



**CITY OF JONESVILLE
LOCAL DEVELOPMENT FINANCE AUTHORITY
DOWNTOWN DEVELOPMENT AUTHORITY
PA 57 INFORMATIONAL MEETING AGENDA
DECEMBER 15, 2021, 8:30 A.M.
JONESVILLE POLICE DEPARTMENT, 116 W. CHICAGO STREET**

- 1. CALL TO ORDER**
- 2. PUBLIC COMMENTS**
- 3. INFORMATIONAL PRESENTATION**
 - A. Downtown Development Authority Activities **[Discussion/Information Item]**
 - B. Local Development Finance Authority Activities **[Discussion/Information Item]**
- 4. ADJOURN TO REGULAR MEETING**

**CITY OF JONESVILLE
LOCAL DEVELOPMENT FINANCE AUTHORITY AGENDA
DECEMBER 15, 2021
JONESVILLE POLICE DEPARTMENT, 116 W. CHICAGO STREET**

- 1. CALL TO ORDER**
- 2. PRESENTATIONS AND RECOGNITIONS**
 - A. None
- 3. APPROVAL OF AGENDA** **[Action Item]**
- 4. APPROVAL OF MINUTES – June 16, 2021 Meeting** **[Action Item]**
- 5. PUBLIC COMMENT**
- 6. FINANCIAL REPORT**
 - A. Through October 31, 2021 **[Action Item]**
- 7. NEW BUSINESS**
 - A. FY 2020-21 Annual Report **[Action Item]**
 - i. PA 57 Treasury Report
 - ii. Activity Synopsis
 - B. Agricultural Lease **[Action Item]**
 - C. 2022 Economic Development Investment Economic Development Partnership of Hillsdale County **[Action Item]**
 - D. 2022 Meeting Calendar **[Action Item]**

8. OTHER BUSINESS


- A. Economic Development Partnership Report
- B. Staff Updates

9. ROUNDTABLE DISCUSSION

- A. LDFA Board Member Updates

10. ADJOURNMENT– Next Scheduled Meeting: Wednesday, February 16, 2022 8:30 a.m.



To: Jonesville LDFA Board
From: Jeffrey M. Gray, City Manager 
Date: December 10, 2021
Re: Manager Report and Recommendations – December 15, 2021 LDFA Meeting

PA 57 INFORMATIONAL MEETING AGENDA:

3. Informational Presentations – DDA and LDFA [Discussion/Information]

Effective January 1, 2019, the State of Michigan has adopted new public informational meeting requirements that effect both the LDFA and the DDA. This item on the agenda is reserved for updates in the 2021 calendar year from the LDFA and DDA regarding recent development projects and near-term priorities. DDA Chair Don Toffolo will be our guest to cover DDA activities. Chair Rick Schaerer attended the LDFA meeting on November 9th to provide a similar update. The session will focus on the contents of the proposed Fiscal Year 2020-21 Annual Reports for each of the boards. Notice of the meeting has been provided to the City Council and Hillsdale County Board of Commissioners, as required in the act. *Please refer to the attached 2020-21 DDA and LDFA Activity Reports, and the Informational Meeting Notice.*

REGULAR MEETING AGENDA:

6. A. Financial Report [Action]

Attached is a revenue and expenditure report for the LDFA through October 31st. The report shows revenue and expenditure activity for the month of October and fiscal year-to-date. It also illustrates the amount budgeted for each line item and the available balance in that line. Also attached is a report of the current cash balances in all accounts as of October 31st. I recommend a motion to accept the financial report through October 31, 2021. *Please refer to the attached revenue and expenditure report and cash balance report.*

7. A. FY 2020-21 Annual Report [Action]

In addition to new meeting requirements, Public Act 57 of 2018 also mandates new reporting requirements for the LDFA. The first is a financial report to the Michigan Department of Treasury on a form provided by the Department. The second is an annual synopsis of LDFA activities, that was the subject of the Informational Meeting. Motions to approve the attached reports, as presented or with amendments, are necessary. I recommend a motion to approve the Annual Report on Status of Tax Increment Financing Plan and to authorize staff to submit the same to the Michigan Department of Treasury. I also recommend a motion to approve the Fiscal Year 2020-21 Annual Report and to post the same on the LDFA section of the City website. *Please refer to the Annual Report on Status of Tax Increment Financing Plan, and the Fiscal Year 2020-21 Annual Report.*

7. B. Agricultural Lease [Action]

The current agreement with Lewis Farms for farming the undeveloped portions of the Industrial Park expires on December 31st. Staff solicited sealed bids for the farm lease for a five-year term (January 1, 2022 through December 31, 2026). We received one bid from Conner and Kelsey Lewis in the amount of \$130 per acre per year, for a total annual revenue of \$4,200.30.

This represents an increase of \$50.00 per acre over the current contract. The Lewis family is, obviously, very familiar with the property and have been good partners on this project over the years. I recommend a motion to approve a five-year lease with Conner and Kelsey Lewis in the amount of \$130.00 per acre. *Please refer to the attached Agricultural Crop Proposal.*

**7. C. 2022 Economic Development Investment – Economic Development
Partnership of Hillsdale County**

[Action]

Attached is the request for renewal of our annual investment in the Economic Development Partnership of Hillsdale County. The \$15,000 request is consistent with last fiscal year and the expense has been budgeted. The EDP plays a significant role in retention and recruitment calls, and was recently successful in securing a grant to expand broadband internet in the Industrial Park. Executive Director, Sue Smith will be in attendance at the meeting to review the services that the EDP provides and to answer questions. I would recommend that the LDFA consider a motion to approve the investment in the EDP in the amount requested. *Please refer to the attached invoice.*

7. D. 2022 Meeting Calendar

[Action]

Consistent with the current meeting calendar, the proposed 2022 calendar proposes meeting every other month on the third Wednesday at 8:30 a.m. The LDFA may change the meeting date and/or time if desired. A motion is necessary to adopt the meeting calendar. *Please refer to the attached proposed 2022 Meeting Calendar.*

OTHER BUSINESS:

9. A. Project Updates

[Information]

This item is reserved to address status updates on projects, and to address others that members may have questions about.



City of Jonesville Downtown Development Authority FY 2020-21 Annual Report

This report is provided in accordance with the Michigan Recodified Tax Increment Financing Act, Public Act 57 of 2018. It reports the Authority's operations during the 2020-21 fiscal year and is intended to fulfill the requirements of the annual synopsis of activities of the authority, required in Section 910(1)(h) of the Act. The authority fiscal year begins on July 1st and ends June 30th.

Authority Accomplishments

- Restarted the Façade Improvement Program, including updated guidelines allowing for a grant of up to \$2,500 to match 10% of total project costs.
- Partnered with Consumer's Energy's Our Town Gift Card Match program and a private contributor. The \$10,600 in donations matched individual gift card purchases to distribute \$21,200 to Downtown businesses before Christmas.
- Appointed a Redevelopment Committee and a Facilities and Design Committee to assist the board with planning of Downtown activities. The DDA also established the following board priorities: Klein Tool building redevelopment; streetscape reconstruction; and South Parking Lot improvements.

Projects and Investments

- Engaged the services of Wolverine Engineers & Surveyors, Inc. for design services for the Chicago Street Streetscape and South Parking Lot improvements.
- Completed the final investment to maintain mast arm traffic signals associated with the Michigan Department of Transportation (MDOT) signal modernization project.
- Provided annual operation and maintenance for the Downtown streetscape.
- Completed the annual debt service payment for the North Parking Lot improvement project.

Events and Promotions

- Provided financial support for the Downtown fall display.
- The DDA supported costs associated with park and Downtown decorations, including additional lights in Carl Fast Park and electricity costs to support the Lion's Club Lights of Love project. The City received many compliments about the appearance of the park and the Downtown during the holiday season.

Fund Balance and Capital Project Planning

The DDA retains an estimated fund balance at the close of the fiscal year of approximately \$157,000. The DDA eliminated the \$25,000 reserve for a revolving loan fund, out of the interest of assuring maximum flexibility for the use of those funds for eligible projects and Downtown investments.

The DDA has several capital projects planned for the next 5 years whose cost exceeds the current reserve funds. The DDA Budget Committee met through the spring and developed a tentative prioritization of future capital projects to commence after debt obligations are completed for the North Parking Lot project in 2024.

Upcoming projects include streetscape improvements, South Parking Lot enhancements, and wayfinding signs. Future projects, as prioritized during review by the Budget Committee are summarized on pages 21-23 of the FY2021-22 through 2026-27 Capital Improvement Plan, available for review at City Hall or on the City's website, www.jonesville.org.



City of Jonesville Local Development Finance Authority FY 2020-21 Annual Report

This report is provided in accordance with the Michigan Recodified Tax Increment Financing Act, Public Act 57 of 2018. It reports the Authority's operations during the 2020-21 fiscal year and is intended to fulfill the requirements of the annual synopsis of activities of the authority, required in Section 910(1)(h) of the Act. The authority fiscal year begins on July 1st and ends June 30th.

Authority Accomplishments

- Through a \$53,500 grant from the Michigan Economic Development Corporation (MEDC), \$100,000 in support from Comcast and a \$5,000 local match, funded installation of fiber optic broadband internet in the Industrial Park. The project provided additional internet options for businesses already in the park and is intended to attract investment to vacant parcels.
- Completed preventative maintenance on Industrial Park streets.

Projects and Investments

- Maintained a high priority on infrastructure maintenance. The LDFA invested over \$90,000 in milling and resurfacing Gaige Street.
- Continued annual investment of \$15,000 to support the collaborative economic development activities of the Hillsdale County EDP.
- Invested in the City's water system improvement project with a commitment of \$25,000 per year for the third of 10 years to maximize affordability of water utility costs, especially for industrial customers, with benefits to residential and commercial customers, as well.
- Invested \$105,000 in dedicated reserves for future projects – \$45,000 for future expansion of the Industrial Park, \$35,000 for future infrastructure needs, and \$35,000 for other special projects called out in the development plan.

Events and Promotions

- Engaged in business recruiting, marketing vacant parcels to two different prospects. One of these prospects is in the process of purchasing the recently vacated Fastenal building to relocate their business to Jonesville.

Fund Balance and Capital Project Planning

The LDFA retains an estimated fund balance at the close of the fiscal year of approximately \$2.1 million. Due to sizable future projects, as well as uncertainty of future revenues following the elimination of personal property taxes in Michigan, the LDFA has established several designated reserves. \$240,000 is reserved for future expansion, \$200,000 for special projects and development incentives, and \$240,000 for future infrastructure improvements. The balance of the reserve is undesignated for projects authorized in the Development Plan.

Savings will be needed to accomplish the long-term goals of the Development Plan, including Industrial Park expansion. These investments are more likely to take place nearer the end of the term of the plan in 2036. Projects are summarized in the LDFA Development and Tax Increment Financing Plan, available for review at City Hall or on the City's website, www.jonesville.org.



City of
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

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(517) 849-9037 Fax
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NOTICE OF PUBLIC ACT 57 INFORMATIONAL MEETINGS

DOWNTOWN DEVELOPMENT AUTHORITY LOCAL DEVELOPMENT FINANCE AUTHORITY

PLEASE TAKE NOTICE that the City of Jonesville Downtown Development Authority (DDA) and Local Development Finance Authority (LDFA) will hold Informational Meetings, pursuant to Public Act 57 of 2018.

The meetings will be held on Tuesday, November 9, 2021 at 8:30 a.m. and Wednesday, December 15, 2021 at 8:30 a.m. in the Jonesville Police Department, located at 116 W. Chicago Street, Jonesville, MI 49250. The meetings are open to the public. Following the November Informational Meeting, the DDA will hold its regular business meeting; the LDFA regular business meeting will follow the December Informational Meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the City of Jonesville in writing at 116 W. Chicago Street, Jonesville, MI 49250 or by calling (517) 849-2104.

Respectfully,

Cynthia D. Means, Clerk

City of Jonesville
Local Development Finance Authority
Minutes of June 16, 2021

Present: Gerry Arno, Kathleen Schmitt, Chellie Broesamle, Rick Schaerer, Jim Parker and Manager Jeff Gray.

Absent: Scott Campbell, Steve Harding, Loretta Blank and Scott Jones.

Also Present: Sue Smith (EDP)

Chairman Schaerer called the meeting to order at the Jonesville Fire station, 114 W. Chicago Street, Jonesville, MI at 8:30 a.m.

A motion was made by Jim Parker and supported by Chellie Broesamle to approve the agenda as presented. All in favor. Absent: Loretta Blank, Scott Campbell, Scott Jones and Steve Harding. Motion carried.

Gerry Arno made a motion to approve the minutes of April 21, 2021. Kathleen Schmitt supported the motion. All in favor. Absent: Scott Campbell, Steve Harding, Scott Jones and Loretta Blank. Motion carried.

A motion was made by Kathleen Schmitt and supported by Jim Parker to accept the financial report through April 30, 2021 that was submitted. All in favor. Absent: Loretta Blank, Scott Campbell, Scott Jones and Steve Harding. Motion carried.

A motion was made by Chellie Broesamle and supported by Jim Parker to approve the Fiscal Year 2021-22 Budget and recommend City Council approve the budget at their meeting on Wednesday, June 16, 2021. All in favor. Absent: Loretta Blank, Scott Jones, Scott Campbell and Steve Harding. Motion carried.

Sue Smith, EDP Director, provided an update regarding the EDA Grant, Employer Breakfast on June 22, 2021 at 7:00 a.m. at the Litchfield Regional Training Center, HISD Partnership and retention calls made by Cobra Aero, Hillsdale Terminal and Key Opportunities.

Manager Gray provided updates.

L DFA members provided updates.

The meeting was adjourned by Chairperson Schaerer at 9:19 a.m.

Submitted by,

Cynthia D. Means
Clerk

User: LSPAHR

DB: Jonesville

PERIOD ENDING 10/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 10/31/2021	2021-22 AMENDED BUDGET	AVAILABLE		% BDGT USED
		MONTH 10/31/2021	INCREASE (DECREASE)			NORMAL	(ABNORMAL)	
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY								
Revenues								
Dept 000 - BALANCE SHEET/REVENUE								
247-000-403.000	REAL PROPERTY TAXES	0.00	0.00	93,000.00	93,000.00	0.00		
247-000-403.075	PERSONAL PROP TAX REIMBURSEMENT	0.00	0.00	250,000.00	250,000.00	0.00		
247-000-664.000	LEASE/IND PARK RADIO TOWER	1,439.34	6,997.45	14,000.00	7,002.55	49.98		
247-000-665.000	INTEREST EARNINGS	50.47	166.93	3,000.00	2,833.07	5.56		
247-000-694.100	OTHER INCOME - FARM LAND	0.00	0.00	2,175.00	2,175.00	0.00		
Total Dept 000 - BALANCE SHEET/REVENUE		1,489.81	7,164.38	362,175.00	355,010.62	1.98		
TOTAL REVENUES		1,489.81	7,164.38	362,175.00	355,010.62	1.98		
Expenditures								
Dept 729 - DEVELOPMENT ACTIVITIES								
247-729-702.000	SALARIES AND WAGES	0.00	517.28	3,000.00	2,482.72	17.24		
247-729-715.000	EMPLOYERS SHARE - FICA & MEDICARE	0.00	38.09	150.00	111.91	25.39		
247-729-716.000	HEALTH INSURANCE	0.00	160.56	200.00	39.44	80.28		
247-729-718.000	DISABILITY	0.00	6.47	25.00	18.53	25.88		
247-729-719.000	RETIREMENT - EMPLOYER PORTION	0.00	55.64	150.00	94.36	37.09		
247-729-721.000	LIFE INSURANCE	0.00	5.83	20.00	14.17	29.15		
247-729-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.00	0.64	5.00	4.36	12.80		
247-729-723.000	DENTAL INSURANCE	0.00	20.50	40.00	19.50	51.25		
247-729-724.000	OPTICAL INSURANCE	0.00	4.60	10.00	5.40	46.00		
247-729-727.000	OFFICE SUPPLIES	0.00	21.80	100.00	78.20	21.80		
247-729-740.000	OPERATING SUPPLIES	0.00	0.00	1,000.00	1,000.00	0.00		
247-729-801.100	PROF SERVICES - EDP PARTNERSHIP	0.00	0.00	15,000.00	15,000.00	0.00		
247-729-818.000	CONTRACTUAL	498.96	2,545.58	10,000.00	7,454.42	25.46		
247-729-900.000	PRINTING & PUBLISHING	0.00	0.00	2,000.00	2,000.00	0.00		
247-729-921.000	ELECTRICITY	95.98	377.94	1,000.00	622.06	37.79		
247-729-924.000	WATER AND SEWER	0.00	0.00	500.00	500.00	0.00		
247-729-930.000	REPAIRS & MAINTENANCE	0.00	0.00	1,500.00	1,500.00	0.00		
247-729-940.000	EQUIPMENT RENTAL	0.00	638.78	1,500.00	861.22	42.59		
247-729-965.000	CONTRIB TO GEN FUND-ADMIN WAGES/BENE	0.00	0.00	30,392.00	30,392.00	0.00		
247-729-965.100	CONTRIB TO GEN FUND - ST LIGHT ELEC	0.00	0.00	5,304.00	5,304.00	0.00		
247-729-965.400	CONTRIB TO WATER CONTRACT PAYMENT	0.00	0.00	25,000.00	25,000.00	0.00		
247-729-965.600	CONTRIB TO GEN FUND	0.00	0.00	1,479.00	1,479.00	0.00		
247-729-966.000	RESERVE FOR FUTURE EXPANSION	0.00	0.00	45,000.00	45,000.00	0.00		
247-729-967.000	RESERVE FOR SPECIAL PROJECTS	0.00	0.00	35,000.00	35,000.00	0.00		
247-729-967.500	RESERVE FOR INFRASTRUCTURE IMPROVEMENTS	0.00	0.00	35,000.00	35,000.00	0.00		
Total Dept 729 - DEVELOPMENT ACTIVITIES		594.94	4,393.71	213,375.00	208,981.29	2.06		
TOTAL EXPENDITURES		594.94	4,393.71	213,375.00	208,981.29	2.06		
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY:								
TOTAL REVENUES		1,489.81	7,164.38	362,175.00	355,010.62	1.98		
TOTAL EXPENDITURES		594.94	4,393.71	213,375.00	208,981.29	2.06		
NET OF REVENUES & EXPENDITURES		894.87	2,770.67	148,800.00	146,029.33	1.86		

Fund 247 LOCAL DEVELOPMENT FINANCE AUTHORITY

GL Number	Description	Balance
*** Assets ***		
247-000-001.000	CASH - CHECKING	2,167.01
247-000-007.000	CASH - MI CLASS INVESTMENT ACCT	2,369,101.76
247-000-130.000	LAND	97,544.00
Total Assets		2,468,812.77
*** Liabilities ***		
247-000-202.000	ACCOUNTS PAYABLE	594.94
Total Liabilities		594.94
*** Fund Balance ***		
247-000-390.000	FUND BALANCE	2,174,244.30
Total Fund Balance		2,174,244.30
Beginning Fund Balance - 20-21		2,174,244.30
Net of Revenues VS Expenditures - 20-21		291,202.86
*20-21 End FB/21-22 Beg FB		2,465,447.16
Net of Revenues VS Expenditures - Current Year		2,770.67
Ending Fund Balance		2,468,217.83
Total Liabilities And Fund Balance		2,468,812.77

* Year Not Closed

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	CITY OF JONESVILLE	TIF Plan Name	For Fiscal Years ending in
Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2021.	Local Development Finance Authority		2021
	Year AUTHORITY (not TIF plan) was created:	1989	
	Year TIF plan was created or last amended to extend its duration:	2010	
	Current TIF plan scheduled expiration date:	2036	
	Did TIF plan expire in FY21?	No	
	Year of first tax increment revenue capture:	1990	
	Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	No	
	If yes, authorization for capturing school tax:		
	Year school tax capture is scheduled to expire:		

Revenue:	Tax Increment Revenue	\$	82,425
	Property taxes - from DDA levy	\$	-
	Interest	\$	2,198
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$	281,145
	Other income (grants, fees, donations, etc.)	\$	72,638
	Total	\$	438,406

Tax Increment Revenues Received

From counties	\$	27,042
From municipalities (city, twp, village)	\$	55,383
From libraries (if levied separately)	\$	-
From community colleges	\$	-
From regional authorities (type name in next cell)	\$	-
From regional authorities (type name in next cell)	\$	-
From regional authorities (type name in next cell)	\$	-
From local school districts-operating	\$	-
From local school districts-debt	\$	-
From intermediate school districts	\$	-
From State Education Tax (SET)	\$	-
From state share of IFT and other specific taxes (school taxes)	\$	-
Total	\$	82,425

Expenditures

<u>Development Activities and Ind Park Maintenance</u>	\$	82,273
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
Transfers to other municipal fund (list fund name)	\$	-
Transfers to other municipal fund (list fund name)	\$	25,000
Transfers to General Fund	\$	39,930
Total	\$	147,203

Outstanding non-bonded Indebtedness

Principal	\$	-
Interest	\$	-

Outstanding bonded Indebtedness

Principal	\$	-
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Interest

\$ -

Total

\$ -

Bond Reserve Fund Balance

\$ -

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan	
				↓	TIF Revenue
Ad valorem PRE Real	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem non-PRE Real	\$ 4,740,655	\$ 2,282,850	\$ 2,457,805	24.3900000	\$59,945.86
Ad valorem industrial personal	\$ 2,513,400	\$ 1,123,996	\$ 1,389,404	24.3900000	\$33,887.56
Ad valorem commercial personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem utility personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem other personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$ 1,695,678	\$ 686,000	\$ 1,009,678	12.1950000	\$12,313.02
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$ 1,091,300	\$ 3,036,467	\$ (1,945,167)	12.1950000	(\$23,721.31)
IFT New Facility personal property on commercial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Exempt (from all property tax) Real Property	\$ -	\$ -	\$ -	0.0000000	\$0.00
Total Captured Value		\$ 7,129,313	\$ 2,911,720		\$82,425.14 Total TIF Revenue



City of
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

(517) 849-2104
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www.jonesville.org

**JONESVILLE LOCAL DEVELOPMENT FINANCE AUTHORITY (LDFA)
JONESVILLE INDUSTRIAL PARK
2022 AGRICULTURAL CROP PROPOSAL**

**PROPOSALS ARE DUE INTO THE CITY HALL OFFICE
LOCATED AT 116 W. CHICAGO STREET, JONESVILLE, MICHIGAN 49250
BY 2:00 P.M. ON MONDAY, DECEMBER 6, 2021. THE JONESVILLE LDFA
HAS A RIGHT TO ACCEPT OR REJECT ANY AND ALL PROPOSALS
RECEIVED AND WAIVE ANY FORMALITIES OR TECHNICALITIES.
INCOMPLETE PROPOSALS WILL AUTOMATICALLY BE REJECTED.**

The Jonesville LDFA is seeking proposals for agricultural use of undeveloped industrial park property for a five (5) year period, (January 1, 2022 - December 31, 2026) or until the property is sold for industrial development. Property cannot be **sub-leased**. The Jonesville LDFA shall authorize only the following low growth crops to be grown on the property: alfalfa, soybeans, oats or wheat.

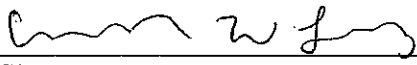
LOTS AVAILABLE FOR PLANTING ARE: (Please view the attached map.)

- Lot 1 - 6.69 acres
- Lot 2 - 4.77 acres
- Lot 4 - 6.03 acres
- Lot 5 - 5.29 acres
- Lot 15 - 4.97 acres
- Lot 16 - 4.56 acres

THIS PROPOSAL ALSO REQUIRES THAT THE FOLLOWING DESIGNATED AREAS BE MOWED:

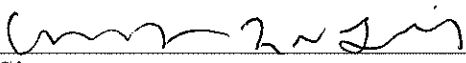
- Lot 1 – buffer between plantings and where Jonesville’s mowing contractor maintains along Deal Parkway
- Lot 2 – buffer between plantings and where Jonesville’s mowing contractor maintains along Deal Parkway
- Lot 15 – buffer between plantings and where Jonesville’s mowing contractor maintains along Deal Parkway and Industrial Parkway
- Lot 16 – buffer between plantings and where Jonesville’s mowing contractor maintains along Industrial Parkway
- Lots 4 & 5 – buffer between plantings and where Jonesville’s mowing contractor maintains around the cul-de-sac on Interdyne Drive

I have met with Michael Kyser, Jonesville DPW Superintendent (517-849-9772), to discuss and understand the areas authorized for crop planting and the required mowing areas that the winning proposal shall be responsible for during the entire five (5) year agreement. I understand that at any time the property that will be leased for crops could be sold by the Jonesville Local Development Finance Authority and that I shall receive no compensation for lost crops or investment on said property. I fully understand that the City of Jonesville and the Jonesville LDFA shall not be held responsible for poor crop performance, water supply, damage to equipment used, damage to crops due to weather or vandalism and injury to person(s) named in this agreement or those working for people named in this agreement as the crop proposal submitter. By signing below I am acknowledging that I understand and will abide by the statements above.

 12/1/2021
Signature Date

Name	Ganner + Kelsey Lewis
Address	5575 W Chicago Rd Jonesville, MI 49250
Phone	517-499-4520 517-610-1466
Cell #	###
Email	Ganner.Lewis.pvd@outlook.com

An annual property rental amount of \$ 130.00 per acre is what I am proposing for the property owned by the Jonesville LDFA. It is estimated that there are 32.31 acres available. This rental amount would be required to be paid on January 1st of each year of the agreement for a total of five (5) years (January 1, 2022 - December 30, 2026 or until the property is sold for industrial development).

 12/1/2021
Signature Date



EDP of Hillsdale County

115 East Street
Jonesville, MI 49250

Invoice

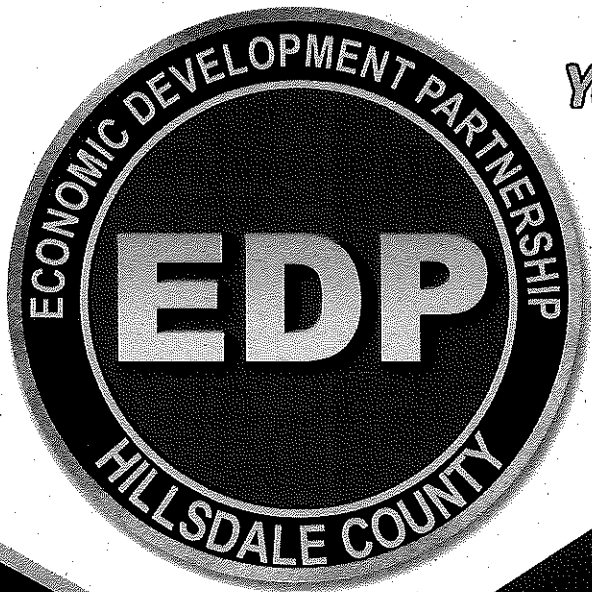
Date	Invoice #
11/8/2021	349

Bill To
City of Jonesville Jeff Gray 265 E. Chicago Jonesville, MI 49250

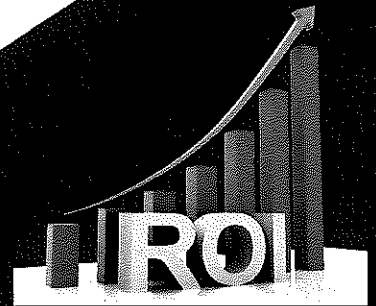
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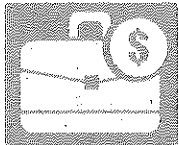
Description	Amount
2022 Economic Development Sponsorship	15,000.00
Federal Tax Identification Number for the EDP as a non-profit corporation is: 20-8088576	
If we can be of assistance, please contact the EDP at 517-437-3200	
Thank You for your support!	Total \$15,000.00



Your Investment Insures



Solutions A Phone Call Away



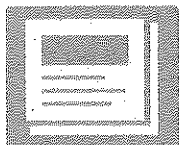
Business Attraction and Retention

- 132 Business Calls
- 22 MEDC RFP Applications
- \$320K EDA Consulting Grant
- \$613,420 Small Business Grants
- \$318,000 Revolving Loan Fund
- \$360,000 for Projects in Hillsdale County



Promoting Hillsdale County

- New EDP Website
- Trade and Industry Magazine Feature
- Community Videos
- Zoom Prospector



Keeping Our Community Informed

- Radio
- Newspaper
- Public Presentations
- Student Career Awareness Publication
- Social Media
- Visits with Legislators
- Trends Luncheons



Growing Community Skills Through Training

- Robotics
- Welding
- Green Belt
- Supervisory
- G D & T
- Black Belt
- Customized
- 400+ People Trained



City of
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

(517) 849-2104
(517) 849-9037 Fax

www.jonesville.org
manager@jonesville.org

**LOCAL DEVELOPMENT FINANCE AUTHORITY (LDFA)
2022 ANNUAL MEETING CALENDAR
THIRD WEDNESDAY / EVERY OTHER MONTH**

WEDNESDAY	FEBRUARY 16, 2022	8:30 A.M.
WEDNESDAY	APRIL 20, 2022	8:30 A.M.
WEDNESDAY	JUNE 15, 2022	8:30 A.M.
WEDNESDAY	AUGUST 17, 2022	8:30 A.M.
WEDNESDAY	OCTOBER 19, 2022	8:30 A.M.
WEDNESDAY	DECEMBER 21, 2022	8:30 A.M.

The meeting location will be shown on each meeting agenda.

The City of Jonesville will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 20 days' notice to the City of Jonesville. Individuals with disabilities requiring auxiliary aids or services should contact the City of Jonesville by writing, calling, or e-mailing the following:

**City of Jonesville
265 E. Chicago Street
Jonesville, MI 49250
(517) 849-2104
www.jonesville.org**

**Cindy Means, Clerk
clerk@jonesville.org**