



**CITY OF JONESVILLE
LOCAL DEVELOPMENT FINANCE AUTHORITY
PA 57 INFORMATIONAL MEETING AGENDA
DECEMBER 16, 2020, 7:45 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
CALL-IN TELEPHONE NUMBERS:
1-312-626-6799 or
1-929-205-6099

**MEETING ID: 815 8360 8856
PASSWORD: 254468**

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

**CITY OF JONESVILLE
LOCAL DEVELOPMENT FINANCE AUTHORITY
REGULAR MEETING AGENDA
DECEMBER 16, 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 – June 17, 2020 Meeting** **[ROLL CALL][Action Item]**
5. **PUBLIC COMMENT**

6. FINANCIAL REPORT

A. Through October 31, 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. Fiscal Year 2021 Economic Development Investment
Economic Development Partnership of Hillsdale County

[ROLL CALL][Action Item]

C. 2021 Meeting Calendar

[ROLL CALL][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 17, 2020 8:30 a.m.** (*Pending approval of the 2021 Meeting Calendar*)



To: Jonesville LDFA Board
From: Jeffrey M. Gray, City Manager 
Date: December 11, 2020
Re: Manager Report and Recommendations – December 16, 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 LDFA 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 LDFA through October 31st. The report shows revenue and expenditure activity for the month of October 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 October 31st. I recommend a motion to accept the financial report through October 31, 2020. *Please refer to the attached revenue and expenditure report and cash balance report.*

7. A. FY 2019-20 Annual Report

[ROLL CALL][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. 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 LDFA 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. Fiscal Year 2021 Economic Development Investment
Economic Development Partnership of Hillsdale County**

[ROLL CALL][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. In addition to the general information included that describe impacts of the EDP in the County, it should be noted that 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 and information from Executive Director Sue Smith.*

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 third Wednesday of the month 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 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 2021 Meeting Calendar.*

8. A. Economic Development Partnership Report

This item is reserved for and additional updates from Executive Director Sue Smith.

8. B. Staff Updates

This item is reserved for updates by staff regarding LDFA projects.

9. A. LDFA Board Member Organization Updates

This item reserved for updates from members of the Board to provide updates regarding their organizations and other activities of interest to the LDFA.



City of
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

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

**CITY OF JONESVILLE
NOTICE OF ELECTRONIC MEETING
WEDNESDAY, DECEMBER 16, 2020 7:45 A.M.**

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

The meeting will be held on Wednesday, December 16, 2020 at 7:45 a.m. Following the Informational Meeting, the LDFA will hold its regular business meeting. Both meetings will be held by electronic remote access.

Electronic remote access, in accordance with the Open Meetings Act, Act 267 of 1976, as amended, will be used to promote social distancing and to avoid group gathering so as to mitigate the spread of COVID-19.

The public may participate in either or both meetings by logging onto the website or calling into the phone number listed below:

WEB ADDRESS: www.zoom.us
CALL-IN TELEPHONE NUMBERS:
1-312-626-6799 or
1-929-205-6099

MEETING ID: 815 8360 8856
PASSWORD: 254468

Individuals who desire to contact members of the Local Development Finance Authority to provide input or ask questions on the business that will come before the public body at the meetings can contact City Manager, Jeff Gray at jgray@jonesville.org, or (517) 849-2104 prior to the start of the meeting. Written comments received via email or at City Hall, 265 E. Chicago St., Jonesville, MI 49250 prior to 12:00 p.m. (noon) on the day of the meeting will be provided to the board members at the meeting.

Persons with disabilities who require assistance in order to participate in the electronic public meetings should contact the City at the earliest opportunity by emailing clerk@jonesville.org or by calling (517) 849-2104.

Cindy Means, Clerk
City of Jonesville
265 E. Chicago St
Jonesville MI 49250
(517) 849-2104
clerk@jonesville.org

City of Jonesville
Local Development Finance Authority
Minutes of June 17, 2020

Pursuant to Governor Whitmer's Executive Order 2020-75, participation in this meeting was by video teleconference. The LDFA, staff and public wishing to participate did so by visiting the web address on a computer or smart-device, or calling the telephone number.

Present: Gerry Arno, Julie Games, Loretta Blank, Kathleen Schmitt, Chellie Broesamle, Rick Schaerer and Manager Jeff Gray.

Absent: Steve Harding, Scott Jones and Jim Parker

Also Present: Sue Smith (EDP)

Mayor Arno called the meeting to order at 7:46 a.m.

A motion was made by Gerry Arno and supported by Kathleen Schmitt to approve the agenda as presented. Roll Call Vote: Ayes: Gerry Arno, Julie Games, Loretta Blank, Kathleen Schmitt, Chellie Broesamle, and Rick Schaerer. Nays: None. Absent: Steve Harding, Scott Jones and Jim Parker. Motion carried.

A motion was made by Gerry Arno and supported by Kathy Schmitt to approve the minutes of December 18, 2019 (Informational Meeting) and December 18, 2019 (Regular Meeting). Roll Call Vote: Ayes: Gerry Arno, Julie Games, Loretta Blank, Kathleen Schmitt, Chellie Broesamle, and Rick Schaerer. Nays: None. Absent: Steve Harding, Scott Jones and Jim Parker. Motion carried.

Julie Games made a motion to accept the financial report through April 30, 2020. Kathleen Schmitt supported the motion. Ayes: Gerry Arno, Julie Games, Loretta Blank, Kathleen Schmitt, Chellie Broesamle, and Rick Schaerer. Nays: None. Absent: Steve Harding, Scott Jones and Jim Parker. Motion carried.

A motion was made by Julie Games and supported by Chellie Broesamle to approve the Fiscal Year 2020-21 Budget as presented and recommend City Council approval as needed. City Council will consider the budget with the City operating budget at the meeting scheduled on June 17, 2020. Roll Call Vote: Ayes: Gerry Arno, Julie Games, Loretta Blank, Kathleen Schmitt, Chellie Broesamle, and Rick Schaerer. Nays: None. Absent: Steve Harding, Scott Jones and Jim Parker. Motion carried.

Sue Smith, Executive Director of Economic Development Partnership, provided an update from the EDP.

Manager Gray provided updates on the Iron Removal Plant Project, Downtown Signal Project and the reopening of the City Office.

L DFA members provided updates.

The meeting was adjourned by Chairperson Schaerer at 8:26 a.m.

Submitted by,

Cynthia D. Means
Clerk

User: LSPAHR
DB: Jonesville

PERIOD ENDING 10/31/2020

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 10/31/2020	2020-21 AMENDED BUDGET	AVAILABLE		% BGD USED
		MONTH 10/31/2020	INCREASE (DECREASE)			NORMAL (ABNORMAL)	BALANCE	
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY								
Revenues								
Dept 000 - BALANCE SHEET/REVENUE								
247-000-403.000	REAL PROPERTY TAXES	0.00	0.00	90,000.00	90,000.00	0.00		
247-000-403.075	PERSONAL PROP TAX REIMBURSEMENT	281,144.56	281,144.56	200,000.00	(81,144.56)	140.57		
247-000-664.000	LEASE/IND PARK RADIO TOWER	1,397.23	5,582.83	14,000.00	8,417.17	39.88		
247-000-665.000	INTEREST EARNINGS	189.70	1,266.87	10,000.00	8,733.13	12.67		
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		282,731.49	287,994.26	316,175.00	28,180.74	91.09		
TOTAL REVENUES		282,731.49	287,994.26	316,175.00	28,180.74	91.09		
Expenditures								
Dept 729 - DEVELOPMENT ACTIVITIES								
247-729-702.000	SALARIES AND WAGES	196.75	227.58	3,000.00	2,772.42	7.59		
247-729-715.000	EMPLOYERS SHARE - FICA & MEDICARE	14.69	16.95	300.00	283.05	5.65		
247-729-716.000	HEALTH INSURANCE	15.04	21.00	400.00	379.00	5.25		
247-729-718.000	DISABILITY	1.65	1.78	35.00	33.22	5.09		
247-729-719.000	RETIREMENT - EMPLOYER PORTION	11.22	13.38	350.00	336.62	3.82		
247-729-721.000	LIFE INSURANCE	0.92	1.02	25.00	23.98	4.08		
247-729-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.13	0.14	5.00	4.86	2.80		
247-729-723.000	DENTAL INSURANCE	3.50	3.80	75.00	71.20	5.07		
247-729-724.000	OPTICAL INSURANCE	0.67	0.78	15.00	14.22	5.20		
247-729-727.000	OFFICE SUPPLIES	0.00	31.50	75.00	43.50	42.00		
247-729-740.000	OPERATING SUPPLIES	45.38	45.38	1,000.00	954.62	4.54		
247-729-801.000	PROFESSIONAL SERVICES	0.00	0.00	10,000.00	10,000.00	0.00		
247-729-801.100	PROF SERVICES - EDP PARTNERSHIP	0.00	0.00	15,000.00	15,000.00	0.00		
247-729-801.500	PROF SVCS - ENGINEERING/READING AVE EXT	0.00	0.00	45,000.00	45,000.00	0.00		
247-729-818.000	CONTRACTUAL	249.48	5,673.86	14,000.00	8,326.14	40.53		
247-729-900.000	PRINTING & PUBLISHING	0.00	75.15	0.00	(75.15)	100.00		
247-729-921.000	ELECTRICITY	156.43	341.49	900.00	558.51	37.94		
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	109.07	115.76	1,500.00	1,384.24	7.72		
247-729-965.000	CONTRIB TO GEN FUND-ADMIN WAGES/BENE	0.00	0.00	29,126.00	29,126.00	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		
247-729-965.300	CONTRIB TO MAJOR STS - GAIGE	0.00	0.00	67,000.00	67,000.00	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	1,255.00	1,255.00	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		804.93	6,569.57	336,365.00	329,795.43	1.95		
TOTAL EXPENDITURES		804.93	6,569.57	336,365.00	329,795.43	1.95		
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY:								
TOTAL REVENUES		282,731.49	287,994.26	316,175.00	28,180.74	91.09		
TOTAL EXPENDITURES		804.93	6,569.57	336,365.00	329,795.43	1.95		
NET OF REVENUES & EXPENDITURES		281,926.56	281,424.69	(20,190.00)	(301,614.69)	1,393.88		

Fund 247 LOCAL DEVELOPMENT FINANCE AUTHORITY

GL Number	Description	Balance
*** Assets ***		
247-000-001.000	CASH - CHECKING	8,069.56
247-000-007.000	CASH - MI CLASS INVESTMENT ACCT	2,351,622.95
247-000-130.000	LAND	97,544.00
Total Assets		2,457,236.51
*** Liabilities ***		
247-000-202.000	ACCOUNTS PAYABLE	312.07
247-000-214.101	DUE TO GENERAL FUND	45.38
247-000-339.000	DEFERRED REVENUES	1,210.07
Total Liabilities		1,567.52
*** Fund Balance ***		
247-000-390.000	FUND BALANCE	1,849,231.14
Total Fund Balance		1,849,231.14
Beginning Fund Balance - 19-20		1,849,231.14
Net of Revenues VS Expenditures - 19-20		325,013.16
*19-20 End FB/20-21 Beg FB		2,174,244.30
Net of Revenues VS Expenditures - Current Year		281,424.69
Ending Fund Balance		2,455,668.99
Total Liabilities And Fund Balance		2,457,236.51

* Year Not Closed

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	Municipality Name	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.	Local Development Finance Authority		2020
	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 FY20?	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	\$	91,126
Property taxes - from DDA levy	\$	-
Interest	\$	31,077
State reimbursement for PPT loss (Forms 5176 and 4650)	\$	264,353
Other income (grants, fees, donations, etc.)	\$	18,699
Total	\$	405,255

Tax Increment Revenues Received

From counties	\$	30,015
From municipalities (city, twp, village)	\$	61,111
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	\$	91,126

Expenditures

Development Activities and Ind Park Maintenance	\$	20,717
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
Transfers to other municipal fund (list fund name)	\$	-
Transfers to other municipal fund (list fund name)	\$	-
Transfers to Water Fund	\$	25,000
Transfers to General Fund	\$	34,525
Total	\$	80,242

Outstanding non-bonded Indebtedness

Principal	\$	-
Interest	\$	-

Outstanding bonded Indebtedness

Principal	\$	-
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	\$	4,509,405	\$	2,282,850	\$	24.4369000	\$54,410.10
Ad valorem industrial personal	\$	2,810,100	\$	1,123,996	\$	24.4369000	\$41,203.15
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	\$	1,304,593	\$	686,000	\$	12.2184500	\$7,558.25
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	\$	1,539,000	\$	3,036,467	\$	12.2184500	(\$18,296.73)
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	\$		\$84,874.78 Total TIF Revenue



City of Jonesville Local Development Finance Authority FY 2019-20 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 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 1st and ends June 30th.

Authority Accomplishments

- Collaborated with the Hillsdale County Economic Development Partnership on a grant application for industrial park marketing and promotions. When grant funds were depleted due to COVID-19, the grant application was directed toward extending broadband internet. The Michigan Economic Development Corporation (MEDC) has announced issuance of the grant and the project will be executed in the 2020-21 fiscal year.
- Completed preventative maintenance on Industrial Park streets.

Projects and Investments

- 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 second of 10 years to maximize affordability of water utility costs, especially for industrial customers.
- 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

- Pursued grant funds for marketing and promotions of the Industrial Park; will focus on broadband internet improvements.

Fund Balance and Capital Project Planning

The LDFA retains an estimated fund balance at the close of the fiscal year of approximately \$1.25 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.

The LDFA has a street infrastructure project planned for the next 5 years whose cost would exceed \$400,000, including a \$66,000 milling and paving project for Gaige Street in 2021. Additional 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 on pages 19-23 of the FY2020-21 through 2025-26 Capital Improvement Plan and the LDFA Development and Tax Increment Financing Plan, both available for review at City Hall or on the City's website, www.jonesville.org.



Economic Development Partnership Of Hillsdale County

*Creating an environment to support opportunity, growth and
Encouragement to innovate - for all communities, business and citizens.*

Board of Directors

Rick Schacrer

Jonesville Paper Tube Corp.,
Chairperson

Don Germann

Hillsdale County National Bank
Vice Chair

Vicki Morris

Century Bank
Secretary

Ned Bever

Bever Farms

Kym Blythe

Reading City Manager

John Condon

Hillsdale Terminal

Julie Games

Hillsdale County Commissioner

Jeff Gray

Jonesville City Manager

Ron Griffith

Spring Arbor University

Jeremiah Hodshire

Hillsdale Hospital

Nick Krzeminski

Michigan Gas Utilities

David Mackie

Hillsdale City Manager

Chris McArthur

Hillsdale BPT

Tracy McCullough

The Cardinal Group

Gregory Moore

Consumers Energy

Katrina Mosher

Paragon Metals

Tony Samon

Community Action Agency

Troy Rechl

Hillsdale County ISD

Doug Terry

Litchfield City Manager

“Capital Campaign 2021”

Your investment sustains the work done at the EDP to maintain and grow opportunity in Hillsdale County. 2020 has brought many challenges to our business community and you have shown your resiliency. We work daily to stay in tune to these changes so we can best serve you and support your business development.

The EDP tracks statistical data that is relevant to understanding the economic health of Hillsdale County. As you can see in this year's report, business investment is dynamic, our communities continue to invest in growth and infrastructure, and excellent employment opportunities exist for our citizens.

As technology evolves the need for continuous training and education are paramount for our workforce to be competitive in a global economy. Through collaboration with our local businesses, schools and MWSE we are able to integrate education, employment skills, internship opportunities and sustaining careers for our citizens.

The EDP is an independent non-profit organization funded through contract work performance and investors like you.

The EDP and our Board of Directors greatly appreciates your continued support as we move forward into the future working on your behalf.

Please contact us with inquiries or if we can assist you in any way.

Sincerely,

Susan M. Smith, Executive Director



EDP of Hillsdale County
115 East Street
Jonesville, MI 49250

Invoice

Date	Invoice #
------	-----------

11/13/20 564

Bill To:
 City of Jonesville
 265 E. Chicago Street
 Jonesville, MI 49250

RECEIVED
NOV 18 2020

BY: _____

DESCRIPTION	AMOUNT
-------------	--------

2021 Economic Development Sponsorship

\$15000

Federal Tax Identification number for the EDP as a non-profit corporation is: 20-8088576

Thank You For Your Investment!

Total \$15000

INDUSTRIAL EXPANSION



NEW CONSTRUCTION



INFRASTRUCTURE



INVESTING IN THE FUTURE

SUCCEEDING TOGETHER

UNITY



ENTREPRENEURSHIP



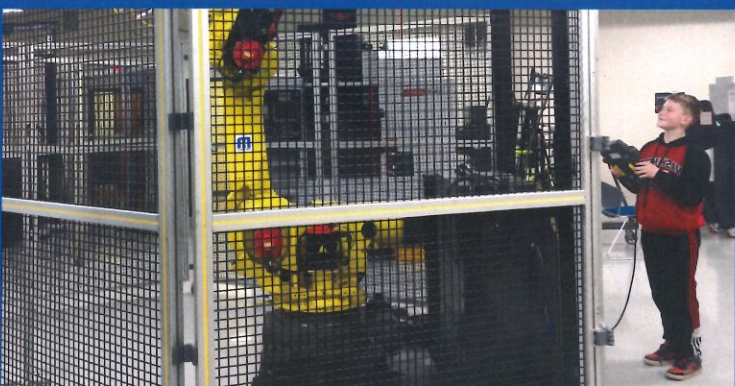
HEALTHCARE



AGRICULTURE



PERSONAL GROWTH



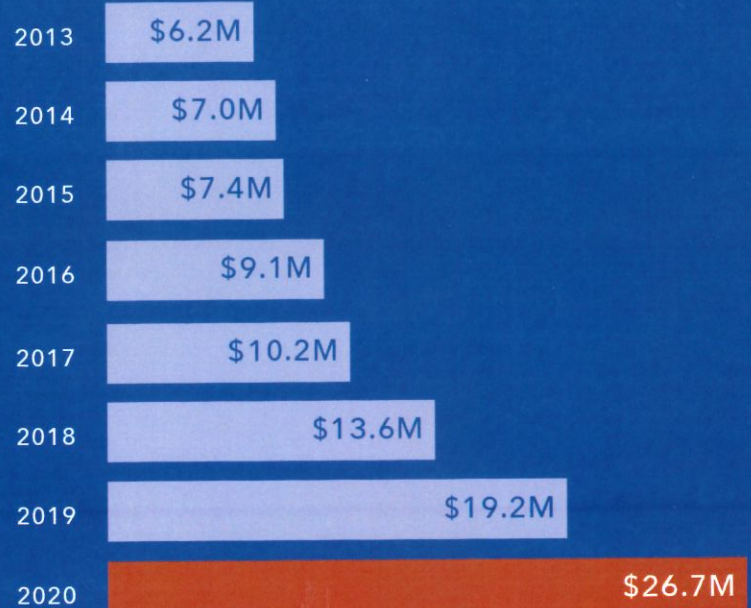
HILLSDALE COMMUNITY

AVERAGE HOME SALE



78.6% HOME OWNERSHIP

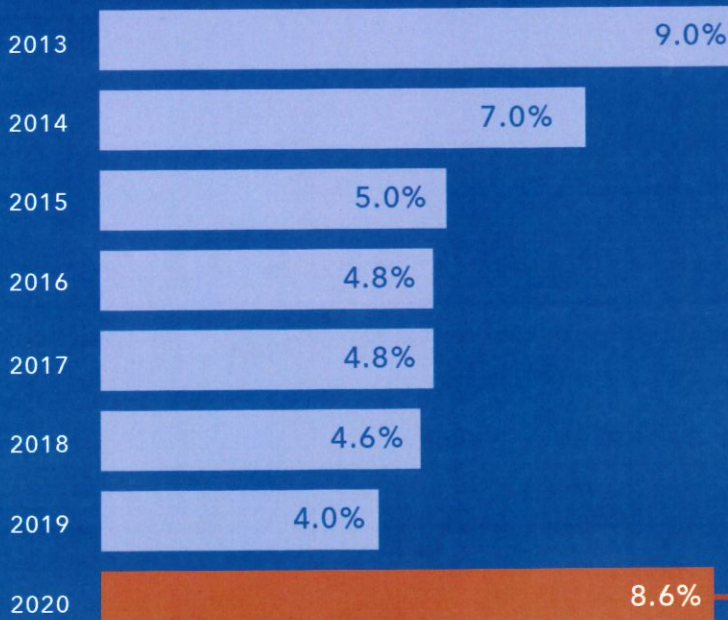
BUSINESS INVESTMENTS



1,573 TOTAL BUSINESSES

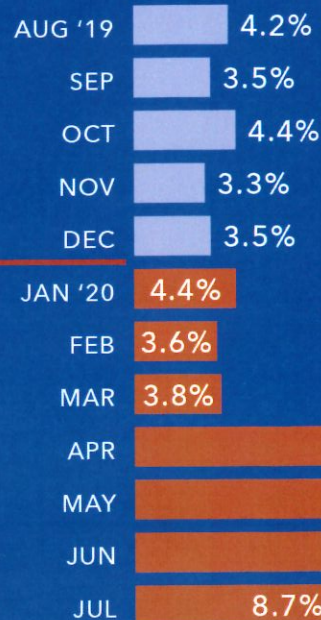
TRENDS & STATISTICS

UNEMPLOYMENT HISTORY



20,744 LABOR FORCE

UNEMPLOYMENT 2019-20



**HILLSDALE COUNTY IS RESILIENT!
OVERCAME 27.7%
UNEMPLOYMENT
RATE TO END Q3
AT 8.6% AVERAGE
UNEMPLOYMENT**

HUNDREDS OF JOBS AVAILABLE! ▶

HILLSDALE COUNTY PUBLIC SCHOOLS

MICHIGAN GAS UTILITIES

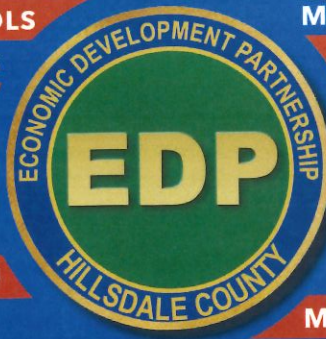
SPRING ARBOR UNIVERSITY

GREATER ANN ARBOR REGION

LOCAL MUNICIPALITIES

CONSUMERS ENERGY

HILLSDALE BPU



MICHIGAN ECONOMIC DEVELOPMENT CORP.

FINANCIAL INSTITUTIONS

USDA RURAL DEVELOPMENT

MICHIGAN WORKS! SOUTHEAST

LOCAL MANUFACTURERS

HILLSDALE HOSPITAL

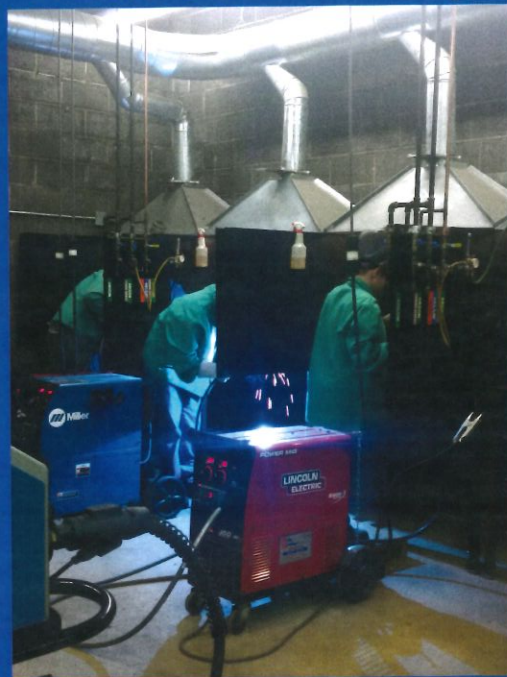
MICHIGAN DEPARTMENT OF TREASURY

MICHIGAN DEPARTMENT OF AGRICULTURE

LEADERSHIP PROGRAM

WORKFORCE TRAINING

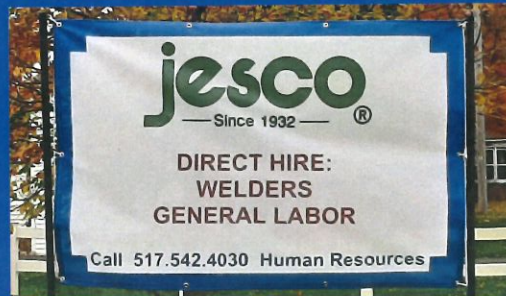
TRENDS LUNCHEON



HILLSDALE COUNTY – NOW HIRING!

GETTING BACK TO WORK

The citizens of Hillsdale County have the **resiliency to withstand** and ability to progress, adapt to, and recover from adversity. In light of the 2020 COVID-19 event, our healthcare workers, police and community safety systems, along with many of our production and service industries remained on the job. As large cities across our country folded under pressure, rioting and accosting their neighbors, **Hillsdale County held steady** in our faith knowing recovery would come. Looking at the unemployment numbers through 2020, we can see the rapid rebound despite prolonged Executive Order shutdowns. The job market has opened and is **flourishing with opportunity**. Further evidence of our resilient nature is the continued business investment and **sustained growth** in home ownership throughout Hillsdale County.



BOARD MEMBERS

Rick Schaerer, Chair	Jonesville Paper Tube	Industry
Don Germann, Vice Chair	County National Bank	Finance
Tom Condon, Treasurer	Hillsdale Terminal	Industry
Vicki Morris, Secretary	Century Bank & Trust	Finance
Chris McArther	Board of Public Utilities	Utility
Nick Krzemenski	Michigan Gas Utilities	Utility
Gregory Moore	Consumers Energy	Utility
Ned Bever	Bever Farms	Agriculture
Kym Blythe	City of Reading	Municipality
John Condon	Hillsdale Terminal	Industry
Julie Games	Hillsdale County Commissioner	Municipality
Jeremiah Hodshire	Hillsdale Hospital	Healthcare
Jeff Gray	City of Jonesville	Municipality
Ron Griffith	Spring Arbor University	Education
David Mackie	City of Hillsdale	Municipality
Tracy McCullough	The Cardinal Group	Industry
Katrina Mosher	Paragon Metals, Inc.	Industry
Troy Reehl	Hillsdale County ISD	Education
Doug Terry	City of Litchfield	Municipality
Tony Salmon	Community Action Agency	Nonprofit

INVESTORS

American Axle	Jonesville Tool & Manufacturing
Cambria Tool & Machine	Key Opportunities
Century Bank & Trust	Livonia Tool & Laser
Chemical Bank	Market House
Clark Electric	Metal Technologies (Precision Gage)
Cobra Moto	Michigan Gas Utilities
Coldwell Banker	Michigan Rebuild & Automation
Community Action Agency	MilkSource
Condon, Hecht, Bisher, Wade & Co. P.C.	NEFCO
Consumers Energy	Olivia's Chop House
Current Office Solutions	OmniSource
Elwood Staffing Solution	Pittsford Township
Fairway Products	Precision Metal Arts USA
Fayette Township	R.C. Plastics
Finishing Touch	Ritz Craft Corporation of Michigan
Foust Electro-Mold	Ross Design & Engineering
Hi-Lex Controls	Saucy Dogs BBQ
Hillsdale Buick GMC	Southern Michigan Bank and Trust
Hillsdale College	Springdale Automatics
Hillsdale County Road Commission	Stillwell Ford Lincoln
Hillsdale Terminal	Stockhouse Corporation
Jack Smith Agency	Techniplas
Jackson College	Tenneco
Jems of Litchfield	Vested Risk Strategies
Jesco Industries	Village of North Adams
Johan Van de Weerd Co., Inc	W.C.S.R.
Jonesville Paper Tube	White Machine & Automation

CORPORATE SPONSORS

The Cardinal Group
 City of Hillsdale
 City of Jonesville
 City of Reading
 County National Bank
 Hillsdale Board of Public Utilities
 Hillsdale Hospital
 Hillsdale County ISD
 Litchfield TIFA
 Paragon Metals, Inc.

STAFF



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manager@jonesville.org

**LOCAL DEVELOPMENT FINANCE AUTHORITY (LDFA)
2021 ANNUAL MEETING CALENDAR
THIRD WEDNESDAY / EVERY OTHER MONTH**

WEDNESDAY	FEBRUARY 17, 2021	8:30 A.M.
WEDNESDAY	APRIL 21, 2021	8:30 A.M.
WEDNESDAY	JUNE 16, 2021	8:30 A.M.
WEDNESDAY	AUGUST 18, 2021	8:30 A.M.
WEDNESDAY	OCTOBER 20, 2021	8:30 A.M.
WEDNESDAY	DECEMBER 15, 2021	8:30 A.M.

The meeting location is subject to change, and may be by electronic meeting to mitigate the spread of COVID-19. 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:

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(517) 849-2104
www.jonesville.org**

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