



City of
Jonesville

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**CITY OF JONESVILLE
LOCAL DEVELOPMENT FINANCE AUTHORITY
MEETING AGENDA
FEBRUARY 15, 2017 - 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. December 21, 2016

5. PUBLIC COMMENT

6. NEW BUSINESS

A. Fiscal Year 2017 Economic Development Investment
Economic Development Partnership of Hillsdale County

[Action]

B. Appointment Recommendations – Julie Games and Kathy Schmitt

[Action]

7. ONGOING BUSINESS

A. Staff Updates

8. ROUNDTABLE DISCUSSION

A. LDFA Board Member Organization Updates

9. OTHER BUSINESS

10. ADJOURNMENT – Next Scheduled Meeting: April 19, 2017, 7:45 a.m.

City of Jonesville
Local Development Finance Authority
Minutes of December 21, 2016

Present: Gary Kies, Rick Schaerer, Gerry Arno, Andy Welden, Steve Harding, Chellie Broesamle, Jim Parker and Manager Jeff Gray

Absent: None

Guests: Susan Smith, EDP Executive Director, Alyssa Binkowski (Martinrea-Jonesville)

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

A motion was made by Steve Harding and supported by Gary Kies to approve the agenda as presented. All in favor. Motion carried.

Andy Welden made a motion to approve the minutes of the October 19, 2016 meeting. Gary Kies supported the motion. All in favor. Motion carried.

A motion was made by Andy Welden and supported by Gary Kies to recommend that the City Council execute the Purchase and Sale Agreement with Hawkins, Inc. which acquired Lot #5 in the Industrial Park in 2015. With this action to acquire the property, the City Council will also consider a resolution to revoke the previously issued Industrial Facilities Tax Abatement that was approved for the project. All in favor. Motion carried.

Steve Harding made a motion to approve the expenditure in the amount of \$1,500.00 for the survey and legal description for the purpose of opening Reading Avenue south of the Exerfit building with access to M-99 and aligning with Industrial Parkway. Andy Welden supported the motion. All in favor. Motion carried.

A motion was made by Gerry Arno and supported by Steve Harding recommending that the Jonesville City Council appoint Alyssa Binkowski to the LDFA Board and appoint Jim Parker, who is currently serving on the LDFA Board as a Jonesville Community Schools Representative, to the LDFA Board filling the vacant seat. All in favor. Motion carried.

Chellie Broesamle made a motion and was supported by Jim Parker to adopt the 2017 LDFA meeting calendar. All in favor. Motion carried.

Sue Smith, Director, EDP of Hillsdale County, provided a Year in Review to the LDFA: In 2016, Jonesville businesses invested a total of \$3,477,000, including NEFCO, Jonesville Lumber, Jonesville Paper Tube, Jonesville Tool & Manufacturing and Martinrea. The EDP makes annual visits with manufacturing companies throughout the county; centrally located within the county it makes it conducive to hold events in Jonesville for attendees coming from various locations; project submissions for MEDC Requests for Proposals (Project M: Company chose another state, Project Delight: dismissed, and Project Chrome: Dismissed); Jonesville Pathway Project

assistance with grant writing/budget, student tours of three locations and business training.

Manager Gray and LDFA members provided updates to the LDFA.


The next meeting is scheduled for Wednesday, February 15, 2017 at 7:45 a.m.

The meeting adjourned at 8:34 a.m.

Submitted by,

Cynthia D. Means,
Clerk



To: Jonesville LDFA Board
From: Jeffrey M. Gray, City Manager 
Date: February 10, 2017
Re: Manager Report and Recommendations – February 15, 2017 LDFA Meeting

6. A. Fiscal Year 2017 Economic Development Investment **[Action]**
Economic Development Partnership of Hillsdale County

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 retention and recruitment calls, as well as some soon to be announced investment and expansion in the City. 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 from Executive Director Sue Smith.*

6. B. Appointment Recommendations **[Action]**

Julie Games has been appointed by the Hillsdale County Board of Commissioners to serve as their representative to the LDFA Board. Kathy Schmitt has been recommended to serve as one of the two Jonesville Community Schools representatives to the Board. Final appointment is subject to approval of the City Council. I recommend the LDFA consider a motion to recommend that the City Council approve these appointments.

7. A. Staff Updates

This item is reserved for updates by staff regarding LDFA projects.

8. A. LDFA Board Member Organization Updates

This item reserved for updates from members of the Board to provide updates regarding their organizations and other activities of interest to the LDFA.



Economic Development Partnership of Hillsdale
 859 Olds Road
 Jonesville, MI 49250

Invoice

Date	Invoice #
11/29/2016	246

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

PAID
 DEC 06 2016

Description	Amount
2017 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



City of Jonesville LDFA

December 21, 2016

EDP Report, Year in Review

- **Investments**

In 2016 Jonesville businesses invested a total of \$3,477,000. This figure includes NEFCO, Jonesville Lumber, Jonesville Paper Tube, Jonesville Tool & Manufacturing and Martinrea. As an honorable mention, Nyloncraft, would be an additional \$950,000 just in case of annexation possibilities....

- **Retention Visits**

The EDP does at least an annual visit with the manufacturing companies throughout the county. More frequent visits are made depending on company need. Jonesville Companies Include:

- Paige Capos
- Mega Screen
- Advanced Farm
- Fastenal
- Martinrea
- Ritz Craft
- Jonesville Tool & Mfg.
- Jonesville Tube
- Alphi Manufacturing
- NEFCO
- Hillsdale Terminal
- Omni source

- **Meetings / Promotion in Jonesville**

The City of Jonesville is situated centrally within the county, is easily accessed and has meeting location amenities that make it conducive to hold events. The EDP has scheduled the following events in the City:

- County-wide participants for 2 meetings at the Police Dept. for discussions on transportation within and outside of Hillsdale County. (Employers, Michigan Works, Temp. service agencies, Key Opportunities, Hillsdale Hospital....)
- Trends Luncheons with speakers from Jackson, and Lansing. Participants from Hillsdale & surrounding area.
- The Hillsdale County Republican Women's monthly luncheons (Hillsdale and Branch County participants)
- Active Shooter Seminar (business and general public attendance)
- The EDP Annual Dinner
- Kiddie Brush and Toy / Heritage Lane project was the Hillsdale County submission for our annual Region 9 "Familiarization Tour" for site selectors from around the country.
- Luncheon meetings with MMTC, MEDC, Spring Arbor University, Lenawee Economic Developers...

- **Project submissions for MEDC Requests for Proposal**
 - Project M: Company chose out of state location
 - Project Delight: Project dismissed
 - Project Chrome: Dismissed - Company taking step back to re-evaluate the project. Postponed indefinitely.

- **Jonesville Pathways Project: EDP arrangements to date:**
 - Grant writing assistance/budget
 - Student Tours
 - Cobra Motor Cycles September 15, 2016
 - Hillsdale Hospital: November 22, 2016
 - Paragon Metals: January 25, 2017
 - Business Training
 - Ten students completed the OSHA 10 hour course and received their certification card

Respectfully submitted,

Susan M Smith, Director

EDP of Hillsdale County