



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  
MAY 25, 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. April 20, 2016 Regular Meeting

**5. PUBLIC COMMENT**

**6. NEW BUSINESS**

A. Fiscal Year 2016-17 Budget Recommendation

**[Action]**

B. Approval of Development Plans – NEFCO

**[Action]**

C. NEFCO PA 198 Industrial Facilities Tax Exemption  
Recommendation to City Council

**[Action]**

**7. ONGOING BUSINESS**

A. Staff Updates

**8. ROUNDTABLE DISCUSSION**

A. LDFA Board Member Organization Updates

**9. OTHER BUSINESS**

**10. ADJOURNMENT – Next Scheduled Meeting: June 15, 2016, 7:45 a.m.**



**City of Jonesville  
Local Development Finance Authority  
Minutes of April 20, 2016**

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

Absent: Steve Harding

Also Present: Susan Smith, EDP Executive Dir

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

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

Jim Parker made a motion to approve the minutes of January 20, 2016. Gary Kies supported the motion. All in favor. Absent: Steve Harding and Chellie Broesamle. Motion carried.

A motion was made by Andy Weldon and supported by Steven Iles to approve the one (1) year extension for Hawkins, Inc. to build a facility on the land it purchased in the Jonesville Industrial Park. Construction will begin Spring of 2017. All in favor. Absent: Steve Harding and Chellie Broesamle. Motion carried.

Manager provided updates to the LDFA

Chellie Broesamle arrived at 7:40 a.m.

Sue Smith, Executive Director of the Hillsdale County Economic Development Partnership, provided updates for the following: Fiber Optics; MEDC visit with Jonesville Paper Tube; Update for the Clemens Food Group; "Trends" luncheon at Olivia's Tuesday, May 31<sup>st</sup> at 11:30 a.m. with guest speakers Jacob Schroeder, MEDC and Michael Suman, Product and Market Devp. LLC; Region 9 Buyer's Summit; and Transportation Meeting.

Updates were provided by LDFA members.

The meeting adjourned at 07:56 a.m.

Submitted by,


Cynthia D. Means  
Clerk



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To: Jonesville LDFA Board  
From: Jeffrey M. Gray, City Manager   
Date: May 20, 2016  
Re: Manager Report and Recommendations – May 25, 2016 LDFA Meeting

## 6. A. Fiscal Year 2015-16 Budget Recommendation

[Action]

Chair Rick Schaerer, Mayor Bob Snow and I met and prepared the enclosed recommendations for the 2015-16 fiscal year budget that begins on July 1<sup>st</sup>. The budget includes reserve funding for future expansion of the industrial park, for development incentives proposed in the LDFA plan, and future maintenance and expansion of infrastructure. It will be necessary to consider a motion to recommend that the City Council approve the proposed budget. *Please refer to the enclosed copy of the draft budget.*

## 6. B. Approval of Development Plans

[Action]

NEFCO is planning a 2,625 square foot building addition to their facility located a 113 Deal Parkway in the Jonesville Industrial Park. The addition would connect the two freestanding buildings on site, allowing for additional storage to free up area in the manufacturing area. The addition will result in the creation of 1 or 2 new positions with the company.

The Declaration of Restrictions for the Industrial Park require that new construction be approved by LDFA to assure that it complies with the Restrictions. A copy of the Restrictions is attached for reference. Staff has reviewed the plans and recommends them for approval. In summary review of the restrictions, we find:

- The addition meets all minimum setback requirements from property lines.
- There will be no changes to outdoor storage, parking, or signs.
- The exterior materials will be prefinished steel siding, to match the existing buildings.
- The new overhead door will face the rear of the property.

## 6. C. NEFCO PA 198 Industrial Facilities Tax Exemption Recommendation

[Action]

On June 15<sup>th</sup>, the City Council will hold a public hearing on the request from NEFCO for a PA 198 Industrial Facilities Tax Exemption for an investment of over \$91,800 in a building addition and the creation of one or two new jobs. The exemption will abate 50% of the real property taxes associated with the addition for twelve years. A motion to recommend the exemption will be necessary. *Please refer to the attached application materials.*

## 7. A. Staff Updates

This item is reserved for updates by staff regarding LDFA projects

FY 2017 BUDGET WORKSHEET FOR CITY OF JONESVILLE									
GL NUMBER	DESCRIPTION	12-13 ACTIVITY	13-14 ACTIVITY	14-15 ACTIVITY	15-16 BUDGET	15-16 ACTIVITY THRU 12/31/2015	16-17 REQUESTED BUDGET	COMMENTS	
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY									
REVENUES									
247-000-403.000	REAL PROPERTY TAX	67,346.21	37,528.22	21,817.25	32,369.67	247,732.42	32,693.37		
247-000-403.050	PERSONAL PROPERTY TAX	44,721.32	160,359.37	188,883.26	237,033.58	-	239,403.92		
247-000-403.075	PERSONAL PROPERTY TAX REIMBURSEMENT	-	-	26,739.86	25,000.00	-	25,000.00		
247-000-403.100	REAL WINTER TAX	60,921.17	15,997.82	10,454.78	-	-	-		
247-000-403.200	PERSONAL PROPERTY TAX	-	76,843.92	90,512.52	-	-	-		
247-000-403.300	CURR/DEL PROP TAX FM COUNTY	-	-	-	-	-	-		
247-000-407.000	DELINQUENT TAX	-	-	-	-	-	-		
247-000-664.000	LEASE/IND PARK RADIO TOWER	11,472.43	11,910.79	12,410.77	12,000.00	6,303.35	12,000.00		
247-000-665.000	INTEREST EARNINGS	132.42	197.34	454.75	400.00	632.19	1,000.00		
247-000-676.000	CONTRIBUTIONS FROM OTHER FUNDS	-	-	-	-	-	-		
247-000-678.000	REIMBURSEMENTS - MISC	-	-	-	-	-	-		
247-000-694.000	OTHER INCOME	-	-	-	-	-	-		
247-000-694.100	OTHER INCOME - FARM LAND	2,601.60	2,601.60	2,601.60	2,600.00	-	2,175.00	Land lease	
247-000-694.200	OTHER INCOME - SALE OF LAND	-	-	-	-	16,233.95	-		
247-000-698.000	BOND PROCEEDS	-	-	-	-	-	-		
TOTAL ESTIMATED REVENUES		187,195.15	305,439.06	353,874.79	309,403.25	270,901.91	312,272.28		
APPROPRIATIONS									
Dept 729-DEVELOPMENT ACTIVITIES									
247-729-702.000	SALARIES AND WAGES	3,848.63	3,229.18	3,425.74	4,000.00	4,203.92	4,000.00		
247-729-702.100	SALARIES AND WAGES - OVERTIME	-	-	-	-	-	0.00		
247-729-715.000	EMPLOYERS SHARE - FICA & MEDICARE	286.64	249.35	256.24	300.00	317.20	300.00		
247-729-716.000	HEALTH INSURANCE	177.98	107.15	282.55	400.00	176.05	400.00		
247-729-718.000	DISABILITY	22.87	18.07	22.02	35.00	25.82	35.00		
247-729-719.000	EMPLOYERS SHARE - 401	240.04	178.60	230.71	350.00	265.01	350.00		
247-729-721.000	LIFE INSURANCE	14.34	12.78	15.66	25.00	19.56	25.00		
247-729-722.000	EMPLOYEE ASSISTANCE PROGRAM	2.51	2.05	2.50	5.00	2.92	5.00		
247-729-723.000	DENTAL INSURANCE	51.06	40.91	45.44	75.00	66.40	75.00		
247-729-724.000	OPTICAL INSURANCE	10.00	9.72	9.72	15.00	12.52	15.00		
247-729-727.000	OFFICE SUPPLIES	146.54	141.64	108.04	75.00	100.59	75.00		
247-729-740.000	OPERATING SUPPLIES	835.15	123.55	788.33	1,000.00	492.12	1,000.00		
247-729-801.000	PROFESSIONAL SERVICES	4,595.00	118.20	185.00	3,100.00	1,015.45	15,000.00		
247-729-801.100	PROFESSIONAL SERVICES-EDP FEE	15,000.00	15,000.00	15,000.00	15,000.00	-	-		
247-729-801.300	PROFESSIONAL SERVICES-OTHER	-	-	-	-	-	-		
247-729-801.400	PROFESSIONAL SERVICES-FIBER OPTICS	13,000.00	-	-	-	-	-		
247-729-818.000	CONTRACTUAL	3,477.00	3,591.24	3,575.48	7,500.00	1,995.84	7,600.00		
247-729-818.300	CONTRACTUAL - LANDSCAPING	-	-	-	-	-	-		
247-729-818.700	CONTRACTUAL - K & K TANNERY LOT IMPROV	-	-	-	-	-	-		
247-729-818.800	CONTRACTUAL - RELOCATE POWER LINES	-	-	-	-	-	-		
247-729-820.000	MEMBERSHIPS/DUES/SUBSCRIPTIONS	375.00	-	-	-	-	-		
247-729-865.000	MILEAGE/TRANS/MEALS/LODGING	454.66	60.02	103.80	-	-	-		
247-729-900.000	PRINTING & PUBLISHING	-	17.25	-	-	-	-		
247-729-921.000	ELECTRICITY	1,327.12	1,429.93	1,370.89	1,500.00	584.07	1,500.00		
247-729-924.000	WATER AND SEWER	1,598.35	2,250.42	2,496.45	2,400.00	(1,950.59)	1,800.00		
247-729-930.000	REPAIRS & MAINTENANCE	1,104.15	220.06	1,381.59	1,500.00	5,910.98	1,500.00		
247-729-940.000	EQUIPMENT RENTAL	1,134.95	2,137.38	1,968.10	2,000.00	2,076.70	2,200.00		
247-729-956.000	MISCELLANEOUS	-	-	-	-	-	-		
247-729-956.200	MISCELLANEOUS - PROPERTY TAX	718.95	600.54	-	-	1.00	-		
247-729-960.000	TRAINING & CONFERENCES	90.00	-	165.00	-	2.00	-		
247-729-965.000	ALLOC TO GEN FUND-ADMIN WAGES/BENE	25,654.55	25,654.55	24,348.60	24,349.00	12,174.50	24,663.00		
247-729-965.100	CONTRIB TO GEN FUND - ST LIGHT ELEC	5,100.00	5,100.00	5,304.00	5,300.00	-	-		

FY 2017 BUDGET WORKSHEET FOR CITY OF JONESVILLE									
GL NUMBER	DESCRIPTION	12-13 ACTIVITY	13-14 ACTIVITY	14-15 ACTIVITY	15-16 BUDGET	15-16 ACTIVITY THRU 12/31/2015	16-17 REQUESTED BUDGET	COMMENTS	
247-729-965.101	CONTRIB TO GEN FUND - PURCH/IMPR	-	-	21,000.00	-	-	-		
247-729-965.300	CONTRIB TO MAJOR STS - GAIGE	-	-	-	-	-	-		
247-729-965.400	CONTRIB TO WATER CONTRACT PAYMENT	-	-	-	-	-	-		
247-729-965.401	CONTRIBUTION TO WATER-US12 EXTENSIO	-	-	-	-	-	-		
247-729-965.500	CONTRIB TO LOCAL ST	-	-	139,610.72	-	-	-		
247-729-965.590	CONTRIBUTION TO SEWER FUND - DEBT	-	-	-	-	-	-		
247-729-965.600	CONTRIB TO GEN FUND	-	-	-	-	-	1,000.00	Rail trail	
247-729-965.700	CONTRIBUTION TO LOCAL ST - ST REPAIR	-	-	-	-	-	-		
247-729-965.800	CONTRIBUTIONS TO MAJOR ST - REPAIRS	2,689.88	-	-	-	-	-		
247-729-966.000	RESERVE FOR FUTURE EXPANSION	-	-	-	60,000.00	-	-	60,000.00	
247-729-967.000	RESERVE FOR SPECIAL PROJECTS	-	-	-	50,000.00	-	-	50,000.00	
247-729-967.500	RESERVE FOR INFRASTRUCTURE IMPROVE	-	-	-	60,000.00	-	-	60,000.00	
247-729-968.000	DEPRECIATION EXPENSE	-	-	-	-	-	-	-	
247-729-971.000	LAND ACQUISITION	-	-	-	-	-	-	-	
247-729-974.000	CONSTRUCTION	-	-	-	-	-	-	-	
247-729-975.000	ADDITIONS & IMPROVEMENTS	-	-	-	-	-	-	-	
247-729-975.100	LAND IMPROVEMENTS - PROP OWNER REB/	-	-	-	-	-	-	-	
247-729-975.200	CAPITAL IMPROVEMENT PROJECT	-	-	-	-	-	-	-	Potential fiber optic project
Totals for dept 729-DEVELOPMENT ACTIVITIES		81,955.37	60,290.71	221,696.58	238,929.00	27,492.06	75,000.00	306,543.00	
Dept 731-INDUSTRIAL PARK - PHASE II									
247-731-801.000	PROFESSIONAL SERVICES	-	-	-	-	-	-	0.00	
247-731-818.000	CONTRACTUAL	-	-	-	-	-	-	0.00	
247-731-900.000	PRINTING & PUBLISHING	-	-	-	-	-	-	0.00	
247-731-921.000	ELECTRICITY	-	-	-	-	-	-	0.00	
247-731-924.000	WATER AND SEWER	-	-	-	-	-	-	0.00	
247-731-930.000	REPAIRS & MAINTENANCE	-	-	-	-	-	-	0.00	
247-731-956.000	MISCELLANEOUS	-	-	-	-	-	-	0.00	
Totals for dept 731-INDUSTRIAL PARK - PHASE II		-	-	-	-	-	-	-	
TOTAL APPROPRIATIONS		81,955.37	60,290.71	221,696.58	238,929.00	27,492.06	306,543.00		
NET OF REVENUES/APPROPRIATIONS - LDFA		105,239.78	245,148.35	132,178.21	70,474.25	243,409.85	5,729.28		

**CITY OF JONESVILLE**  
**2015/16 ESTIMATED YEAR END FUND BALANCES**

	GEN FD	MAJOR	LOCAL	STATE	L.D.F.A.	D.D.A.	DEBT SVC	SEWER	WATER	M.V.P.
Audited 14/15 Fund Bal	\$1,299,197	\$64,045	\$421,695	\$7,912	\$729,340	\$254,222	\$0	\$920,687	\$399,242	\$610,976
Budgeted 15/16 Revenue	\$1,365,708	\$146,010	\$233,395	\$25,851	\$309,403	\$132,988	\$159,024	\$727,916	\$331,036	\$178,000
Budgeted 15/16 Expenses	(\$1,433,149)	(\$146,008)	(\$225,909)	(\$25,850)	(\$238,929)	(\$139,796)	(\$159,024)	(\$1,058,625)	(\$381,100)	(\$623,859)
	\$1,231,756	\$64,047	\$429,182	\$7,913	\$799,814	\$247,414	\$0	\$589,977	\$349,178	\$165,117
Plus Depreciation								\$260,000	\$85,000	\$77,000
Fund Bal Before Res	\$1,231,756	\$64,047	\$429,182	\$7,913	\$799,814	\$247,414	\$0	\$849,977	\$434,178	\$242,117
Park Reserve	(\$54,700)									
Expansion Reserve					(\$65,000)					
Revolving Loan Fund						(\$25,000)				
Est 15/16 EOY Fund Balance	\$1,177,056	\$64,047	\$429,182	\$7,913	\$734,814	\$222,414	\$0	\$849,977	\$434,178	\$242,117





# **NEFCO** *North East Fabrication Company, Inc.*

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May 9, 2016

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

Subject: NEFCO Expansion

Dear Mr. Gray

We are seeking site plan approval for a 2,625 sq. ft. addition to our facility, by enclosing the space between our two existing buildings, located at 113 Deal Parkway in the Jonesville Industrial Park.

Water shed for the addition will be captured with eaves troughs on the north and south sides of the building and directed into the same storm drain that it currently flows into.

We are anticipating a construction start date as early as June 2016 with completion date of no later than September 30, 2016, at a cost of \$91,800.00.

Completion of this addition will allow for additional raw material and finished goods storage that will free up floor space in the manufacturing areas and allow an additional 1 to 2 position to be created for a total of 11 to 12 employees.

Thank you for your time and consideration of our addition project. Please feel free to contact me if there are any additional questions or concerns regarding this project.

Sincerely,

  
Steve Harding

North East Fabrication Co., Inc.  
PO Box 231  
Jonesville, MI 49250  
(517) 849-8090

**D.H. Roberts Construction**

222 Water Street  
Jonesville, MI 49250  
Ph: 517-849-7236 fx: 517-849-7238

April 8, 2016

NEFCO  
113 Deal Parkway  
Jonesville, MI 49250

Attn: Steve Harding

The following proposal is respectfully submitted by D.H. Roberts Construction of Jonesville for your consideration on the proposed project.

**BUILDING ADDITION**

The quote includes the following:

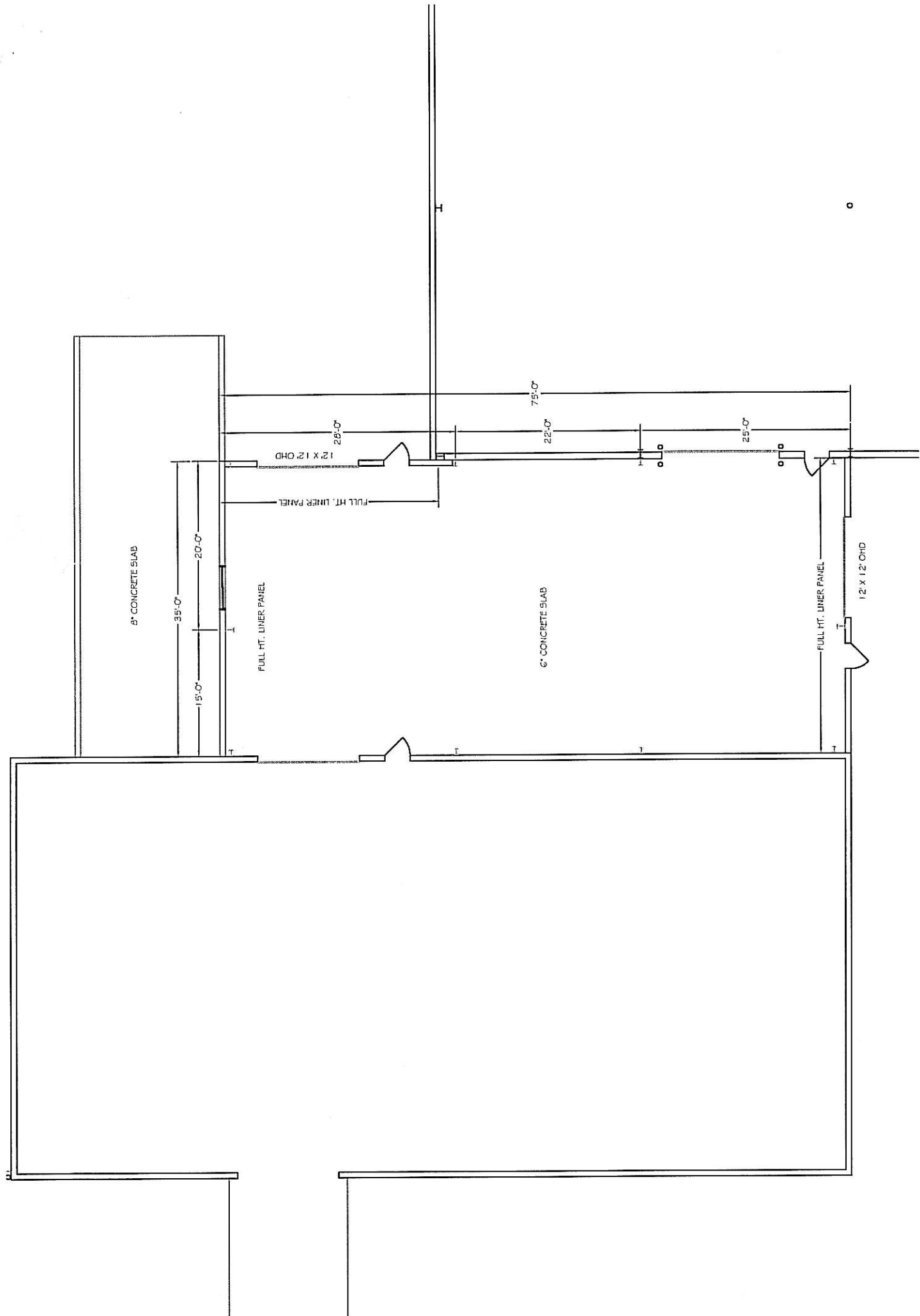
- Remove existing concrete slab and retaining wall
- Pour new frost free concrete retaining wall with building piers
- Pour new 6" reinforced concrete slab
- Pour new 8" x 50' concrete slab at truck dock
- Erect 75' x 35' x 14'-6" Nucor steel building
- Roof will be 24 ga. CFR-24 standing seam sheets, at 1/4:12 roof slope
- Walls will have 26 ga. Nucor "Classic Wall" siding
- Roof will have 6" R-19 and walls will have 4" R-13 insulation
- Interior will have white 26 ga. Liner panel full height
- Includes two (2) 12' x 12' OHD with electric operators
- Includes two (2) 3' x 7' walkdoors with half glass
- Includes concrete patching at cuts for new foundations
- Provide and install one (1) 5' x 3' horizontal sliding window
- Rework heights of two (2) existing OHD

The total cost for labor and materials as stated above shall be **NINETY-ONE THOUSAND EIGHT HUNDRED DOLLARS ONLY. (\$91,800.00)** All applicable taxes have been included. This price is firm for 30 days.

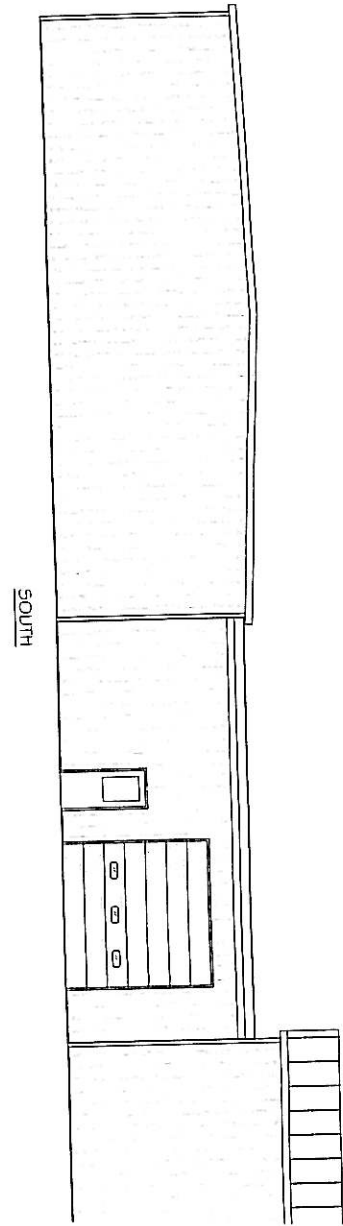
Tyler C Parker  
Project Manager

ACCEPTED: 

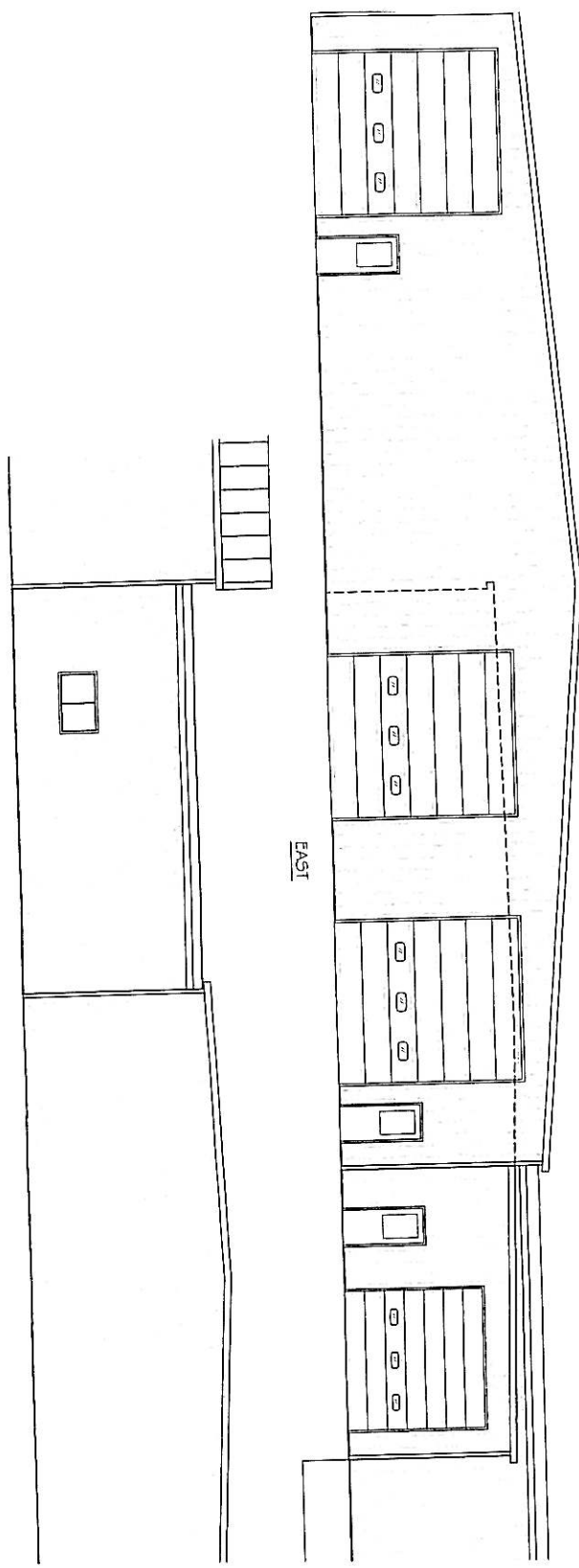
DATE: 4-8-16



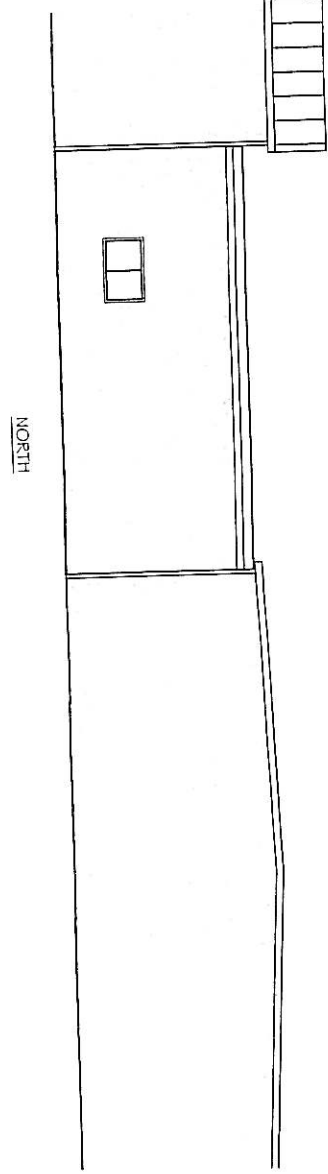




SOUTH



EAST



NORTH



DECLARATION OF RESTRICTIONS

This Declaration of Restrictions is made this 18th day of January, 1995 by Jonesville Local Development Finance Authority, of Jonesville, Michigan.

WHEREAS, Jonesville Local Development Finance Authority (hereinafter called LDFA) is the owner of real property described on the attached Exhibit A and wishes to subject said property to the conditions, covenants, restrictions, reservations and easements hereinafter set forth, each and all of which is and are for the benefit of said property and for each subsequent owner thereof and shall inure to the benefit of and pass with said property and each and every parcel thereof and any owner thereof.

1. Declaration. LDFA hereby declares that the real property described above is and shall be held, transferred, sold, conveyed and occupied subject to the conditions, covenants, restrictions, reservations and easements hereinafter set forth.

2. Definitions. "Jonesville Industrial Park" shall mean and include all of the real estate from time to time subject to the restrictions and covenants imposed by this instrument.

"Building Site" shall mean a parcel of land upon which an administration or industrial building or buildings and appurtenant structures may be erected in conformance with these covenants.

"Improvements" shall mean and include an administration or industrial building or buildings, outbuildings appurtenant thereto, parking areas, loading areas, fences, masonry walls, hedges, lawns, mass plantings and any structures of any type or kind located above

ground.

"Building line or lines" shall mean the minimum distance which administration or industrial buildings and outbuildings or any structure of any type or kind located above ground shall be set back from the property or street lines.

"Side building site line" shall mean the boundary or property line dividing two adjoining building sites.

For the purpose of these restrictions, the term "Approval Committee" shall, upon the initial effectiveness of this instrument, be deemed to mean the Board of Directors of the LDFA with such Secretary serving as Secretary of the "Approval Committee". Thereafter, the make-up of the "Approval Committee" shall be as herein provided, and as provided under the provisions of paragraph nine hereof. A majority of the members of such committee shall constitute a quorum of such committee and are vested with authority to make any decisions, perform any acts and execute any written instruments of approval or consent required by these restrictions. The "Approval Committee" shall have full power to select, appoint, retain and use any agents or sub-committees of any type and nature as it deems advisable to render such assistance to said "Approval Committee" and to perform such acts as said "Approval Committee" and to perform such acts as said "Approval Committee" shall determine.

3. Primary Intended Use. All of the building sites in the Jonesville Industrial Park shall be used for light industrial, research and development, storage and warehouse facilities directly



related to manufacturing operations.

4. Prohibited Uses. The following uses shall not be permitted:

- A. Residential construction
- B. Commercial incineration.
- C. Auto or truck wrecking or salvage yards of any type.
- D. Open storage or disposal of waste paper, rags, scrap metals, scrap glass.
- E. Central mixing plant for asphalt or concrete.
- F. Process emitting excessive odor, dust, fumes, noise, smoke or vibration.
- G. Trucking terminals.
- H. Holding of live animals.

5. Required Standards.

- A. No building having barrel/quonset hut type or pole building construction shall be built on any building site.
- B. All lot areas not used for buildings, roads, parking, loading and storage area shall be properly maintained thereafter in a well-kept condition.

C. Structures or buildings erected in the Jonesville Industrial Park shall have the following setback

requirements:

- 1. Rear Yard: The rear yards shall be not less than 25 feet;
- 2. Side Yard: The side yards shall be not less than 15 feet;

3. Building Line: The minimum front yard building setback shall be not less than 50 feet from road right of way line.
- D. Land embraced within the front yard setbacks shall not be used for storage or any other use with the exception of parking, yard use, landscaping use and access to the property.
- E. Outdoor storage of equipment, raw materials, semi-finished or finished products may be permitted only when such outdoor storage is necessary and incidental to the operations being carried on in the building located upon the site. No storage shall be permitted on the setback required by paragraph 5D and all storage shall be shielded by fence or landscaping so as to screen such storage areas from public streets and adjoining properties.
- F. Each owner must provide adequate off-street parking facilities so as to eliminate any necessity for the parking of vehicles upon the public streets within this Park. All driveways, walks, parking areas and loading areas shall be clearly defined and well maintained.
- G. All buildings shall have exterior facing of architectural approved materials such as: face brick, concrete block, architectural concrete, steel or aluminum factory finished panels and glass. At least twenty-five (25) percent of the sides of any building facing upon a public street or a public highway must be treated with finished materials. Finished materials are defined as: face brick, glass, ornamental stone

or other decorative material. All exposed concrete block or metal must be painted or varnished within sixty days from the date of occupancy, except those materials not normally painted or those materials which have been pre-finished. No used material shall be incorporated within any building. No structure, covering, garage or other outbuilding of a temporary nature shall be situated, erected or maintained on any parcel of the subject property, but this shall not apply to construction building or storage facilities used in the course of construction of any permanent building.

H. Provision for handling all freight either by railroad or truck, shall be, if possible, on the side or rear of the building.

I. All utility easements as dedicated shall be kept free of all structures and the removal of any obstruction by a utility company shall in no way obligate the utility company in damages or to restore the obstruction to its original form.

6. Signs. No billboards or advertising signs other than those identifying the names, businesses and products of the firm or business occupying the premises will be permitted with the exception of municipal signs.

7. Construction Plans. No construction, erection, relocation or exterior alteration of any buildings, structures or other facilities may be commenced and completed on any part of said real estate without securing in advance the written consent and approval of the "Approval Committee". The following information, as

appropriate, shall be submitted to the Chairman of the "Approval Committee" for its consideration of any plans:

- A. Preliminary architectural plans for the proposed building, structure or improvement.
- B. A site plan showing location and design of buildings, structures, signs, driveways, driveway intersection with streets, parking areas, loading areas and sidewalks.
- C. A grading plan and a planting plan, including screen walls and fences, if any, for analysis of adequacy of visual screening, erosion control and landscaping.
- D. A description of proposed operations on said real estate, an estimate of the maximum number of employees contemplated and a plan showing location of utilities and easements therefor, if any.
- E. A list of exterior finish materials to be used in construction.

Within thirty days after receipt of the above listed information, the "Approval Committee" shall meet to review the plans as submitted. Upon finding that the requirements of Sections 3, 4, 5 and 6 have been met, the "Approval Committee" shall notify the owner of the land in writing that the plans have been approved, or similarly notify the owner of the specific grounds for disapproval of said plans.

8. Repurchase. If, after the expiration of one year from the date of execution of a sale contract agreement on any part, parcel, tract, tracts or lot within the Jonesville Industrial Park, any

purchaser shall not have begun in good faith the construction and/or continued the construction of an acceptable building upon said part, parcel, tract, tracts or lot, the LDFA retains the option to refund the purchase price and enter into possession of the land. At any time, the LDFA, its successors and assigns, may extend in writing the time in which such building is to be built. Upon such refund of the purchase price, the purchaser shall execute and deliver to the LDFA a good and sufficient reconveyance of said premises.

9. Approval Committee. The Approval Committee shall consist of LDFA members. The Chairman of the Approval Committee shall be a member of the LDFA Board.

At such time as two lots within the new Jonesville Industrial Park are sold to two different unrelated business entities, the owners of those two lots shall be entitled to appoint a representative to the "Approval Committee".

In the event LDFA ceases to exist by operation of law or for any other reason, then in that event, the Village of Jonesville shall appoint individuals to replace the LDFA members.

The "Approval Committee" shall have full power and authority to enact regulations concerning the election of its members, terms of offices of members, procedures for the conduct of its meetings and all other matters necessary or incident to the proper functioning of the "Approval Committee" as representative of the owners of land within the Jonesville Industrial Park.

10. Remedies. If the grantee or its successors and assigns

or any lessee or occupant of any part of such real estate or any other person shall violate or attempt to violate any of the covenants, conditions and restrictions contained herein, it shall be lawful and permissible for the LDFA or any owner or occupant of realty adjacent to that real estate on which such violation is occurring or contemplated, or the owner or occupant of any other real estate in said Jonesville Industrial Park, regardless of whether adjacent thereto, or any one or more of such persons to prosecute any proceedings at law or in equity against the person or persons violating any of these restrictions for any remedies that are available including but not limited to actions for injunctive relief and damages. The LDFA shall be entitled to recover from any person or persons violating or attempting to violate any of these covenants, conditions and restrictions all attorneys' fees, costs and expenses, without relief from valuation and appraisement laws, incurred by said LDFA with respect to securing the enforcement of or the compliance with these covenants, conditions and restrictions or with respect to any actions, either at law or in equity, commenced by it for such purpose or purposes.

11. Duration of Covenants. Each of the conditions, covenants, restrictions and reservations set forth herein shall continue to be binding upon the grantor and upon its successors and assigns and upon each of them and all parties and all persons claiming under them in perpetuity; provided, however, that the conditions, covenants, restrictions and reservations set forth herein may be amended at anytime upon unanimous agreement of the

"Approval Committee" by the owners of land in the Jonesville Industrial Park representing 75% of the land therein figured by area.

12. Failure by the LDFA to enforce any of the restrictions, conditions and agreements herein contained shall in no event be deemed a waiver of right to do so thereafter.

13. Invalidation of any of these covenants or any part thereof by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, Jonesville Local Development Finance Authority, Inc. by authority of its Board has caused this instrument to be executed by its President its Secretary this 27<sup>th</sup> day of November, 1995.

Executed in the Presence of:

Kristine B. Silver  
Kristine B. Silver

Anne E. Dempsey  
Anne E. Dempsey

Robert E. Snow  
Robert E. Snow  
President

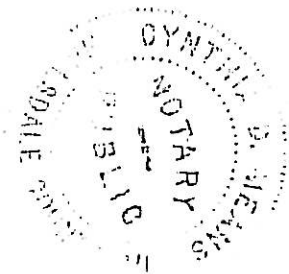
Dennis M. McComb  
Dennis M. McComb  
Secretary

Prepared by:

Kristine B. Silver  
265 E. Chicago Street  
Jonesville, Michigan 49250

STATE OF MICHIGAN     )  
                              ) ss  
County of Hillsdale    )

On this 27<sup>TH</sup> day of November in the year of our Lord one thousand nine hundred and ninety five before me, a notary public in and for said County appeared Robert E. Snow and Dennis M. McComb to me personally known, who, being duly sworn, did each for themselves say that they are respectively the president and secretary of the Local Development Finance Authority of the Village of Jonesville, the corporation named in and which executed the within instrument, and that said instrument was signed in behalf of said corporation by authority of its Board; and said Robert E. Snow and Dennis M. McComb acknowledged said instrument to be the free act and deed of said corporation.



Cynthia D. Means  
Cynthia D. Means, Notary Public  
Hillsdale County, Michigan  
My comm. expires: 3/11/96



## EXHIBIT A

95 NOV 30 PM 1 53

Fayette Township,

Hillsdale County, Michigan

A parcel of land in the Northeast One-Quarter (NE 1/4) of Section 8, Township 6 South, Range 3 West, Fayette Township, Hillsdale County, Michigan, Described as:

Commencing at the Northwest corner of the Northeast One-Quarter (NE 1/4) of said Section 8; thence North  $83^{\circ} 48' 53''$  East along the North line of said Section 8, 1320.47 feet; thence South  $05^{\circ} 22' 55''$  East 359.05 feet to the Point of Beginning; thence continuing South  $05^{\circ} 22' 55''$  East 505.05 feet; thence South  $83^{\circ} 49' 50''$  West 600.45 feet; thence along the arc of a curve bearing to the Right (curve data: radius = 10.00 feet; delta =  $90^{\circ} 00' 40''$ ; tangent = 10.00 feet; chord = 14.14 feet; chord bearing = North  $51^{\circ} 10' 10''$  West ) an arc length of 15.71 feet; thence North  $06^{\circ} 10' 10''$  West 401.53 feet; thence along the arc of a curve bearing to the Right (curve data: radius = 50.00 feet; delta =  $48^{\circ} 23' 40''$ ; tangent = 22.47 feet; chord = 40.99 feet; chord bearing = North  $18^{\circ} 01' 33''$  East (an arc length of 42.23 feet; thence along the arc of a curve bearing to the Left (curve data: radius = 75.00 feet; delta =  $48^{\circ} 23' 38''$ ; tangent = 33.70 feet; chord = 61.48 feet; chord bearing = North  $18^{\circ} 01' 35''$  East) an arc length of 63.35 feet; thence North  $83^{\circ} 49' 50''$  East 575.39 feet to the Point of Beginning.

TOGETHER WITH AN ACCESS EASEMENT described as: A parcel of land in the Northeast One-Quarter (NE 1/4) of Section 8, Township 6 South, Range 3 West, Fayette Township, Hillsdale County, Michigan, described as: Commencing at the Northwest corner of the Northeast One-Quarter (NE 1/4) of said Section 8; thence North  $83^{\circ} 48' 53''$  East along the North line of said Section 8, 1320.47 feet; thence South  $05^{\circ} 22' 55''$  East 864.10 feet to the Point of Beginning; thence continuing South  $05^{\circ} 22' 55''$  East 66.01 feet; thence South  $83^{\circ} 49' 50''$  West 675.54 feet; thence North  $06^{\circ} 10' 10''$  West 477.53 feet; thence along the arc of a curve bearing to the Left (curve data: radius = 50.00 feet; delta =  $48^{\circ} 23' 40''$ ; tangent = 22.47 feet; chord = 40.99 feet; chord bearing = North  $30^{\circ} 22' 00''$  West) an arc length of 42.23 feet; thence along the arc of a curve bearing to the Right (curve data: radius = 75.00 feet; delta =  $276^{\circ} 47' 12''$ ; chord = 99.60 feet; chord bearing = North  $83^{\circ} 49' 43''$  East) an arc length of 362.31 feet; thence along the arc of a curve bearing to the Left (curve data: radius = 50.00 feet; delta =  $48^{\circ} 23' 40''$ ; tangent = 22.47 feet; chord = 40.99 feet; chord bearing = South  $18^{\circ} 01' 33''$  West) an arc length of 42.23 feet; thence South  $06^{\circ} 10' 10''$  East 401.53 feet; thence along the arc of a curve bearing to the Left (curve data: radius = 10.00 feet; delta =  $90^{\circ} 00' 40''$ ; tangent = 10.00 feet; chord = 14.14 feet; chord bearing = South  $51^{\circ} 10' 10''$  East) an arc length of 15.71 feet; thence North  $83^{\circ} 49' 50''$  East 600.45 feet to the Point of Beginning.

TOGETHER WITH AN ACCESS EASEMENT described as: A parcel of land in the Northeast One-Quarter (NE 1/4) of Section 8, Township 6 South, Range 3 West, Fayette Township, Hillsdale County, Michigan, described as: Commencing at the Northwest corner of the Northeast One-Quarter (NE 1/4) of said Section 8; thence North  $83^{\circ} 48' 53''$  East, along the North line of said Section 8, 1320.47 feet; thence South  $05^{\circ} 22' 55''$  East 864.10 feet to the Point of Beginning; thence continuing South  $05^{\circ} 22' 55''$  East 66.01 feet; thence North  $83^{\circ} 49' 50''$  East 1106.50 feet to the Westerly Right-of-Way line of State Highway M-99; thence North  $14^{\circ} 55' 44''$  West, along the Westerly Right-of-Way line of State Highway M-99, 66.83 feet; thence South  $83^{\circ} 49' 50''$  West 1095.42 feet to the Point of Beginning.

# Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

**INSTRUCTIONS:** File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form, call (517) 373-3302.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date Received by Local Unit
STC Use Only	
Application Number	Date Received by STC

## APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) <b>N.E.F.C.O. North East Fabrication Company</b>		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) <b>33299</b>	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) <b>113 Deal Parkway Jonesville MI 49250</b>		1d. City/Township/Village (indicate which) <b>City of Jonesville</b>	1e. County <b>Hillsdale</b>
2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment		3a. School District where facility is located <b>Jonesville</b>	3b. School Code <b>30030</b>
		4. Amount of years requested for exemption (1-12 Years) <b>12 Years</b>	

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

N.E.F.C.O. is a custom fabrication shop. We are seeking an abatement for a proposed 2,625 sq. ft. expansion which will be achieved by enclosing the space between our two existing buildings. Utilization of this space will allow raw material and finished goods storage that will free up floor space in the manufacturing areas.

6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	91,800.00 Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total	Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	91,800.00 Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

Begin Date (M/D/Y)	End Date (M/D/Y)	
June 01, 2016	June 01, 2017	<input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
		<input type="checkbox"/> Owned <input type="checkbox"/> Leased

8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. ☐ Yes ☒ No

9. No. of existing jobs at this facility that will be retained as a result of this project. <b>10</b>	10. No. of new jobs at this facility expected to create within 2 years of completion. <b>1</b>
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11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land)	
b. TV of Personal Property (excluding inventory)	
c. Total TV	

12a. Check the type of District the facility is located in:

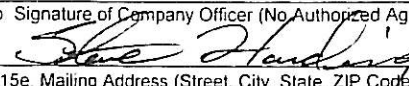
☒ Industrial Development District      ☐ Plant Rehabilitation District

12b. Date district was established by local government unit (contact local unit) <b>10/04/1995</b>	12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

**APPLICANT CERTIFICATION - complete all boxes.**

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name <b>Susan M. Smith</b>	13b. Telephone Number <b>517.437.3200</b>	13c. Fax Number	13d. E-mail Address <b>ssmith@hillsdaleedp.org</b>
14a. Name of Contact Person <b>Steve Harding</b>	14b. Telephone Number <b>517.849.8090</b>	14c. Fax Number <b>517.849.8092</b>	14d. E-mail Address <b>steve@nefcoinc.net</b>
▶ 15a. Name of Company Officer (No Authorized Agents) <b>Steve Harding</b>			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number <b>517.849.8092</b>	15d. Date <b>5-12-16</b>
▶ 15e. Mailing Address (Street, City, State, ZIP Code) <b>113 Deal Parkway Jonesville, MI 49250</b>		15f. Telephone Number <b>517.849.8090</b>	15g. E-mail Address <b>steve@nefcoinc.net</b>

**LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.**

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)		16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: <b>Check or Indicate N/A if Not Applicable</b> <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)	
16a. Documents Required to be on file with the Local Unit <b>Check or Indicate N/A if Not Applicable</b> <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.			
16c. LUCI Code		16d. School Code	
17. Name of Local Government Body		▶ 18. Date of Resolution Approving/Denying this Application	

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

**Michigan Department of Treasury  
State Tax Commission  
PO Box 30471  
Lansing, MI 48909**

(or guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal