

**Jonesville Downtown Development Authority  
Regular Meeting  
Minutes of September 10, 2025**

Present: Don Toffolo, Anthony Smith, Gerry Arno, Joe Ruden, Rick Jenkins, Chris Fast and Abe Graves.

Absent: Penny Sarles and Mary Ellen Sattler.

Also Present: Andy Campbell and Brittany Brower of Bendzinski & Co. (Via Zoom), Tom Colis of Miller Canfield (Via Zoom), and Manager Jeff Gray.

Chairman Don Toffolo called the meeting to order at 8:30 a.m.

Gerry Arno made a motion and was supported by Chris Fast to approve the agenda as presented. All in favor. Absent: Penny Sarles and Mary Ellen Sattler. Motion carried.

Joe Ruden made a motion and was supported by Anthony Smith to approve the minutes of the May 13, 2025 regular meeting. All in favor. Absent: Penny Sarles and Mary Ellen Sattler. Motion carried.

Anthony Smith made a motion and was supported by Rick Jenkins to accept the July 31, 2025 financial reports. The reports show revenue and expenditure activity for the month of July and fiscal year-to-date. All in favor. Absent: Penny Sarles and Mary Ellen Sattler. Motion carried.

A motion was made by Anthony Smith and supported by Joe Ruden to approve Resolution 2025-21 – Pledging Tax Increment Revenues. Via Zoom, Tom Colis of Miller Canfield and Andy Campbell of Bendzinski & Co. joined the DDA meeting. The financial advisor, Andy Campbell, and Bond Counsel, Tom Colis, recommended that the borrow for the South Parking Lot be planned for the Spring of 2026 to allow additional time to refine the South Parking Lot project scope and cost. The resolution allows for a maximum borrow of \$1,000,000. Roll Call Vote: Ayes: Gerry Arno, Chris Fast, Abe Graves, Rick Jenkins, Joe Ruden, Anthony Smith and Don Toffolo. Nays: None. Absent: Penny Sarles and Mary Ellen Sattler. Motion carried.

Manager Gray provided updates regarding the Downtown Streetscape Project and the Klein Tool building project.

The next scheduled meeting is Wednesday, November 12, 2025 at 8:30 a.m.

The meeting was adjourned at 9:16 a.m.

Submitted by,

Cynthia D. Means  
Clerk