



City of  
Jonesville

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**CITY OF JONESVILLE  
LOCAL DEVELOPMENT FINANCE AUTHORITY  
MEETING AGENDA  
AUGUST 17, 2016 - 7:45 A.M.  
CITY HALL**

- 1. CALL TO ORDER**
- 2. PRESENTATIONS AND RECOGNITIONS**
  - A. None
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
  - A. May 25, 2016 Special Meeting
- 5. PUBLIC COMMENT**
- 6. NEW BUSINESS**
  - A. Request for Information
- 7. ONGOING BUSINESS**
  - A. Staff Updates
- 8. ROUNDTABLE DISCUSSION**
  - A. LDFA Board Member Organization Updates
- 9. OTHER BUSINESS**
- 10. ADJOURNMENT** – Next Scheduled Meeting: October 19, 2016, 7:30 a.m.

**[Discussion]**

**City of Jonesville  
Local Development Finance Authority  
Special Meeting  
Minutes of May 25, 2016**

Present: Chellie Broesamle, Steven Iles, Gary Kies, Rick Schaerer, Robert Snow, Andy Welden, Steve Harding and Manager Jeff Gray

Absent: Jim Parker

Also Present: Susan Smith, EDP Executive Dir

Rick Schaerer called the meeting to order at 7:45 a.m.

A motion was made by Steve Harding and supported by Chellie Broesamle to approve the agenda as presented. All in favor. Absent: Jim Parker Motion Carried.

Andy Welden made a motion to approve the minutes of April 20, 2016. Steve Iles supported the motion. All in favor. Absent: Jim Parker. Motion carried.

A motion was made by Bob Snow and supported by Andy Welden to recommend to the Jonesville City Council to approve the proposed LDFA Budget as presented. This includes reserve funding expansion of the industrial park, development incentives proposed in the LDFA plan and future maintenance and expansion of infrastructure. All in favor. Absent: Jim Parker. Motion carried.

Steve Iles made a motion for the approval of a development plan of a 2,625 square foot building addition for NEFCO, 113 Deal Parkway. Andy Welden supported the motion. All in favor. Absent: Jim Parker. Abstain: Steve Harding. Motion carried.

A motion was made by Andy Welden and supported by Gary Kies to recommend to the Jonesville City Council for approval of a request for a PA 198 Industrial Facilities Tax Exemption for an investment that exceeds \$91,800 in a building addition and the creation of two new positions for NEFCO, 113 Deal Parkway. The Public Hearing will be held Wednesday, June 15<sup>th</sup> at 6:30 p.m. at the Jonesville City Council Meeting. All in favor. Absent: Jim Parker. Abstain: Steve Harding. Motion carried.

Updates were given by Manager Gray on the Rail Trail and Heritage Lane.

Updates were given by LDFA Members.

Gary Kies made a motion and was supported by Steve Harding to adjourn at 8:15 a.m.

Submitted by,

Cynthia D. Means  
Clerk



To: Jonesville LDFA Board  
From: Jeffrey M. Gray, City Manager  
Date: August 12, 2016  
Re: Manager Report and Recommendations – August 17, 2016 LDFA Meeting

**6. A. Request for Information**

**[Discussion]**

I have received the attached request for information from Chair of the County Board of Commissioners, Mark Wiley. The request originated following a discussion of tax capture districts, like the Local Development Finance Authority, that took place at a recent Hillsdale County Economic Development Partnership (EDP) meeting. I have reached out by telephone to Mr. Wiley and offered to meet and discuss our LDFA and our Downtown Development Authority in detail.

I will better be able to provide background explanation of the discussion at the EDP and some additional context at our meeting. I think that it would be worthwhile for us to discuss the request and I am interested in your thoughts and input. *Please refer to the attached letter from Chair Mark Wiley.*

**7. A. Staff Updates**

This item is reserved for updates by staff regarding LDFA projects



**HILLSDALE COUNTY BOARD OF COMMISSIONERS**

**Courthouse, 2<sup>nd</sup> Floor  
29 N. Howell Street  
Hillsdale, MI 49242**

**RECEIVED**  
AUG 01 2016

July 26, 2016

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City of Jonesville  
c/o LDFA & DDA Administrator  
265 E. Chicago St.  
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BY: \_\_\_\_\_

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To: LDFA & DDA Administrator:

**BOARD OF  
COMMISSIONERS**

Mark E. Wiley  
*Chair  
Management /  
Personnel*

Relating the discussions from the Economic Development Partnership meetings to the Board of Commissioners have prompted several questions, in particular how Tax Increment Finance Authority monies are used and the total amount of reserves in the various municipalities' fund balances. It is our understanding that MCL 207.1814 (3) requires the various authorities to provide to the governing body and the state tax commission a financial report on the status of the tax increment financing plan.

Andy Welden  
*Vice Chair  
Finance*

It would be helpful if you would provide a copy of the 2015 report submitted to the State Tax Commission. In addition a copy of any current and valid, established development plans identified in MCL 125.1816 (1) and (3) respectively would also be of interest to the Board. Based on statute I believe that everything we have requested already exists and we are not creating a burden to the authority to request these copies. If any or all of the information requested is available for download on your website please simply provide the website address.

Ruth Brown  
*Facilities/Technology  
Economic Development*

If for some unforeseen reason you cannot provide this information without a formal written request defined in MCL 15.231 to 15.243 please consider this my request under these statutes.

Highest Regards,

John Burtka  
*Public Safety/Judiciary*

Mark E. Wiley, Chairman  
Hillsdale County Board of Commissioners

Bruce Caswell  
*Human Services*

Equal Opportunity  
Employer