



**CITY OF JONESVILLE
LOCAL DEVELOPMENT FINANCE AUTHORITY
MEETING AGENDA
FEBRUARY 21, 2018 - 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. October 18, 2017

5. PUBLIC COMMENT

6. NEW BUSINESS

- A. Fiscal Year 2018 Economic Development Investment
Economic Development Partnership of Hillsdale County
- B. Fiscal Year 2018-19 Budget Committee
- C. 2018 LDFA Meeting Calendar
- D. Framing Jonesville's Future

[Action Item]

[Action Item]

[Action Item]

[Information Item]

7. ONGOING BUSINESS

- A. Staff Updates
- B. Economic Development Partnership Report

8. ROUNDTABLE DISCUSSION

A. LDFA Board Member Organization Updates

9. OTHER BUSINESS

10. ADJOURNMENT – Next Meeting: April 18, 2018, 7:45 a.m.

City of Jonesville
Local Development Finance Authority
Minutes of October 18, 2017

Present: Gary Kies, Gerry Arno, Chellie Broesamle, Jim Parker, Rick Schaerer, Julie Games, (Kathleen Schmitt arrived at 7:47 a.m.), and Manager Jeff Gray

Absent: Steve Harding and Alyssa Binkowski

Guests: Susan Smith, EDP Executive Director

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

A motion was made by Chellie Broesamle and supported by Jim Parker to approve the agenda as presented. All in favor. Motion carried.

A motion was made by Gerry Arno and supported by Chellie Broesamle to approve the May 31, 2017 meeting minutes. All in favor. Motion carried.

Michael Garner with Comcast Business Services spoke about the services that are now available to business customers. He is interested in extending services into the Industrial Park and also down Beck Street. He is asking for assistance with business and contact names. The Board agreed by consensus to encourage Michael to visit businesses to determine the interest and need for his services.

Sue Smith presented the Board members with EDP updates.

Manager Gray provided Board members with various updates.

The next meeting is scheduled for Wednesday, December 20, 2017 at 7:45 a.m.

A motion was made by Gerry Arno and supported by Julie Games to adjourn the meeting at 8:37 a.m. All in favor. Motion carried.

Submitted by,

Lenore M. Spahr, Deputy Clerk



To: Jonesville LDFA Board
From: Jeffrey M. Gray, City Manager 
Date: February 15, 2018
Re: Manager Report and Recommendations – February 21, 2018 LDFA Meeting

6. A. Fiscal Year 2018 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. Fiscal Year 2018-19 Budget Committee **[Action]**

In previous years, the LDFA Chair, Mayor, and City Manager have served as the LDFA budget committee. The budget committee will provide a recommendation to the LDFA regarding revenues and expenditures for the following fiscal year. A motion is necessary to appoint the Fiscal Year 2018-19 Budget Committee.

6. C. 2018 LDFA Meeting Calendar **[Action]**

Consistent with the current meeting schedule, the proposed 2018 meeting calendar would have LDFA meetings on the third Wednesday of every other month, beginning in February, at 7:45 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 2018 meeting calendar. *Please refer to the attached 2018 Annual Meeting Calendar.*

6. D. Framing Jonesville's Future **[Information]**

I want to offer my thanks to those who participated in, and encouraged others to respond to, our recent City survey. The survey is an important part of our effort to update our Master Plan. Region 2 Planning Commission, that helped us to put out the survey, is currently compiling the results.

We will hold a community meeting, that we are calling "Framing Jonesville's Future" on Wednesday, March 7th at 7:00 p.m. at the Jonesville Presbyterian Church fellowship hall. The survey results will be shared and meeting participants will have an opportunity to discuss priorities from the survey. I am hoping that at least a couple of members of the LDFA will be available and willing to commit their time to this important event.

The results of this effort will form the basis for our strategic planning as an organization over the next several years. We will also use the results to coordinate the development priorities and strategies between the LDFA, DDA, Planning Commission and City Council. Please consider attending.

7. A. Staff Updates

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

7. B. Economic Development Partnership Report

This item is reserved for and additional updates from Executive Director Sue Smith.

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 County
859 Olds Street
Jonesville, MI 49250

RECEIVED
DEC 13 2017

BY:

Invoice

Date	Invoice #
12/12/2017	260

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

Description	Amount
2018 Economic Development Sponsorship	15,000.00
Federal Tax Identification Number for the EDP as a non-profit corporation is: 20-8088576	
Thank You for your support!	Total \$15,000.00



Economic Development Partnership
Of
Hillsdale County

RECEIVED
DEC 13 2017
BY:

Creating an environment to support opportunity, growth and
Encouragement to innovate - for all communities, business and citizens.

Board of Directors

Rick Schaerer
Jonesville Paper Tube Corp.,
Chairperson

Duke Anderson
Hillsdale Hospital
Vice Chair

Tom Condon
Hillsdale Terminal
Treasurer

Vicki Morris
Century Bank
Secretary

Mike Barber
Hillsdale BPU

Ned Bever
Bever Farms

Kym Blythe
Reading City Manager

John Condon
Hillsdale Terminal

Julie Games
Hillsdale County Commissioner

Don Germann
Hillsdale County National Bank

Jeff Gray
Jonesville City Manager

Ron Griffith
Spring Arbor University

David Mackie
Hillsdale City Manager

Tracy McCullough
The Cardinal Group

Jai Singh
Martinrea, Jonesville

Bill Sleight
Michigan Works! Southeast

Ronna Steel
Hillsdale County ISD

Doug Terry
Mitchfield City Manager

Jim Tiapalus
Michigan International Speedway

Aaxine Vanlerberg
Community Action Agency,

The Economic Development Partnership of Hillsdale County continues to pursue our mission of creating a business friendly environment by focusing on employer and community needs. This work is possible due to your past generous investment in the EDP. You have been our partner in bringing over \$100,000,000 of investment to Hillsdale County in 2017. With a current economy that offers low unemployment with many career and training opportunities, The Economic Development Partnership of Hillsdale County is proud to partner with you to:

- Be a Conduit for business growth and expansion and job creation in Hillsdale County
- Martinrea expansion
- Paragon expansion
- Hi-Lex expansion
- Speedrack's new facility
- M & M Smokehouse start up
- New ownership at the Jonesville Saucy Dog

Be a Resource for employer and employee training
- Robotics
- Excel classes
- Industrial Welding
- Safety including forklift training
- Core Tools
- Leadership and much more

Promote Hillsdale County at a local, State, and National level

Work in close partnership with local leaders and municipalities to bring opportunities to Hillsdale County

Engage with employers, education and MWSE to focus on creative ways to solve the skills-gap and bring people into the workforce through various program initiatives

When you invest in the Economic Development partnership of Hillsdale County, you are helping to build a stronger economy and better quality of life in Hillsdale County. We ask that you continue to invest in the work we do so we are available to assist when you call.

The Economic Development Partnership of Hillsdale County appreciates your support. Unlike many non-profit organizations, we do not receive any millage funding and have no guaranteed annual funding sources. Investment recommendations are below, however, we are happy to meet with you personally for discussion.

- \$250- \$499 "Member"
\$500- \$2,499 "Investor"
\$2,500 - or greater "Corporate Sponsor"

We look forward to strengthening our relationship with you and assisting with your organization's needs. If you would like to meet with our staff please contact us at 517-437-3200.

Best regards,
Susan M. Smith
EDP Executive Director



City of
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

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

LOCAL DEVELOPMENT FINANCE AUTHORITY
L.D.F.A
ANNUAL MEETING CALENDAR
JANUARY - DECEMBER
2018
THIRD WEDNESDAY / EVERY OTHER MONTH

WEDNESDAY	FEBRUARY 21, 2018	7:45 A.M.
WEDNESDAY	APRIL 18, 2018	7:45 A.M.
WEDNESDAY	JUNE 20, 2018	7:45 A.M.
WEDNESDAY	AUGUST 15, 2018	7:45 A.M.
WEDNESDAY	OCTOBER 17, 2018	7:45 A.M.
WEDNESDAY	DECEMBER 19, 2018	7:45 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 office by writing or calling the following:

City of Jonesville
265 E. Chicago Street
Jonesville, MI 49250
(517) 849-2104
www.jonesville.org

Cindy Means, Clerk
clerk@jonesville.org

City of Jonesville
LDFA
Wednesday February 21, 2018



City of
Jonesville



Report

EDP Revolving loan fund through USDA Rural Development

USDA Balance available as of February 2018 is \$21,273.80

Borrower	Initial Loan
USDA available funds	\$ 200,000.00
At the Turn	\$ 4,770.00
Hillsdale Health & Wellness	\$ 12,500.00
Basis Machining	\$ 31,250.00
Luigi's	\$ 22,081.20
M & M Smokehouse	\$ 28,125.00
South Lake Party Store	\$ 45,000.00
Jonesville BBQ	\$ 35,000.00
Total Loans	\$ 178,726.20
	\$ 200,000.00
	\$ (178,726.20)
Available Balance USDA	\$ 21,273.80

Once the loan is made the EDP is responsible for collection of debt. We have \$20,000 in addition to the available USDA loan balance that can be used to make loans. We have several inquiries at this time for funding and will be bringing one loan to the Loan Committee for review within the next 2 weeks.

Zoom Prospector Data Base

The EDP maintains a database on a cost share basis with all ED offices in Region 9. It is one of the marketing opportunities that Hillsdale could not afford on our own, but can participate thanks to the Region 9 GAAR funding. This is a national database with information available 24/7. The data is primarily for site selectors and is the mechanism for submitting properties in response to RFPs from the MEDC. Currently Jonesville has 17 active listings and 10 inactive. As properties are sold, they are removed from the site.

Retention Calls with the MEDC (one or more visits)

- Alphi Manufacturing
- Jonesville Tool and Manufacturing
- Martinrea
- NEFCO
- Nyloncraft
- Ritz Craft

Pathway / Horizon School Challenge Grant

Due to the exceptional outcomes from the Pathway program participation in the Challenge Grant program last year, (2016-2017) in the amount of \$13,003.00 This school year (2017-2018) the initiative was funded to include both the Jonesville Pathways and the Horizon school in Hillsdale in the amount of \$23,067.00

Jonesville Destination Location

- Annual Dinner business investment award recognition, Jeff Gray's presentation on the City of Jonesville
- Trends luncheons at Olivia's, monthly MEDC meetings at Olivia's
- EDP provided gift cards to Administrative staff at the MEDC at our Region 9 annual information luncheons.
- Catering services have been utilized from Saucy Dog and Olivia's for various events and meetings.
- Walking tour of downtown provided during an impromptu meeting of MEDC administrative staff.

Manufacturing day

In 2017 Hillsdale County held its first official manufacturing day.

- County-wide 11 manufacturing companies participated and provided tours
- 227 Students participated in tours from all schools in Hillsdale County including the Carter and Alternative schools

The EDP receives some funding from the MEDC through our Region 9 GAAR partnership to assist with expenses. (company banners, safety glasses, earplugs, student transportation, backpacks)

We will be provided funding for this event again in 2018.

121 Water Street

Jeff and I have had conversations and tour with MDEQ to seek any assistance available for promoting reuse as well as with the EDA. Having a strong proposal for reuse is the need to trigger the available assistance.

Respectfully submitted,

Susan Smith