



City of
Jonesville

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**CITY OF JONESVILLE
LOCAL DEVELOPMENT FINANCE AUTHORITY
SPECIAL MEETING
AGENDA
MAY 20, 2015 - 7:30 A.M.
CITY HALL**

1. CALL TO ORDER

2. PRESENTATIONS AND RECOGNITIONS

A. None

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT

5. NEW BUSINESS

- A. Purchase and Sale Agreement Recommendation – Lot #5
Jonesville Industrial Park
- B. New Member Application – Steven Isles


[Action]

[Action]

6. OTHER BUSINESS

7. ADJOURNMENT – Next Scheduled Meeting: June 17, 2015, 7:30 a.m.



To: Jonesville LDFA Board
From: Jeffrey M. Gray, City Manager 
Date: May 15, 2015
Re: Manager Report and Recommendations – May 20, 2015 LDFA Meeting

**6. A. Purchase and Sale Agreement Recommendation – Lot #5
Jonesville Industrial Park**

[Action]

Staff has been in discussion with Hawkins, Inc., a Minnesota based company with several facilities throughout the Midwest, regarding the purchase of Lot #5 in the Jonesville Industrial Park. The property is north of Interdyne on Interdyne Drive, as depicted on the attached park map. We are currently finalizing the proposed language of the agreement and will provide it to the Board once it is complete.

The company proposes the construction of a 24,000 square foot warehouse and distribution facility. The total investment is expected to be \$1,250,000. The facility would be used to distribute water treatment chemicals to primarily municipal customers. There would be two jobs at the start, with a few additional jobs possible over the next several years.

The standard purchase price of parcels in the Industrial Park is \$5,000 per acre, or \$26,450 for the subject lot. A standard incentive offered with lots is reimbursement of up to the purchase price for utility, driveway, landscaping, and site beautification costs. In addition, a P.A. 198 tax abatement is necessary to make the site competitive with others that the company has considered. The abatement would reduce the taxes on the value of the new building by 50% for 12 years. The application for abatement would be considered by City Council after the purchaser owns the property, but would be a contingency of construction.

A company representative will be present at the LDFA meeting and at the Council meeting on the evening of the 20th to discuss the plans for the property and their operations. I have had an opportunity to meet with a company representative on a couple of occasions and have reviewed background materials on them. I am pleased to bring this proposal for consideration. I will recommend that the LDFA consider a motion to recommend that City Council approve a Purchase and Sale Agreement, consistent with the terms noted above. *Please refer to the attached plan for the Jonesville Industrial Park.*

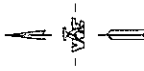
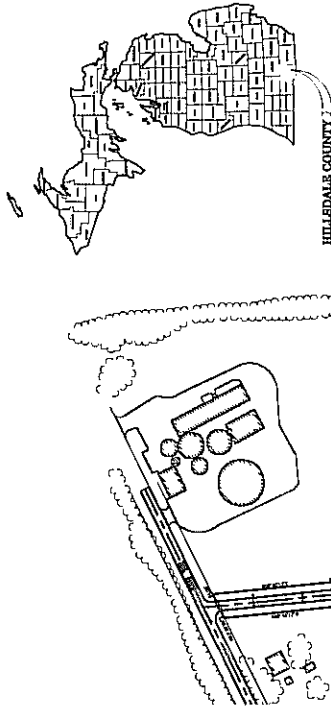
6. B. New Member Application – Steven Iles

[Action]

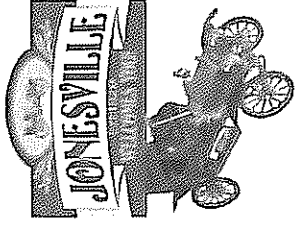
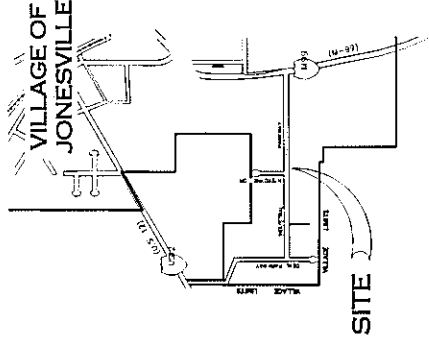
We have received the attached application from Steven Iles, Assistant Controller at Martinrea to fill Pete Bertolini's vacancy on the Board. Steve has been recommended by Martinrea representatives. I recommend a motion to recommend that the City Council appoint Steven Iles to fill Pete Bertolini's unexpired term on the LDFA.

JONESVILLE INDUSTRIAL PARK

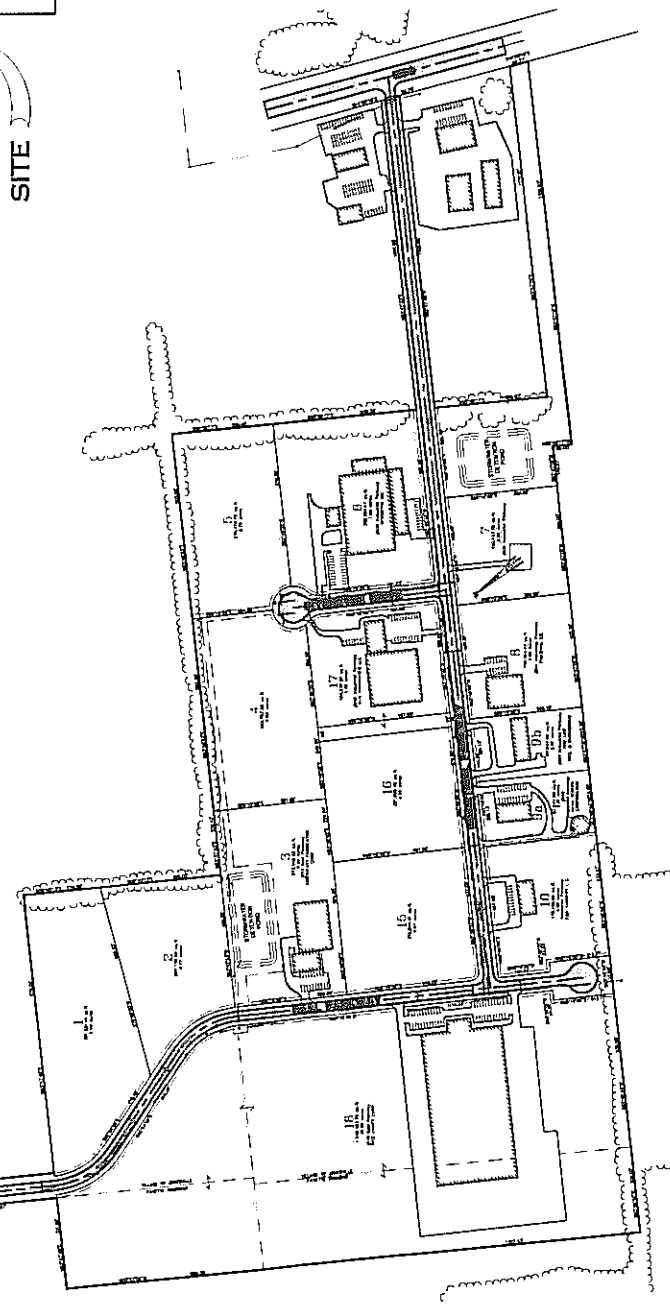
A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 8, T8S, R3W, VILLAGE OF JONESVILLE AND TOWNSHIP OF FAYETTE HILSDALE COUNTY, MICHIGAN.



GRAPHIC SCALE
1" = 200' FT.



INDUSTRIAL PARK INFORMATION	
1. ZONING	<ul style="list-style-type: none"> A) SVA - LIGHT INDUSTRIAL B) ADJACENT PARCELS <ul style="list-style-type: none"> 1) SVA-1A 2) SVA-1B 3) SVA-1C 4) SVA-1D
2. FLOORPLAN	100 YEAR FLOOD PLAIN ELEVATION = 114'
3. SITE INFORMATION	<ul style="list-style-type: none"> A) 117 ACRES OR EQUIVALENT SQUARE FEET B) 100' WIDE FRONTAGE ROAD
4. PARKING REQUIREMENTS	<ul style="list-style-type: none"> 1) REQUIRED 1 SPACE / 1000 SF OF FLOOR AREA 2) 10% OFF-ROAD PARKING
5. BUILDING INFORMATION	<ul style="list-style-type: none"> A) BUILDING HEIGHT - 40' MAX. B) BUILDING FOOTPRINT - 100% MAX. C) EXTERIOR BUILDING MATERIAL ZONES
6. PARKING / DRIVEWAYS / DRIVEWAYS / DRIVEWAYS	<ul style="list-style-type: none"> A) FRONT DRIVEWAY 50' B) SIDE DRIVEWAY 15' C) REAR DRIVEWAY 30'
7. PROPOSED STORAGE ZONES	PROPOSED STORAGE ZONES



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**JONESVILLE CITY BOARDS & COMMITTEE
APPLICATION FOR APPOINTMENT**

Board or Committee to which appointment is desired. (If more than one, please list in order of preference.)

LDFA

1. Name Steven Iles 2. Occupation Assistant Controller
3. Employer Martinez 4. Email address steve.iles@martinez.com
5. Home Address PO Box 144 Litchfield 49052
102 Jonesville St
Street City Zip
6. Home Telephone 517 398 2561 7. Business Phone 517 849 2195
8. Length of residency in Jonesville —

9. List other community organizations/commissions that you are a member.

Southern Michigan Friends of NBA

10. Please indicate below the background or experience you have which will be of value if you are appointed. Also, indicate any reasons for desiring to serve on the requested board or committee.

(Please continue on reverse side if needed and be sure to sign and date. Please attach resume or other pertinent information if so desired.)

Brokers degree in Accounting + MBA — Work with politicians on campaigns etc

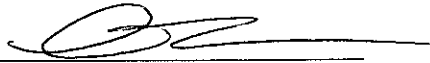
Small business owner — Lifelong Hillsdale County resident

13 Years experience in manufacturing — 10+ years certified firearms instructor

To represent Martinez - Jonesville

05/01/15

Date of Application



Signature

PLEASE RETURN THIS APPLICATION TO: City of Jonesville
265 E. Chicago Street
Jonesville, MI 49250
Phone: 517-849-2104
Fax: 517-849-9037