us to do, and the response

1 like you said previous counsel even before yourself was
2 always, yes, it was, so.

3 MS. ELHASAN: And not for everything.

4 MR. SAROS: No.

5 MS. ELHASAN: Certainly there's instances
6 where we don't use the bond proceeds to pay for. I'll
7 tell you the maintenance, some of the maintenance
8 issues that we do on a monthly basis right now, those
9 are general fund dollars that are being used to
10 maintain the existing site because we don't believe
11 those expenses are fund eligible simply because that's
12 not a project right now.

13 But when you're reviewing the jail bonds in
14 and of itself it's pretty clear that they would be an
15 eligible expense, the representation would be an
16 eligible expense. And Jeff MaQue(sic) who's actually
17 representing the building authority advised us of that.

18 MS. DEHART: I think the IRS will take that
19 into consideration because we didn't just blanketly
20 used the bonds to pay for everything.

21 MS. ELHASAN: Correct.

22 MS. DEHART: We were discerning as to what
23 came out of what fund.

24 MR. SAROS: Yeah, I'd be really surprised if
25 I mean, all the way through this if we didn't have, get

1 appropriate counsel at that time because I mean I think
2 that even the previous administration was pretty
3 careful and pretty clear about, you know, this would be
4 eligible and this wouldn't be.

5 MS. ELHASAN: Because there's a lot at risk.

6 MR. SAROS: Right. I mean, but the question
7 came up often, so I have a level of comfort as well.

8 MS. ELHASAN: Thank you.

9 MR. HOFFMAN: Two questions, one
10 unfortunately that goes back to the previous issue that
11 has been raised a second ago by Mr. Saros. But on the
12 this particular one, can you remind me what the use of
13 the 2007 bonds were?

14 MS. ELHASAN: I presume it was for capital
15 improvements on the existing jail facilities just based
16 on my reading of what I've seen just a very cursory
17 review. Again, I haven't reviewed the bond transcript,
18 that's something we're actually pulling from archived
19 records to determine exactly what the use was.

20 It was just over \$50 million. So I have to
21 assume it was for and it says capital improvements for
22 jail facilities, and that obviously has nothing to do
23 with Gratiot.

24 MR. HOFFMAN: Thank you. And with permission
25 to the Chair, I'd like to go back to the previous

1 issue, just ask a question and that is that the review
2 of the audit of the 2010 will just be retroactive or
3 will it just be past issues and will not provide any
4 advice on expenditures going forward?

5 MS. ELHASAN: Correct. We have engaged bond
6 counsel many times in the past to look at how we can
7 use those funds, whether they can be used for capital
8 improvements. You may recall there was three options
9 that we had considered on the jail project, Mound,
10 Gratiot, for rehabbing existing facilities.

11 As part of the review of rehabbing the
12 existing facilities we wanted to make a determination
13 as to whether the balance of bond proceeds could be
14 utilized for those capital improvements, and, you know,
15 it's a very gray area. It doesn't give me at least an
16 adequate level of comfort to advise my client that it's
17 an unequivocal response that yes you can used the
18 \$56 million jail bond balance to make capital
19 improvements at the existing jail.

20 Bond counsel seems to think there's a
21 potential for that use but there are some risk factors
22 as well and potential policies. So there is a letter
23 ruling, you may be familiar with, you could see from
24 the IRS which would be separate and apart this review,
25 but you could engage the IRS in that process and ask

1 for their advice or opinion. They may or may not
2 provide it as to whether you would be able to use those
3 bond proceeds for capital improvements, but that is
4 something we can engage them on, if we get to the point
5 where we don't proceed with the Gratiot site.

6 MR. HOFFMAN: They'll have something totally
7 different than these issues before us today?

8 MS. ELHASAN: Correct.

9 MR. HOFFMAN: Thank you.

10 MS. DEHART: Thank you. Anything else? We
11 have a motion for support on the floor. Roll call,
12 please.

13 MS. GRANDISON: Sam Hussain?

14 MR. HUSSEIN: Yes.

15 MS. GRANDISON: Eileen DeHart?

16 MS. DEHART: Yes.

17 MS. GRANDISON: Frederick Hoffman?

18 MR. HOFFMAN: Yes.

19 MS. GRANDISON: Jim Saros?

20 MR. SAROS: Yes.

21 MS. GRANDISON: She passes.

22 MS. DEHART: Any public comments? I just
23 like to say it's probably one of the shortest meetings
24 on record.

25 MS. ELHASAN: Because Gary's not here.

1 SPEAKER: Once he get's going.

2 SPEAKER: That's right.

3 MR. HOFFMAN: Can we take advantage of a
4 second or two and ask if there's any updates on
5 anything?

6 MS. ELHASAN: Yes, we can do -- I'm not going
7 to go into the detail but certainly I hope that we
8 could bring to you in the next few weeks an agreement
9 that we're just ironing out the final details with
10 Ghafari. It's very different than the initial
11 agreement that we had contemplated.

12 I think we made some reference to it the last
13 time we met with you sort of going down the path of the
14 design build versus a design bid build and bidding it
15 out, and the little involvement that Ghafari would have
16 in getting that RFP out because we've now engaged CGL
17 and so I think you'll be happy with what we've come up
18 with, and so look for a meeting date in the very near
19 future to hopefully get your input.

20 MR. HOFFMAN: Is the CGL operating review
21 underway?

22 MS. ELHASAN: It is, and they have a 60 day
23 window to at least get us a preliminary analysis from
24 last week.

25 MS. DEHART: And just so the members know, I

1 will be out of town from Tuesday, May 10 until Tuesday
2 May 17th, so. Okay. Anything else? A motion is in
3 order to adjourn?

4 MR. HOFFMAN: I make that motion.

5 MR. HUSSEIN: Support.

6 MS. DEHART: And Mr. Hussein supports. All
7 those in favor?

8 MEMBERS: Aye.

9 MS. DEHART: Opposed? Motion carries. We
10 stand adjourned. Thank you.

11 (The meeting concluded at 2:16 p.m.)
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1 CERTIFICATE OF NOTARY

2 STATE OF MICHIGAN)

3) SS

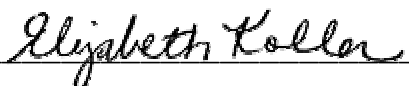
4 COUNTY OF WAYNE)

5 I, Elizabeth Koller, Certified Shorthand Reporter,
6 a Notary Public in and for the above county and state,
7 do hereby certify that the above deposition was taken
8 before me at the time and place hereinbefore set forth;
9 that the witness was by me first duly sworn to testify
10 to the truth, and nothing but the truth, that the
11 foregoing questions asked and answers made by the
12 witness were duly recorded by me stenographically and
13 reduced to computer transcription; that this is a true,
14 full and correct transcript so taken; and that I am not
15 related to, nor of counsel to either party nor
16 interested in the event of this cause.

17

18

19



20

Elizabeth Koller

21

CSR 7042, Notary Public,

22

Wayne County, Michigan

23 My Commission expires: June 1st, 2018

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