

**Jonesville Downtown Development Authority
PA 57 Informational Meeting
Minutes of November 17, 2020**

Pursuant to Section 3a of the Open Meetings Act, Act 267 of 1976, as amended, 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, Ron Gow and Chris Fast.

Absent: Abe Graves, Penny Sarles, and Gale Fix

Also Present via Zoom Meeting: Jeff Gray

Chairman Don Toffolo called the meeting was called to order at 8:37 a.m.

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.

A motion was made by Joe Ruden and supported Gerry Arno to adjourn to the Regular DDA meeting at 8:40 a.m. Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Ron Gow and Chris Fast. Nays: None. Absent: Abe Graves, Penny Sarles and Gale Fix. Motion carried.

**Jonesville Downtown Development Authority
Regular Meeting
Minutes of November 17, 2020**

The meeting was called to order at 8:40 a.m.

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

Gerry Arno made a motion and was supported by Joe Ruden to approve the minutes of July 14, 2020. Roll Call Vote: Ayes: Don Germann, Gerry Arno, Joe Ruden, Ron Gow and Chris Fast. Nays: None. Absent: Abe Graves, Penny Sarles and Gale Fix. Motion carried.

Gerry Arno made a motion to accept the Financial Report showing revenue and expenditure activity for the month September and year-to-date, along with a current cash balances report in all accounts as of September 30, 2020. Ron Gow supported the motion. Roll Call Vote: Don Germann, Gerry Arno, Joe Ruden, Ron Gow and Chris Fast. Nays: None. Absent: Abe Graves, Penny Sarles and Gale Fix. Motion carried.

A motion was made by Joe Ruden and supported by Ron Gow 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, and to approve the Fiscal Year 2019-20 Annual Report and to post the

same on the DDA section of the City website. Roll Call Vote: Don Germann, Gerry Arno, Joe Ruden, Ron Gow and Chris Fast. Nays: None. Absent: Abe Graves, Penny Sarles and Gale Fix. Motion carried.

Manager Gray provided information regarding Wal-Mart and that it 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. Discussion ensued regarding the impact of the adjustment in value on the DDA revenue and considerations for the current fiscal year.

A motion was made by Joe Ruden and supported by Ron Gow to adopt the 2021 DDA meeting calendar and moving the time to 8:30 a.m. to better accommodate morning schedules. Roll Call Vote: Don Germann, Gerry Arno, Joe Ruden, Ron Gow and Chris Fast. Nays: None. Absent: Abe Graves, Penny Sarles and Gale Fix. Motion carried.

The DDA discussed the request from Consumers Energy for a new easement to allow for emergency service of the electric substation on Water Street. The easement would also impact the grass lot on the southeast corner of Water Street and North Street. The DDA supports assisting Consumers Energy with access to service the substation, but has concerns with the easement, as presented.

Manager Gray provided updates on Christmas in Jonesville, advising that the City will still be placing the decorations in the park and on the streetlights, the Jonesville Lions Club will be hosting Lights of Love and the Jonesville Rotary will be providing a Lighting Contest to residents and businesses within the 49250 Zip Code. Updates were also provided for the MDOT signal project, Façade Improvement Program and Klein Tool building.

After lengthy discussion, a motion was made by Don Germann and supported by Joe Ruden to draft a letter to MDOT and the contractor of the signal project, making a formal complaint to them regarding the process of the construction project, and safety issues they placed upon the City of Jonesville. Manager Gray offered to provide MDOT contact information to Don Germann for a draft letter on behalf of the DDA. Roll Call Vote: Don Germann, Gerry Arno, Joe Ruden, Ron Gow and Chris Fast. Nays: None. Absent: Abe Graves, Penny Sarles and Gale Fix. Motion carried.

Chris Fast left the meeting at 9: 38 a.m.

Ron Gow was thanked for his eight (8) years of service on the DDA as he will be stepping down from the DDA beginning in 2021.

A motion as made by Ron Gow and supported by Joe Ruden to adjourn the meeting at 9:45 a.m. Roll Call Vote: Don Germann, Gerry Arno, Joe Ruden, and Ron Gow. Nays: None. Absent: Chris Fast, Abe Graves, Penny Sarles and Gale Fix. Motion carried.

The next scheduled DDA Meeting is Tuesday, January 12, 2021 at 8:30 a.m.

Submitted by;

Cynthia D. Means
Clerk

