



**CITY OF JONESVILLE  
DOWNTOWN DEVELOPMENT AUTHORITY  
PA 57 INFORMATIONAL MEETING AGENDA  
NOVEMBER 17, 2020, 8:30 A.M.**

Pursuant to Section 3a of the Open Meetings Act, Act 267 of 1976, as amended, participation in this meeting will be by Zoom Meeting. The Board, staff and public wishing to participate may do so by logging onto the website or calling the telephone number below. When prompted enter the Meeting ID and Password.

**WEB ADDRESS:** [www.zoom.us](http://www.zoom.us)  
**CALL-IN TELEPHONE NUMBERS:**  
1-312-626-6799 or  
1-929-205-6099

**MEETING ID: 868 4635 6194  
PASSWORD: 965841**

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

**CITY OF JONESVILLE  
DOWNTOWN DEVELOPMENT AUTHORITY  
REGULAR MEETING AGENDA  
NOVEMBER 17, 2020  
VIA ZOOM (See login credentials, above)**

1. **CALL TO ORDER**
2. **PRESENTATIONS AND RECOGNITIONS**
  - A. None
3. **APPROVAL OF AGENDA** **[ROLL CALL][Action Item]**
4. **APPROVAL OF MINUTES – July 14, 2020 Meeting** **[ROLL CALL][Action Item]**
5. **PUBLIC COMMENT**

**6. FINANCIAL REPORT**

A. Through September 30, 2020

[ROLL CALL][Action Item]

**7. NEW BUSINESS**

A. FY 2019-20 Annual Report

[ROLL CALL][Action Item]

i. PA 57 Treasury Report

ii. Activity Synopsis

B. Property Valuation Appeal

[ROLL CALL][Action Item]

C. 2021 Meeting Calendar

[ROLL CALL][Action Item]

D. Consumers Energy Property Easement

[Discussion Item]

E. Project Updates

[Information Item]

i. Christmas in Jonesville

ii. MDOT Traffic Signal Project

iii. Façade Improvement Program

iv. Others

**8. OTHER BUSINESS**

**9. ADJOURNMENT**– Next Scheduled Meeting: **Tuesday, January 12, 2020 8:30 a.m.** (*Pending approval of the 2021 Meeting Calendar*)



City of  
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

(517) 849-2104  
(517) 849-9037 Fax  
www.jonesville.org  
manager@jonesville.org

## NOTICE OF PUBLIC ACT 57 INFORMATIONAL MEETINGS

### DOWNTOWN DEVELOPMENT AUTHORITY

#### NOTE: CHANGE IN MEETING LOCATION

**PLEASE TAKE NOTICE** that the City of Jonesville Downtown Development Authority (DDA) will hold an Informational Meeting, pursuant to Public Act 57 of 2018.

**NOTE: This meeting was originally scheduled to be held in-person, but has been moved to an electronic meeting to promote social distancing and to avoid group gathering so as to mitigate the spread of COVID-19.**

The meeting will be held on Tuesday, November 17, 2020 at 8:30 a.m. The meeting is open to the public. Those wishing to attend may do so by logging onto the website or calling the phone number listed below:

**WEB ADDRESS: [www.zoom.us](http://www.zoom.us)**  
**CALL-IN TELEPHONE NUMBERS:**  
**1-312-626-6799 or**  
**1-929-205-6099**

**MEETING ID: 868 4635 6194**  
**PASSWORD: 965841**

Following the Informational Meeting, the DDA will hold its regular business meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the City of Jonesville in writing at 265 E. Chicago Street, Jonesville, MI 49250 or by calling (517) 849-2104.

Respectfully,

Cynthia D. Means, Clerk

**City of Jonesville  
Jonesville Downtown Development Authority  
Minutes of July 14, 2020**

**Pursuant to Governor Whitmer's Executive Order 2020-129, participation in this meeting was by Zoom Meeting. The Board, staff and public were allowed to participate.**

Present via Zoom Meeting: Don Toffolo, Don Germann, Gerry Arno, Joe Ruden and Chris Fast.

Absent: Abe Graves, Penny Sarles, Ron Gow and Gale Fix

Also Present via Zoom Meeting: Jeff Gray

The meeting was called to order at 7:52 a.m.

A motion was made by Gerry Arno and supported by Don Germann to approve the agenda as presented. Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Chris Fast and Don Toffolo. Nays: None. Absent: Abe Graves, Penny Sarles, Ron Gow and Gail Fix. Motion passed.

A motion was made by Gerry Arno and supported by Don Germann to approve the minutes of May 12, 2020, Regular Meeting. Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Chris Fast and Don Toffolo. Nays: None. Absent: Abe Graves, Penny Sarles, Ron Gow and Gail Fix. Motion passed.

Jeff gray reported that the purchasers of the Wal-Mart property have appealed their tax assessment to the Michigan Tax Tribunal. If they are successful with their appeal, DDA revenues may be significantly impacted. Manager Gray and Finance Director Spahr will be meeting with the City's Assessor later this month to discuss further.

Joe Ruden made a motion to authorize staff to execute an agreement with Wolverine Engineers and Surveyors, Inc. to move forward with the two DDA Capital Projects; Engineering design of the South Parking Lot Improvements in the amount of \$12,500 and the design of the Downtown Streetscape in the amount of \$9,500. Gerry Arno supported the motion. Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Chris Fast and Don Toffolo. Nays: None. Absent: Abe Graves, Penny Sarles, Ron Gow and Gail Fix. Motion passed.

A motion was made by Joe Ruden and supported by Chris Fast to amend the Façade Improvement Program Guidelines as follows: Adjust the project match so that the \$2,500 grant is not more than 10% of the total project cost, rather than 50% in an effort to leverage larger private investments, Amend the Design Guidelines on page 2 to meet the Design Standards for Downtown buildings described in Section 9.04 of the Zoning Ordinance for the purpose of encouraging improvements that will result in durable improvements to buildings that will hold their value and will be more likely to have a long-term impact on DDA revenue, and allow landscape and parking lot improvements between the building and street to count toward project match. Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Chris Fast and Don Toffolo. Nays: None. Absent: Abe Graves, Penny Sarles, Ron Gow and Gail Fix. Motion passed.

Manager Gray provided updates on Traffic Signal Project and Ramshackle Brewing Company's request for a Sidewalk Café.

The next scheduled DDA Meeting is September 8, 2020 at 7:45 a.m.

A motion was made by Gerry Arno and supported by Joe Ruden to adjourn the DDA Meeting at 8:15 a.m. . Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Chris Fast and Don Toffolo. Nays: None. Absent: Abe Graves, Penny Sarles, Ron Gow and Gail Fix. Motion passed.

Submitted by;

Cynthia D. Means  
Clerk



To: Jonesville DDA Board  
From: Jeffrey M. Gray, City Manager   
Date: November 13, 2020  
Re: Manager Report and Recommendations – November 17, 2020 DDA Meeting

**PA 57 INFORMATIONAL MEETING AGENDA:**

**3. A. Informational Presentation**

**[Discussion/Information]**

Effective January 1, 2019, the State of Michigan has adopted new public informational meeting requirements that effect both the DDA and the LDFA. This item on the agenda is reserved for updates in the 2020 calendar year from the DDA regarding recent development projects and near-term priorities. Staff will focus on the contents of the proposed Fiscal Year 2019-20 Annual Report that will be considered for action on the Regular Meeting agenda. 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 Informational Meeting Notice.*

**REGULAR MEETING AGENDA:**

**6. Financial Report**

**[ROLL CALL][Action]**

Attached is a revenue and expenditure report for the DDA through September 30<sup>th</sup>. The report shows revenue and expenditure activity for the month of September and 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 September 30<sup>th</sup>. I recommend a motion to accept the financial report through September 30, 2020. *Please refer to the attached revenue and expenditure report and cash balance report.*

**7. A. Façade Improvement Program Guidelines**

**[ROLL CALL][Action]**

In addition to new meeting requirements, Public Act 57 of 2018 also mandates new reporting requirements for the DDA. 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 DDA activities. 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 2019-20 Annual Report and to post the same on the DDA section of the City website. *Please refer to the Annual Report on Status of Tax Increment Financing Plan, and the Fiscal Year 2019-20 Annual Report.*

**7. B. Property Valuation Appeal**

**[ROLL CALL][Action]**

As was previously reported, Walmart appealed its property valuation to the Michigan Tax Tribunal. The City Council, upon advice of legal counsel, negotiated a reasonable settlement of the appeal with assistance of the City Assessor. This agenda item is reserved for discussion of the impact of the adjustment in value on the DDA revenue and considerations for the current fiscal year budget. *Please refer to the attached stipulation of values for the property.*

**7. C. 2021 Meeting Calendar**

**[ROLL CALL][Action]**

Consistent with the current meeting calendar, the proposed 2021 calendar proposes meeting every other month on the second Tuesday at City Hall. The draft calendar proposes moving the meeting time from 7:45 a.m. to 8:30 a.m. Those with students in Jonesville Schools are generally responsible for

transportation this year; this accommodation will assist them with attendance at meetings. The DDA 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 2021 Meeting Calendar.*

**7. D. Consumers Energy Property Easement**

**[Discussion]**

This agenda item is reserved for discussion of the request from Consumers Energy for a new easement to allow for emergency service of the electric substation on Water Street. The easement would impact the grass lot on the southeast corner of Water Street and North Street. Staff, of course, supports assisting Consumers Energy with access to service the substation, but has some concerns with the easement, as presented. I would like to have DDA input before contacting Consumers Energy regarding potential amendments. *Please refer to the attached DRAFT easement.*

**7. E. Project Updates**

**[Information]**

This item is reserved to address status updates on a number of projects, as identified on the agenda and any others that members may have questions about.

User: LSPAHR

DB: Jonesville

PERIOD ENDING 09/30/2020

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 09/30/2020	2020-21 AMENDED BUDGET	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
		MONTH 09/30/2020	INCREASE (DECREASE)				
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY							
Revenues							
Dept 000 - BALANCE SHEET/REVENUE							
248-000-403.000	REAL PROPERTY TAXES	0.00	0.00	128,500.00	128,500.00	0.00	
248-000-403.075	PERSONAL PROP TAX REIMBURSEMENT	0.00	0.00	15,000.00	15,000.00	0.00	
248-000-665.000	INTEREST EARNINGS	15.97	96.25	4,500.00	4,403.75	2.14	
Total Dept 000 - BALANCE SHEET/REVENUE		15.97	96.25	148,000.00	147,903.75	0.07	
TOTAL REVENUES		15.97	96.25	148,000.00	147,903.75	0.07	
Expenditures							
Dept 442 - PARKING LOTS							
248-442-818.000	CONTRACTUAL	0.00	0.00	12,500.00	12,500.00	0.00	
248-442-921.000	ELECTRICITY	25.76	232.99	1,500.00	1,267.01	15.53	
248-442-965.100	CONTRIB TO GEN FUND - PARKING LOT M&R	0.00	0.00	16,015.00	16,015.00	0.00	
Total Dept 442 - PARKING LOTS		25.76	232.99	30,015.00	29,782.01	0.78	
Dept 443 - SIDEWALKS							
248-443-702.000	SALARIES AND WAGES	0.00	185.01	600.00	414.99	30.84	
248-443-702.100	SALARIES AND WAGES - OVERTIME	0.00	0.00	50.00	50.00	0.00	
248-443-715.000	EMPLOYERS SHARE - FICA & MEDICARE	0.00	13.51	50.00	36.49	27.02	
248-443-716.000	HEALTH INSURANCE	0.00	35.75	50.00	14.25	71.50	
248-443-718.000	DISABILITY	0.00	0.78	5.00	4.22	15.60	
248-443-719.000	RETIREMENT - EMPLOYER PORTION	0.00	12.95	50.00	37.05	25.90	
248-443-721.000	LIFE INSURANCE	0.00	0.57	3.00	2.43	19.00	
248-443-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.00	0.09	1.00	0.91	9.00	
248-443-723.000	DENTAL INSURANCE	0.00	1.78	10.00	8.22	17.80	
248-443-724.000	OPTICAL INSURANCE	0.00	0.69	2.00	1.31	34.50	
248-443-930.000	REPAIRS & MAINTENANCE	0.00	0.00	200.00	200.00	0.00	
248-443-940.000	EQUIPMENT RENTAL	0.00	20.07	800.00	779.93	2.51	
Total Dept 443 - SIDEWALKS		0.00	271.20	1,821.00	1,549.80	14.89	
Dept 729 - DEVELOPMENT ACTIVITIES							
248-729-800.000	COMMUNITY PROMOTION-FACADE PROGRAM	0.00	0.00	20,000.00	20,000.00	0.00	
248-729-820.000	MEMBERSHIPS/DUES/SUBSCRIPTIONS	0.00	200.00	200.00	0.00	100.00	
248-729-960.000	TRAINING & CONFERENCES	0.00	0.00	400.00	400.00	0.00	
248-729-965.200	CONTRIB TO GEN FUND	0.00	0.00	3,765.00	3,765.00	0.00	
248-729-965.300	CONTRIB TO GEN FUND - ADMIN/WAGES	0.00	0.00	27,546.00	27,546.00	0.00	
Total Dept 729 - DEVELOPMENT ACTIVITIES		0.00	200.00	51,911.00	51,711.00	0.39	
Dept 733 - DOWNTOWN/STREETSCAPE							
248-733-702.000	SALARIES AND WAGES	305.58	2,175.44	5,500.00	3,324.56	39.55	
248-733-715.000	EMPLOYERS SHARE - FICA & MEDICARE	22.13	160.70	500.00	339.30	32.14	
248-733-716.000	HEALTH INSURANCE	62.07	303.44	400.00	96.56	75.86	
248-733-718.000	DISABILITY	1.93	19.42	50.00	30.58	38.84	
248-733-719.000	RETIREMENT - EMPLOYER PORTION	17.90	150.93	300.00	149.07	50.31	
248-733-721.000	LIFE INSURANCE	1.41	12.11	30.00	17.89	40.37	
248-733-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.21	1.75	5.00	3.25	35.00	
248-733-723.000	DENTAL INSURANCE	8.26	53.96	100.00	46.04	53.96	



PERIOD ENDING 09/30/2020

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 09/30/2020	2020-21 AMENDED BUDGET	AVAILABLE		% BGDG USED
		MONTH 09/30/2020	INCREASE (DECREASE)			NORMAL	(ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Expenditures								
248-733-724.000	OPTICAL INSURANCE		1.69	11.28	25.00		13.72	45.12
248-733-740.000	OPERATING SUPPLIES		0.00	0.00	500.00		500.00	0.00
248-733-818.000	CONTRACTUAL		0.00	90.00	10,300.00		10,210.00	0.87
248-733-910.000	INSURANCE		0.00	177.00	150.00		(27.00)	118.00
248-733-921.000	ELECTRICITY		402.54	1,075.42	5,200.00		4,124.58	20.68
248-733-921.100	ELECTRICITY - CHRISTMAS LIGHTS		0.00	0.00	1,100.00		1,100.00	0.00
248-733-924.000	WATER AND SEWER		4.57	15.08	800.00		784.92	1.89
248-733-930.000	REPAIRS & MAINTENANCE		0.00	214.41	800.00		585.59	26.80
248-733-930.100	REPAIRS & MAINT - STREET LIGHTS		353.43	353.43	1,000.00		646.57	35.34
248-733-940.000	EQUIPMENT RENTAL		128.67	1,629.13	2,700.00		1,070.87	60.34
Total Dept 733 - DOWNTOWN/STREETScape			1,310.39	6,443.50	29,460.00		23,016.50	21.87
Dept 895 - PROMOTIONS								
248-895-702.000	SALARIES AND WAGES		23.09	317.35	5,000.00		4,682.65	6.35
248-895-715.000	EMPLOYERS SHARE - FICA & MEDICARE		1.74	23.75	400.00		376.25	5.94
248-895-716.000	HEALTH INSURANCE		0.00	13.56	350.00		336.44	3.87
248-895-718.000	DISABILITY		0.12	2.60	30.00		27.40	8.67
248-895-719.000	RETIREMENT - EMPLOYER PORTION		1.62	25.08	300.00		274.92	8.36
248-895-721.000	LIFE INSURANCE		0.09	1.68	20.00		18.32	8.40
248-895-722.000	EMPLOYEE ASSISTANCE PROGRAM		0.01	0.23	5.00		4.77	4.60
248-895-723.000	DENTAL INSURANCE		0.57	8.08	50.00		41.92	16.16
248-895-724.000	OPTICAL INSURANCE		0.11	1.59	10.00		8.41	15.90
248-895-882.000	DECORATIONS-CHRISTMAS/BANNERS/BOWS		262.50	280.98	500.00		219.02	56.20
248-895-883.000	OTHER-LUMINATE/CELEBRATE/GATHER, ETC		0.00	0.00	500.00		500.00	0.00
248-895-884.000	BEAUTIFICATION-TREES/FLOWERS/PLANTS		0.00	0.00	300.00		300.00	0.00
248-895-940.000	EQUIPMENT RENTAL		5.06	42.45	1,100.00		1,057.55	3.86
Total Dept 895 - PROMOTIONS			294.91	717.35	8,565.00		7,847.65	8.38
Dept 897 - OTHER ACTIVITIES								
248-897-965.301	CONTRIB TO DEBT SERVICE		0.00	0.00	58,064.00		58,064.00	0.00
Total Dept 897 - OTHER ACTIVITIES			0.00	0.00	58,064.00		58,064.00	0.00
TOTAL EXPENDITURES			1,631.06	7,865.04	179,836.00		171,970.96	4.37
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:								
TOTAL REVENUES			15.97	96.25	148,000.00		147,903.75	0.07
TOTAL EXPENDITURES			1,631.06	7,865.04	179,836.00		171,970.96	4.37
NET OF REVENUES & EXPENDITURES			(1,615.09)	(7,768.79)	(31,836.00)		(24,067.21)	24.40

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
248-000-001.000	CASH - CHECKING	1,961.03
248-000-007.000	CASH - MI CLASS INVESTMENT ACCT	175,906.73
248-000-123.000	PREPAID EXPENSES	116.00
<b>Total Assets</b>		<b>177,983.76</b>
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	1,044.23
<b>Total Liabilities</b>		<b>1,044.23</b>
*** Fund Balance ***		
248-000-390.000	FUND BALANCE	195,180.99
<b>Total Fund Balance</b>		<b>195,180.99</b>
<b>Beginning Fund Balance - 19-20</b>		<b>195,180.99</b>
<b>Net of Revenues VS Expenditures - 19-20</b>		<b>(10,472.67)</b>
<b>*19-20 End FB/20-21 Beg FB</b>		<b>184,708.32</b>
<b>Net of Revenues VS Expenditures - Current Year</b>		<b>(7,768.79)</b>
<b>Ending Fund Balance</b>		<b>176,939.53</b>
<b>Total Liabilities And Fund Balance</b>		<b>177,983.76</b>

\* Year Not Closed

# Annual Report on Status of Tax Increment Financing Plan

<b>Send completed form to:</b> <a href="mailto:Treas-StateSharePropTaxes@michigan.gov">Treas-StateSharePropTaxes@michigan.gov</a>	<b>Municipality Name</b>	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 2020.	<b>Downtown Development Authority</b>		<b>2020</b>
	Year AUTHORITY (not TIF plan) was created:	1993	
	Year TIF plan was created or last amended to extend its duration:	2009	
	Current TIF plan scheduled expiration date:	2034	
	Did TIF plan expire in FY20?	No	
	Year of first tax increment revenue capture:	1994	
	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:		

<b>Revenue:</b>	Tax Increment Revenue	\$	125,645
	Property taxes - from DDA levy	\$	-
	Interest	\$	3,105
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$	15,658
	Other income (grants, fees, donations, etc.)	\$	-
	<b>Total</b>	\$	<b>144,408</b>

**Tax Increment Revenues Received**

From counties	\$	41,384
From municipalities (city, twp, village)	\$	84,261
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)	\$	-
<b>Total</b>	<b>\$</b>	<b>125,645</b>

**Expenditures**

Parking lot repair and maintenance	\$	17,345
Downtown sidewalk repair and maintenance	\$	2,039
Downtown development activities	\$	10,181
Downtown streetscape repair and maintenance	\$	16,469
Promotions (decorations/downtown events)	\$	6,419
Debt Service	\$	57,900
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
Transfers to other municipal fund (list fund name)	\$	-
Transfers to other municipal fund (list fund name)	\$	-
Transfers to General Fund	\$	44,528
<b>Total</b>	<b>\$</b>	<b>154,881</b>

**Outstanding non-bonded Indebtedness**

Principal	\$	212,000
Interest	\$	21,080

**Outstanding bonded Indebtedness**

Principal	\$	-
Interest	\$	-

**Total** \$ 233,080

**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	
				Overall Tax rates captured by TIF plan	TIF Revenue
Ad valorem PRE Real	\$ 633,182	\$ 220,800	\$ 412,382	24.4369000	\$10,077.34
Ad valorem non-PRE Real	\$ 9,416,117	\$ 4,449,750	\$ 4,966,367	24.4369000	\$121,362.61
Ad valorem industrial personal	\$ -	\$ -	\$ -	24.4369000	\$0.00
Ad valorem commercial personal	\$ 1,641,500	\$ 1,637,707	\$ 3,793	24.4369000	\$92.69
Ad valorem utility personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem other personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$ -	\$ 22,136	\$ (22,136)	12.2184500	(\$270.47)
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	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on commercial class land	\$ -	\$ 418,100	\$ (418,100)	12.2184500	(\$5,108.53)
IFT New Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$ 7,400	\$ 48,800	\$ (41,400)	24.4369000	(\$1,011.69)
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$ 20,596	\$ -	\$ 20,596	24.4369000	\$503.30
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
<b>Exempt (from all property tax) Real Property</b>	\$ -	\$ -	\$ -	0.0000000	\$0.00
<b>Total Captured Value</b>		\$ 6,797,293	\$ 4,921,502		<b>\$125,645.25 Total TIF Revenue</b>



## City of Jonesville Downtown Development Authority FY 2019-20 Annual Report

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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 2019-20 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 1<sup>st</sup> and ends June 30<sup>th</sup>.

### **Authority Accomplishments**

- Grant support from the Michigan Department of Energy, Great Lakes and Environment (EGLE) provided an environmental Due Care Compliance report for the former Klein Tool site. This information is intended to assist with the future marketing of the property.
- Completed a survey of Downtown businesses. The survey provided input regarding parking and trash collection for businesses located on the north and south sides of Chicago Street between Maumee/Evans Street and West/Water Street.

### **Projects and Investments**

- Provided a contribution 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.
- Collaborated with the Jonesville Business Association, Jonesville Community Schools, and Downtown businesses and nonprofit organizations for the Christmas in Jonesville event. The DDA supported costs associated with park and Downtown decorations, the Christmas Tree Lighting, and the storefront decorating contest. It is estimated that several hundred people attended the Friday night event.
- Acquired new flag banners to promote patriotic holidays in the Downtown, at a significantly reduced cost.

### **Fund Balance and Capital Project Planning**

The DDA retains an estimated fund balance at the close of the fiscal year of approximately \$137,000. \$25,000 is designated in reserve for a revolving loan fund, and is anticipated to be used to incent a signature project or projects in the Downtown that are likely to add tax base and/or jobs within the district.

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 19-21 of the FY2020-21 through 2025-26 Capital Improvement Plan, available for review at City Hall or on the City's website, [www.jonesville.org](http://www.jonesville.org).

**STATE OF MICHIGAN  
DEPARTMENT OF LICENSING & REGULATORY AFFAIRS  
MICHIGAN OFFICE OF ADMINISTRATIVE HEARINGS AND RULES  
MICHIGAN TAX TRIBUNAL**

WAL-MART REAL ESTATE BUSINESS TRUST,  
Petitioner,

v

MOAHR Docket No. 20-002429

CITY OF JONESVILLE,  
Respondent.

\_\_\_\_\_ /

**STIPULATION FOR ENTRY OF CONSENT JUDGMENT**

1. The case is pending in the  Entire Tribunal OR  Small Claims Division.
2. Property Parcel No: 21-009-100-041-09-6-3.
3. The values for the property identified above as established by Respondent's Board of Review are:

Tax Year	True Cash Value	Assessed Value	Taxable Value
2020	\$8,691,200	\$4,345,600	\$4,039,563

4. The values for the property identified above as stipulated by the parties for settlement purposes are:

Tax Year	True Cash Value	State Equalized Value	Taxable Value
2020	\$6,360,380	\$3,180,190	\$3,180,190

5. If stipulation addresses tax years other than the tax year originally appealed or tax years added through motions to amend that have been granted by the Tribunal, list the separate facts upon which the parties rely to invoke the Tribunal's authority over those tax year or years (attach additional page if necessary):
6. List separately any special terms or conditions being proposed by the parties that would affect the execution of this Consent Judgment

including, but not limited to, the joint payment of the refund, the waiver of interest, etc.:

**IT IS FURTHER ORDERED AND ADJUDGED that refunds shall be made payable jointly to Petitioner named herein and its counsel, Honigman LLP, and sent to Stewart L. Mandell, Honigman LLP, 660 Woodward, 2290 First National Building, Detroit, MI 48226-3506.** Calculations of the refund amount shall also be sent to Petitioner's counsel at the same address.

HONIGMAN LLP  
Attorneys for Petitioner,

By:   
Stewart L. Mandell (P33781)  
660 Woodward Avenue  
2290 First National Bldg.  
Detroit, Michigan 48226-3506  
(313) 465-7420  
[smandell@honigman.com](mailto:smandell@honigman.com)

Dated: October 28, 2020

CITY OF JONESVILLE  
Representative for Respondent,

By:   
Chuck Zemla  
Assessor  
P.O. Box 98  
St. Johns, MI 48879  
[cszservices30@gmail.com](mailto:cszservices30@gmail.com)

Dated: 10/28/20

CITY OF JONESVILLE  
Representative for Respondent,

By:   
Jeffrey M. Gray  
City Manager  
265 E. Chicago Street  
Jonesville, MI 49250

Dated: October 28, 2020





City of  
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

(517) 849-2104  
(517) 849-9037 Fax  
[www.jonesville.org](http://www.jonesville.org)

**DOWNTOWN DEVELOPMENT AUTHORITY (DDA)  
2020 ANNUAL MEETING CALENDAR  
SECOND TUESDAY / EVERY OTHER MONTH**

TUESDAY	JANUARY 12, 2021	8:30 A.M.
TUESDAY	MARCH 9, 2021	8:30 A.M.
TUESDAY	MAY 11, 2021	8:30 A.M.
TUESDAY	JULY 13, 2021	8:30 A.M.
TUESDAY	SEPTEMBER 14, 2021	8:30 A.M.
TUESDAY	NOVEMBER 9, 2020	8:30 A.M.

Meeting location is subject to change. 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](http://www.jonesville.org)

**Cindy Means, Clerk**  
[clerk@jonesville.org](mailto:clerk@jonesville.org)

## **MOBILE SUBSTATION EASEMENT**

Jonesville Substation Expansion

SAP# 36157401  
Master Tract# TRN000916039340  
Agreement# MIO0000050252

VILLAGE OF JONESVILLE, a Michigan municipal corporation, whose address is 265 E. Chicago Street, Jonesville, Michigan 49250 (hereinafter "Owner")

for \$1.00 and other good and valuable consideration [*exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to MCLA 207.526(f)*] grants and warrants to

CONSUMERS ENERGY COMPANY, a Michigan corporation, One Energy Plaza, Jackson, Michigan 49201 (hereinafter "Consumers")

a permanent easement to intermittently enter Owner's land (hereinafter "Owner's Land") located in the Village of Jonesville, Township of Fayette, County of Hillsdale, and State of Michigan as more particularly described in the attached Exhibit A to install, operate, maintain, remove and protect a temporary electric mobile substation with associated lines and equipment in, on, over, under, across, and through a portion of Owner's Land (hereinafter "Mobile Substation Easement Area") described in the attached Exhibit B, together with protective apparatus, including fencing, and all other equipment, appurtenances, associated fixtures, and facilities, necessary, useful, convenient, or incidental to or for the operation or protection thereof as determined by Consumers and also the right from time to time hereafter, trim, cut down, and otherwise remove and control any trees, brush, roots, and other vegetation within the Mobile Substation Easement Area and to, from time to time hereafter, enter Owner's Land to trim, cut down, and otherwise remove and control any trees, brush, roots, or other vegetation within a portion of Owner's Land (hereinafter "Protection Easement Area") described in the attached Exhibit C, which Consumers, in its sole discretion, determines both are of a species capable of obtaining a height of 35 feet or taller and which may endanger Consumers' facilities.

Access: Consumers shall have the permanent, nonexclusive, and unimpaired right of ingress, egress, and regress on, over, and across Owner's Land. When the Mobile Substation is occupying the Mobile Sub Easement Area, Consumers shall have the exclusive right to restrict, control, and deny access to and use of the Mobile Substation Easement Area against all others including Owner.

Trees and Other Vegetation: Owner shall not plant any trees within the Mobile Substation Easement Area.

Buildings/Structures: Owner agrees not to build, create, construct, or permit to be built, created, or constructed, any obstruction, building, installation or any other type of structure, whether temporary or permanent, natural or man-made, over, under, or on the Mobile Substation Easement Area.

Ground Elevation: Owner shall not materially alter the ground elevation within the Mobile Substation Easement Area.

Exercise of Easement: Consumers' nonuse or limited use of this Easement shall not preclude Consumers' later use of this Easement to its full extent.

Ownership: Owner covenants with Consumers that they are the lawful fee simple owner of the aforesaid lands, and that they have the right and authority to make this grant, and that they will forever warrant and defend the title thereto against all claims whatsoever.

Successors: This Easement shall bind and benefit Owner's and Consumers' respective heirs, successors, lessees, licensees, and assigns.

Counterparts: This Easement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. It is not necessary that all parties execute any single counterpart if each party executes at least one counterpart.

Date: \_\_\_\_\_

Owner: Village of Jonesville, a Michigan municipal corporation

By: \_\_\_\_\_  
Name and Title of signing official

By: \_\_\_\_\_  
Name and Title of signing official

Acknowledgment

The foregoing instrument was acknowledged before me in \_\_\_\_\_ County, Michigan,  
on \_\_\_\_\_ by \_\_\_\_\_  
Date Name(s) and Title(s) of signing official(s)  
of the Village of Jonesville, a Michigan municipal corporation, on behalf of the corporation \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
County, Michigan  
Acting in \_\_\_\_\_ County  
My Commission expires: \_\_\_\_\_

Prepared By:  
Cheryl A. Gillman, 8/20/2020  
Consumers Energy Company  
One Energy Plaza  
Jackson, MI 49201

After recording, return to:  
Carrie Main, EP7-471  
Consumers Energy Company  
One Energy Plaza  
Jackson, MI 49201

EXHIBIT A

Owner's Land

Land situated in the Township of Fayette, County of Hillsdale, State of Michigan:

The Westerly 33 feet of the North 1/2 of Lot 19 and the Northerly 1/2 of Lot 20, Jones Plat of the Village of Jonesville, being part of the Northwest 1/4 of Section 4, Town 6 South, Range 3 West, as recorded in Liber I of Deeds, Page 4, Hillsdale County Records.

Parcel ID: 21 060 001 036

EXHIBIT B

Mobile Substation Easement Area

That portion of Owner's land being 40 feet wide by 70 feet in the Northwest corner of Lot 20.

EXHIBIT C

Protection Easement Area

A 40 foot wide strip of land, being 40 feet abutting the perimeter of the Temporary Substation Easement Area.