



**CITY OF JONESVILLE
LOCAL DEVELOPMENT FINANCE AUTHORITY
MEETING AGENDA
JUNE 20, 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. April 18, 2018

5. PUBLIC COMMENT

6. NEW BUSINESS

A. Resignation - Gary Kies

[Action Item]

B. Economic Development Strategy

[Action Item]

7. ONGOING BUSINESS

A. Staff Updates

i. High Speed Internet

ii. Reading Lane Extension

iii. Other

B. Economic Development Partnership Report

8. ROUNDTABLE DISCUSSION

A. LDFA Board Member Organization Updates

9. OTHER BUSINESS

10. ADJOURNMENT – Next Meeting: August 15, 2018, 7:45 a.m.

**City of Jonesville
Local Development Finance Authority
Minutes of April 18, 2018**

Present: Gerry Arno, Jim Parker, Alyssa Binkowski, Rick Schaerer, Julie Games and Manager Jeff Gray

Absent: Chellie Broesamle, Steve Harding, Gary Kies, and Kathleen Schmitt

Guests: None

Rick Schaerer called the meeting to order at 7:50 a.m.

A motion was made by Alyssa Binkowski and supported by Jim Parker to approve the agenda as presented. All in favor. Absent: Chellie Broesamle, Steve Harding, Gary Kies and Kathleen Schmitt. Motion carried.

A motion was made by Gerry Arno and supported by Julie Games to approve the February 21, 2018 meeting minutes. All in favor. Absent: Chellie Broesamle, Steve Harding, Gary Kies, and Kathleen Schmitt. Motion carried.

A motion was made by Jim Parker and supported by Alyssa Binkowski to recommend to the Jonesville City Council approval of the proposed LDFA Budget as presented. This 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. All in favor. Absent: Chellie Broesamle, Steve Harding, Gary Kies and Kathleen Schmitt. Motion carried.

Discussion was held regarding a potential project with Comcast Business Services regarding Broadband Internet Services being added to the Industrial Park. LDFA members agreed that it would be in the LDFA's best interest to reach out to other broadband companies for quotes. Manager Gray advised that he would reach out to Eric Macy, President of Nonik Technologies, Inc. for assistance with a competitive bid process. A recommendation was to contact Hillsdale BPU regarding the recent installation of broadband near their location.

Manager Gray spoke on behalf of the City's Master Plan Update, which states the City's policies and objectives for future development, is the creation of an Economic Development Strategy. The joint meeting will also include City Council, Downtown Development Authority, and Zoning Board of Appeals with a tentative date being set for Tuesday, May 8, 2018 at 7:00 a.m.

An EDP report with updates was provided to LDFA members.

Manager Gray and LDFA members provided updates to the LDFA.


The next meeting is scheduled for Wednesday, June 20, 2018 at 7:45 a.m.

The meeting was adjourned by Rick Schaerer at 8:33 a.m.

Submitted by,

Cynthia D. Means
Clerk



To: Jonesville LDFA Board
From: Jeffrey M. Gray, City Manager 
Date: June 15, 2018
Re: Manager Report and Recommendations – June 20, 2018 LDFA Meeting

6. A. Resignation – Gary Kies

[Action]

Gary Kies has submitted the attached letter of resignation from the LDFA board due to health issues. I would recommend that the LDFA consider a motion to accept, with regret, his resignation. Staff will prepare a letter of thanks for Gary's service on behalf of the board. *Please refer to the attached letter of resignation.*

Gary has served on the LDFA since 2012. His unexpired term runs through 2020. The vacancy may be filled by anyone representing a business in the LDFA district. If you know anyone interested in serving, or that you might want to recruit to serve, please have them fill out an application. A blank form is enclosed. Applications are also available on the City's website or in City Hall; staff will be happy to pass along an application to anyone that you might recommend, as well.

6. B. Economic Development Strategy

[Action]

On May 8th, the Planning Commission held a special meeting with representatives of City Council, the Downtown Development Authority (DDA), Local Development Finance Authority (LDFA), and Zoning Board of Appeals (ZBA). The purpose of the meeting was to discuss development priorities and to develop a shared economic development strategy. A draft strategy was discussed at the meeting and a revised draft was distributed to board members in mid-May, with an opportunity to present any suggested amendments prior to the end of May. No additional comments were received. The Planning Commission adopted the enclosed strategy at their June 13th meeting and is recommending that the other boards do the same. I would recommend that the LDFA consider a motion to adopt the document. The adopted document will be incorporated into the Master Plan Update. *Please refer to the attached Economic Development Strategy.*

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.



K & K TANNERY, LLC



561 Industrial Pkwy.
Jonesville, MI 49250

Ph 517-849-9720
Fax 517-849-9725

May 21, 2018

RECEIVED
MAY 24 2018

BY:-----

Mr. Jeff Gray

City of Jonesville

265 E. Chicago St.

Jonesville, MI 49250

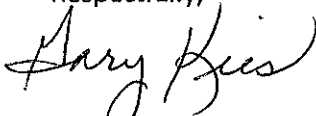
RE: LDFA

Dear Mr. Gray:

It is with regret I submit my resignation from the LDFA. I have been experiencing some health concerns which make it difficult to be available when needed.

I have enjoyed my time with this board and look forward to K & K Tannery being a valuable entity in the City of Jonesville for years to come.

Respectfully,


Gary Kies

We take our tanning as seriously as you take your taxidermy.

**JONESVILLE CITY BOARDS & COMMITTEE
APPLICATION FOR APPOINTMENT**

Board or Committee to which appointment is desired. (If more than one, please list in order of preference.)

1. Name _____ 2. Occupation _____

3. Employer _____ 4. Email address _____

5. Home Address _____
Street City Zip

6. Home Telephone _____ 7. Business Phone _____

8. Length of residency in Jonesville _____

9. List other community organizations/commissions that you are a member.

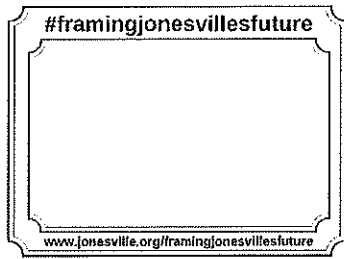
10. Please indicate below the background or experience you have that will be of value if you are appointed. Also, indicate any reasons for desiring to serve on the requested board or committee.

(Please continue on reverse side if needed and be sure to sign and date. Please attach resume or other pertinent information if so desired.)

Date of Application

Signature

PLEASE RETURN THIS APPLICATION TO: City of Jonesville
265 E. Chicago Street
Jonesville, MI 49250
Phone: 517-849-2104
Fax: 517-849-9037



Economic Development Strategy

Priorities

- ❖ The City is committed to cultivating and supporting the growth of **tax base** and the addition of **quality jobs** through the retention, expansion, and attraction of business and industries.
- ❖ The City values **durable**, quality building **construction** and the **preservation** of existing historic structures that will contribute to the **economic vitality** of the City for decades to come.
- ❖ The City, DDA and LDFA are committed to **investing** in the maintenance and operation of its public **facilities** and **infrastructure** (including streets, sidewalks, water and sanitary sewer, public parking areas, parks and recreational activities) to **support** the operation and **growth** of current and future **businesses and industries**.

Actions

- ❖ The **boards and commissions** responsible for **development** in the City, including City Council, Planning Commission, Zoning Board of Appeals (ZBA), Downtown Development Authority (DDA), Local Development Finance Authority (LDFA), together with City staff, work **collaboratively** to improve the **economic vitality** of the City.
- ❖ City **staff** is empowered to act as a **liaison** to the development community on behalf of boards and commissions to assure that development decisions are **responsive** and **predictable**.
- ❖ The City will be **responsive** (including, scheduling special meetings, expediting approvals, allocating resources, etc.) as there is significant **competition** in attracting **high quality development**.

Partners

- ❖ The City is prepared to work with **development partners** like the MEDC (Michigan Economic Development Corporation), Michigan Works, Hillsdale County Economic Development Partnership and others to provide appropriate **incentives** to secure significant levels of **redevelopment/reinvestment**.
- ❖ The City will support the **growth** of entrepreneurs and small businesses, **connecting** them with **services** available through partners, like business plan development, workforce hiring and training resources, networking, etc.
- ❖ The City will collaborate with local **schools** and **training** facilities, **Hillsdale County**, and other area **municipalities** to address workforce and other **needs** expressed by local businesses.

Future

- ❖ The City and all its development boards will meet **annually** to **review priorities** and **evaluate** if their economic development **efforts** are working.