



City of
Jonesville

265 E. Chicago Street • Jonesville • MI 49250

(517) 849-2104 Ph
(517) 849-9037 Fx
www.jonesville.org
manager@jonesville.org

**CITY OF JONESVILLE
LOCAL DEVELOPMENT FINANCE AUTHORITY
SPECIAL MEETING AGENDA
JANUARY 20, 2016 - 7:30 A.M.
CITY HALL**

1. CALL TO ORDER

2. PRESENTATIONS AND RECOGNITIONS

A. None

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

A. October 21, 2015 Regular Meeting

5. PUBLIC COMMENT

6. NEW BUSINESS

A. Industrial Park Fiber Optics

[Discussion]

B. Fiscal Year 2016 Economic Development Investment
Economic Development Partnership of Hillsdale County

[Action]

C. 2016 Meeting Calendar

[Action]

7. ONGOING BUSINESS

A. Staff Updates

8. ROUNDTABLE DISCUSSION

A. LDFA Board Member Organization Updates

9. OTHER BUSINESS

10. ADJOURNMENT – Next Scheduled Meeting: December 16, 2015, 7:30 a.m.



To: Jonesville LDFA Board
From: Jeffrey M. Gray, City Manager
Date: January 15, 2016
Re: Manager Report and Recommendations – January 20, 2016 LDFA Meeting

6. A. Industrial Park Fiber Optics

[Discussion]

Kevin Meeker from ACD.net will be in attendance to discuss the logistics of a potential extension of fiber optics to serve the Industrial Park. In addition, Kevin will review the communication services that his company provides. Business owners in the park have been invited to hear the presentation, since the next step will be to gauge interest in the extension and potential services. I have attached a copy of the invitation letter and the invite list. Representatives of the LDFA were not sent a letter, but please do extend an invite to others in your firms, if you feel they could benefit from the information. *Please refer to the attached invite letter, invite list, and project map.*

6. B. Fiscal Year 2016 Economic Development Investment

Economic Development Partnership of Hillsdale County

[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 played a significant role in recruiting Hawkins, Inc. to build in the Industrial Park in the spring, assisting them with PA 198 tax abatement materials, and made several calls to assist our local businesses. 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 brochure from Executive Director Sue Smith.*

6. C. 2016 Meeting Calendar

[Action]

Consistent with current meeting schedule, the draft 2016 Annual Meeting Calendar schedules LDFA meetings on the third Wednesday of every other month beginning in February at 7:30 a.m. in City Hall. The LDFA may choose to change both the day and time, if desired. A motion is necessary to adopt the 2016 Annual Meeting Calendar. *Please refer to the attached 2016 Annual Meeting Calendar.*

7. A. Staff Updates

This item is reserved for updates by staff regarding LDFA projects

**City of Jonesville
Local Development Finance Authority
Minutes of October 21, 2015**

Present: Robert Snow, Chellie Broesamle, Gary Kies, Jim Parker, Rick Schaerer, Steven Iles, Manager Gray, and Assistant to the Manager McLean.

Absent: Steve Harding and Andy Weldon

Also Present: Susan Smith, EDP Executive Director

Rick Schaerer called the meeting to order at 7:30 a.m.

A motion was made by Chellie Broesamle and seconded by Gary Kies to approve the agenda as presented. All in favor. Absent: Steve Harding and Andy Weldon. Motion carried.

Bob Snow made a motion to approve the minutes of August 19, 2015. The motion was supported by Steven Iles. All in favor. Absent: Steve Harding and Andy Weldon. Motion carried.

A motion was made by Bob Snow and supported by Steven Iles to approve the minutes of the special meeting on August 24, 2015. All in favor. Absent: Steve Harding and Andy Weldon. Motion carried.

Bob Snow made a motion to recommend to Jonesville City Council the approval of PA Industrial Facilities Tax Exemption to Hawkins, Inc. Steven Iles supported the motion. All in favor. Absent: Steve Harding and Andy Weldon. Motion carried.

Manager Gray provided the following information: Possibility of extending fiber optics through the Industrial Park. A provider (ACD.net) has shown interest in the extension and provided approximate costs and the steps needed for completion. The Industrial Park Crop Lease will be renewed for an additional five (5) years, January 1, 2016 thru December 31, 2020, with Lewis Farms, Bruce and Jennifer Lewis, Jonesville, Michigan at a cost of \$80.00 per acre. The annual payment will be less due to the sale of Lot 5 to Hawkins, Inc. The Industrial Park entry signs have been repaired at a cost of \$5,000.00.

Sue Smith, executive Director of the Hillsdale County Economic Development Partnership, provided updates regarding the following: Hiring Our Heroes, an event to assist Veterans in employment within Hillsdale County; Requests for proposals through the MEDC; Highlights of the Workforce Survey were provided; Annual SCMW dinner at Olivia's at 5:30 p.m. Monday, October 26, 2015.

Updates were given by LDFA members.

The meeting adjourned at 08:21 a.m.

Submitted by,

Cynthia D. Means
Clerk

January 11, 2016

BUSINESS

Dear _____:

The Jonesville Local Development Finance Authority (LDFA) is investigating ways to bring competitively priced telephone and high speed internet services to the businesses and properties located in the Jonesville Industrial Park. We have heard from some in the park who are in need of improved or additional services. Others are satisfied with their level of service, but are looking for ways to manage costs.

You are invited to join the LDFA on **Wednesday, January 20th at 7:30 a.m.** as they host representatives of ACD.net, a company that provides communication services. Company representatives will review the services that they provide and will discuss the infrastructure that could be installed within the Industrial Park. The meeting will be held at City Hall, located at 265 E. Chicago Street.

The meeting will provide an opportunity to hear more about the services that might be available and to discuss the services that your company has or needs. Please forward this invite if there are others in your company that should attend.

Please don't hesitate to contact me if you have any questions or need additional information. I can be reached at 849-2104 or manager@jonesville.org.

I look forward to seeing you on the 20th!

Sincerely,

Jeffrey M. Gray
City Manager

Poch Properties, LLC
Attn: Carole Sweet
5555 Gull Road
Kalamazoo, MI 49048

Michelle Masta
Health and Home Services
576 Olds Street
Jonesville, MI 49250

Leigh Raddatz
Leigh A. Raddatz and Co.
578 Olds Street
Jonesville, MI 49250

Cala Mack
U.S. Staffing Agency
588 Olds Street, Building 1
Jonesville, MI 49250

Linda Kline
Hillsdale FSA Service Center
588 Olds Street, Building 2
Jonesville, MI 49250

Alyssa Blonde
Hillsdale Conservation District
588 Olds Street, Building 2
Jonesville, MI 49250

Tony Slovacek
Interdyne, Inc.
530 Industrial Parkway
Jonesville, MI 49250

Jim Parker
Jonesville Tool and Manufacturing, LLC
540 Industrial Drive
Jonesville, MI 49250

Steve Harding
NEFCO
113 Deal Parkway
Jonesville, MI 49250

Paul Lindsley
Ritz Craft Homes
118 Deal Parkway
Jonesville, MI 49250

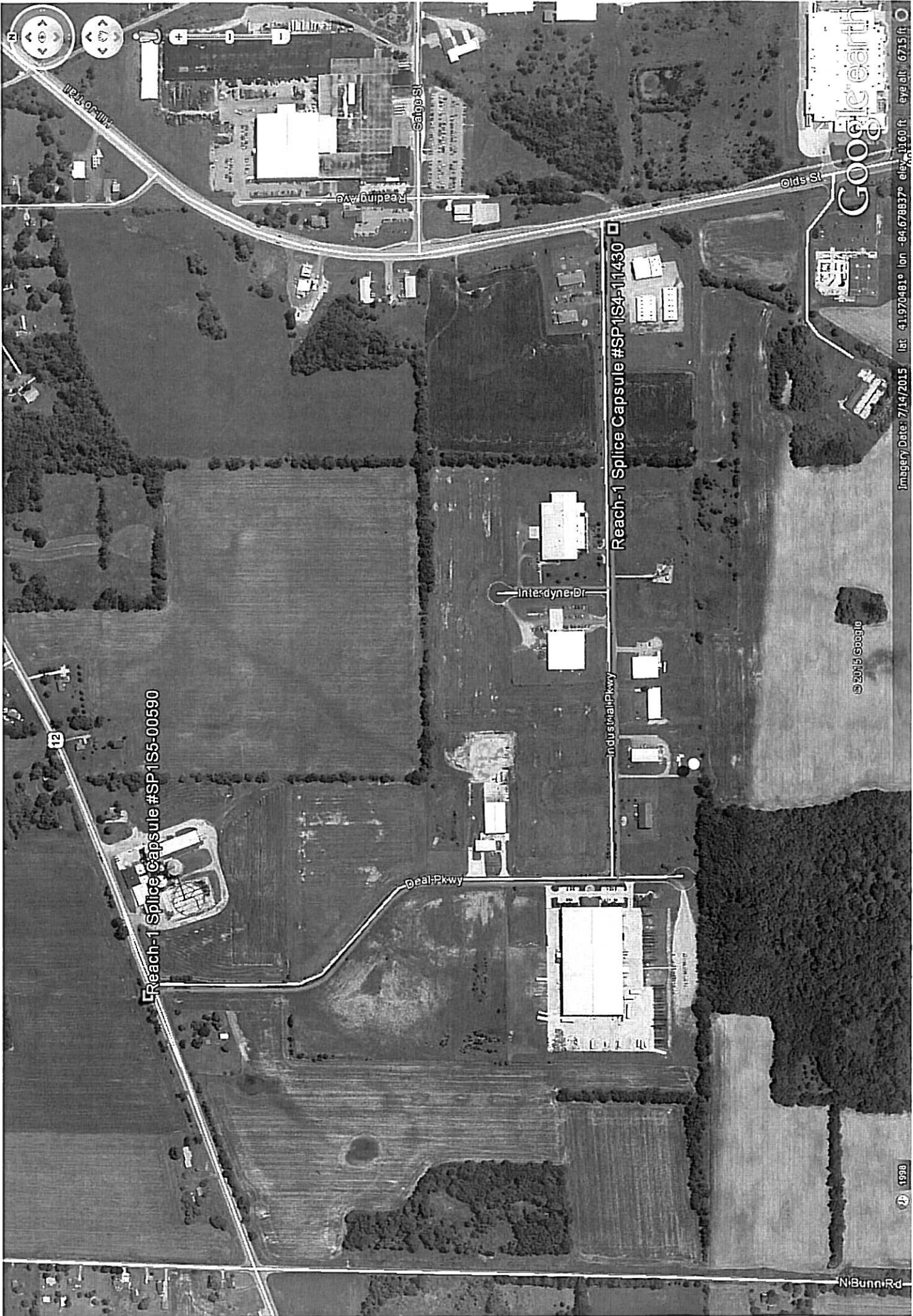
Gary Kies
K & K Tannery
561 Industrial Parkway
Jonesville, MI 49250

Adam Fellers
Advanced Farm Supply
551 Industrial Parkway
Jonesville, MI 49250

Mark Domack
Mega Screen
549 Industrial Parkway
Jonesville, MI 49250

Jason Tingley
Fastenal
541 Industrial Parkway
Jonesville, MI 49250

Steve Stoll
Stoll Metal Sales
590 Olds Street
Jonesville, MI 49250



Economic Development Partnership of Hillsdale County

859 Olds Road
Jonesville, MI 49250

Invoice

Date	Invoice #
11/13/2015	232

Bill To
City of Jonesville Jeff Gray 265 E. Chicago Jonesville, MI 49250

PAID
NOV 16 2015
BY _____

Description	Amount
2016 Economic Development Sponsorship	15,000.00
Federal Tax Identification Number for the EDP as a non-profit corporation is: 20-8088576	
If we can be of assistance, please contact the EDP at 517-437-3200.	
Thank You for your support!	Total \$15,000.00



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LOCAL DEVELOPMENT FINANCE AUTHORITY

(L.D.F.A.)

ANNUAL MEETING CALENDAR

JANUARY - DECEMBER

2016

THIRD WEDNESDAY/EVERY OTHER MONTH

WEDNESDAY	February 17, 2016	7:30 A.M.
WEDNESDAY	April 20, 2016	7:30 A.M.
WEDNESDAY	June 15, 2016	7:30 A.M.
WEDNESDAY	August 17, 2016	7:30 A.M.
WEDNESDAY	October 19, 2016	7:30 A.M.
WEDNESDAY	December 21, 2016	7:30 A.M.

All meetings are held at the City Hall - 265 E. Chicago Street, Jonesville MI

**Individuals with disabilities requiring auxiliary aids or services should contact the
City of Jonesville by writing or calling the following:**

**City of Jonesville
265 E. Chicago Street
Jonesville MI 49250
Telephone: 517-849-2104
Website: www.jonesville.org
Cindy Means, Clerk
clerk@jonesville.org**

INVESTING IN THE FUTURE

Economic Development Partnership
of Hillsdale County

2016 CAPITAL CAMPAIGN



GROWING A BETTER TOMORROW



POWER OF PARTNERS:

The Importance of a Collaborative Partnership

DASI Solutions
Englewood Electric
Greater Ann Arbor Region
Hillsdale College
Hillsdale County Public Schools
Jackson College
JAMA (Jackson Area Manufacturers Association)



Leoni Industrial Solutions
Michigan Department of Agriculture
Michigan Department of Treasury
Michigan Economic Development Corp.
MMTC (Michigan Manufacturing Technology Center)
Rockwell Automation
South Central Michigan Works!
USDA Rural Development




WORKING STRATEGICALLY:

Growth & Success

Industrial Development District
in North Adams
Annexation North Adams
/ Adams Township
Zoom Prospector
Video to Market Hillsdale County
Natural Gas in Waldron
Region 9 Work Force Study



Ross Design & Engineering
Hillsdale Terminal
Fairway Products
The Cardinal Group
Metaldyne
Nex Solutions
ConAgra Foods
Gonzalez Group, LLC
Jonesville Tool & Manufacturing
Litex
American Copper & Brass
TI Automotive
Tenneco
Ritz-Craft
Hillsdale Community Health Center
ALPHI Manufacturing
Nyloncraft

 Call 517.437.3200 and schedule a company visit to discuss your needs!



FILLING VACANCIES:

Promoting Growth

Building Vacancies

Building Re-Use

Alsons → Paragon Metals
Bose → Metal Technologies / Precision Gage
Teleflex → The Cardinal Group
Qualite → Hillsdale Terminal
Curtlin Manufacturing, Co. → Springdale Automatic
SKD North Adams → Martinrea
Litchfield Manor → Rainbow
Day Industries → Hornet Manufacturing

Building Vacancies

Building Re-Use

Micro Plastics → White Machine
Vreba-Hoff Dairy → Milksource
Vacant Commercial Bldg. → Hillsdale Health & Wellness
Anderson Cooke → Fairway Industries
Shane Group Offices → Coin-OP & Hillsdale Daily News
South Lake Party Store → New Ownership EPP
Carter Lumber → Steve Stohl

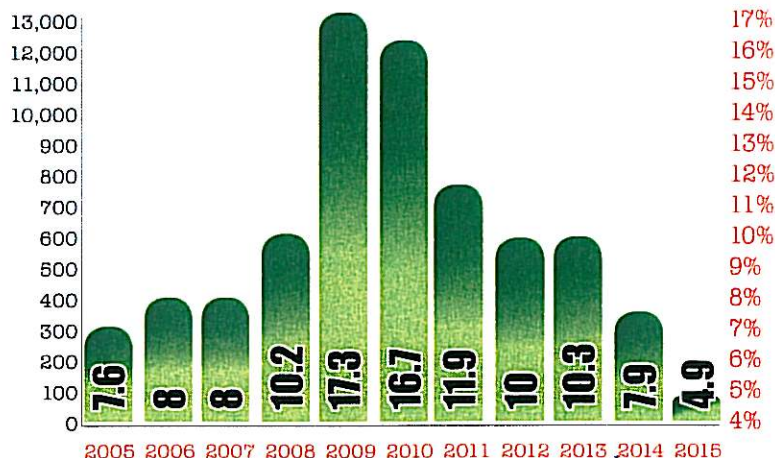


COMMUNITY

Trends & Statistics

Historic Unemployment

(IN THOUSANDS)



2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015

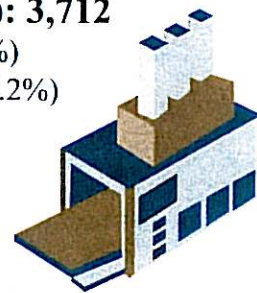
Manufacturing in Hillsdale

- Establishments (2013): 73
- Total Jobs (2014): 3,712
 - Men: 2,591 (69.8%)
 - Women: 1,120 (30.2%)



+6.8%

Increase from 2012-2014
in number of jobs (Nation: +1.2%)



County Wide Investments

- 2005-2009: \$115,604,207
- 2010-2014: \$163,871,993



Increase of
\$48,267,786

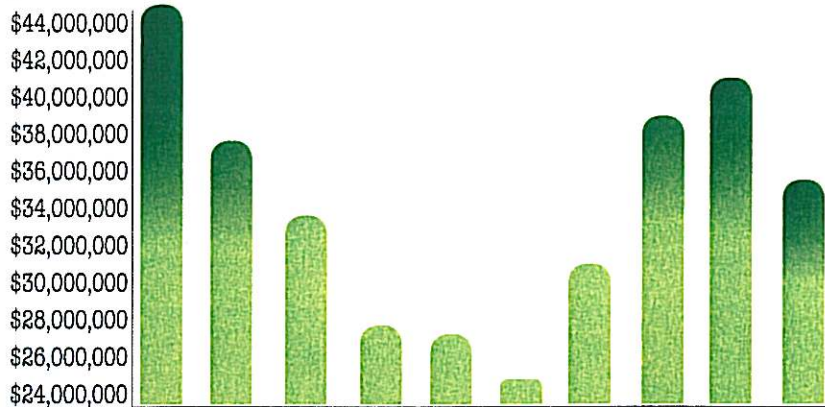
- 2014: \$66,443,986
- 2015: \$100,724,008



Increase of
\$34,281,000

Housing Industry Trends

(ANNUAL SALES)



2006 2007 2008 2009 2010 2011 2012 2013 2014 2015

\$44,365,522.00
Annual Sale: \$106,647.00

\$37,876,512.00
Annual Sale: \$198,636.00

\$33,143,987.00
Annual Sale: \$82,860.00

\$27,543,517.00
Annual Sale: \$68,687.00

\$27,117,169.00
Annual Sale: \$71,549.00

\$24,532,567.00
Annual Sale: \$75,485.00

\$30,422,976.00
Annual Sale: \$77,020.00

\$38,023,671.00
Annual Sale: \$86,462.00

\$40,591,232.00
Annual Sale: \$92,208.00

\$34,904,469.00
Annual Sale: \$96,421.00



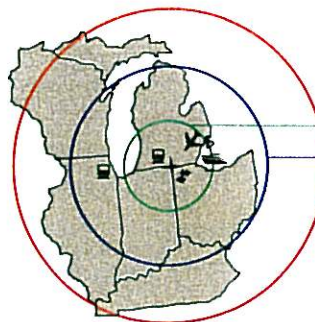
- In 2015 the average residential home sold for about \$10,000.00 more than it did 3 years previous!



- 2015: \$96,421.00

Increase of
\$4,200.00
in just one year!

Centrally Located for Business Access



150 Miles

275 Miles

400 Miles

- Hillsdale Municipal Airport, 5,000 foot runway
- Detroit Metropolitan Airport 80 miles
- Port of Toledo 77 miles
- Toll Road 80/90 20 miles
- Chicago, Illinois 192 miles
- Detroit, Ambassador Bridge 93 miles

Staff and Board



Susan Smith, Executive Director

517.260.2544

ssmith@hillsdaleedp.org



Annette Sands, Administrative Coordinator

517.437.3200

asands@hillsdaleedp.org

Board Members:

Agriculture

Education

Financial

Financial

Health Care

Hillsdale County

Hillsdale County Business

Hillsdale County Industry

Hillsdale County Industry

Hillsdale County Non-profit

Hillsdale Municipality

Jonesville Municipality

Litchfield Municipality

Reading Municipality

Utilities

Workforce Development

Ned Bever

Ronna Steel

Don Germann

Vicki Morris

Duke Anderson

Ruth Brown / Mark Wiley

Tom Condon

Rick Schaefer

John Condon

Maxine Vanlerberg

David Mackie

Jeff Gray

Doug Terry

Kimberly Blythe

Sarah Hartzler

Bever Farms, Reading

Hillsdale County Intermediate School District

www.countynationalbank.com

www.centurybankandtrust.com

Hillsdale Community Health Center

Hillsdale County Commissioner

www.chbwcpa.com

Jonesville Paper Tube

www.hillsdaleterminal.com

Hillsdale County Community Action Agency

www.cityofhillsdale.org

www.jonesville.org

www.cityoffitchfield.org

www.reading.mi.us

Hillsdale Board of Public Utilities

SCMW!

Corporate Sponsors:

- City of Jonesville
- City of Reading
- County National Bank
- Hillsdale BPU/City of Hillsdale
- Hillsdale Community Health Center
- Hillsdale County ISD
- Litchfield TIFA
- South Central Michigan Works!
- The Cardinal Group

Investors:

- Alphi Manufacturing, Inc.
- Bildner and Company, P.C.
- Century Bank & Trust
- Clark Electric
- Cobra Motors, Inc.
- Coldwell Banker
- Community Action Agency
- Condon, Hecht, Bisher, Wade & Co. P.C.
- Consumer's Energy
- Current Office Solutions
- Elwood Staffing Solution
- Fayette Township
- Fifth Third Bank
- Finishing Touch
- Foust Electro-Mould
- Hartzell Veneer Products
- Hillsdale County Road Commission
- Hillsdale Terminal
- Jack Smith Agency
- Jackson College
- Jems of Litchfield
- Jesco Industries
- Johan Van de Weerd Co., Inc
- Jonesville Paper Tube
- Jonesville Tool & Mfg.
- Ken Stillwell Ford, Lincoln, Mercury, Inc.
- Key Opportunities
- Leutheuser Motors, Inc.
- Market House
- Metaldyne
- Michigan Gas Utilities
- Michigan Rebuild & Automation
- Monarch Bank
- Nash Drugs
- NEFCO
- Nex Solutions
- Nonik Technologies
- North Adams
- Nyloncraft, Inc.
- Olivia's Chop House / Saucy Dogs BBQ
- OmniSource
- Pittsford Township
- Metal Technologies / Precision Gage
- Ritz Craft Corporation of Michigan
- Ross Design & Engineering
- South Central Michigan Works!
- Southern Michigan Bank and Trust
- Springdale Automatics
- Stockhouse Corporation
- Sumnar-Scholl Agency
- Tenneco
- TI Group
- W.C.S.R.

ECONOMIC DEVELOPMENT PARTNERSHIP OF HILLSDALE COUNTY

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