



City of
Jonesville

265 E. Chicago Street • Jonesville • MI 49250

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**CITY OF JONESVILLE
LOCAL DEVELOPMENT FINANCE AUTHORITY
PA 57 INFORMATIONAL MEETING AGENDA
DECEMBER 18, 2019, 7:45 A.M.
CITY HALL**

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. PUBLIC COMMENTS**
- 4. INFORMATIONAL PRESENTATION**
 - A. Local Development Finance Authority Activities
- 5. ADJOURN TO REGULAR MEETING**

**CITY OF JONESVILLE
LOCAL DEVELOPMENT FINANCE AUTHORITY
REGULAR MEETING AGENDA
DECEMBER 18, 2019
CITY HALL**

- 1. CALL TO ORDER**
- 2. PRESENTATIONS AND RECOGNITIONS**
 - A. None
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - A. August 21, 2019 Meeting
 - B. October 21, 2019 Special Joint Meeting
- 5. PUBLIC COMMENT**
- 6. FINANCIAL REPORT**
 - A. Through October 31, 2019 [Action Item]
- 7. NEW BUSINESS**
 - A. FY 2018-19 Annual Report [Action Item]
 - i. PA 57 Treasury Report
 - ii. Activity Synopsis
 - B. Recommendation for Board Appointment [Action Item]

- C. Fiscal Year 2020 Economic Development Investment
Economic Development Partnership of Hillsdale County
- D. 2020 Meeting Calendar

[Action Item]

[Action Item]

8. ONGOING BUSINESS

- A. Staff Updates

9. ROUNDTABLE DISCUSSION

- A. LDFA Board Member Organization Updates

10. OTHER BUSINESS

- 11. ADJOURNMENT**– Next Scheduled Meeting: **Wednesday, February 19, 2019 7:45 a.m.** *(Pending approval of the 2020 Meeting Calendar)*

**City of Jonesville
Local Development Finance Authority
Minutes of August 21, 2019**

Present: Rick Schaerer, Gerry Arno, Jim Parker, Alyssa Binkowski, Julie Games, Chellie Broesamle, Steve Harding, Loreta Blank and Manager Jeff Gray

Absent: Kathleen Schmitt

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

A motion was made by Chellie Broesamle and supported by Julie Games to approve the agenda as presented. All in favor. Absent: Kathleen Schmitt. Motion carried.

A motion was made by Chellie Broesamle and supported by Jim Parker to approve the May 15, 2019 meeting minutes. All in favor. Absent: Kathleen Schmitt. Motion carried.

A motion was made by Steve Harding and supported by Loreta Blank to approve the request from Jennifer Lewis, Lewis Farms, to amend the Industrial Park Crop Lease to allow amending the soil to help with crop yields. Nutrients (manure) will be spread on the evening of August 23, 2019 or the morning of August 24, 2019 which will be incorporated into the ground either immediately or within a few hours. The method used reduces odors and by Monday, August 26, 2019 there should be little to no odor. All in favor. Absent: Kathleen Schmitt. Motion carried.

Steve Harding made a motion and was supported by Loreta Blank to reject the offer from SBA Communications Corporation to purchase an easement, in lieu of its Cell Tower Lease Agreement that is in place. This easement would have been a one-time purchase for the value to occupy the property, rather than an ongoing lease arrangement. The LDFA indicated that the action would not preclude them from considering another buyout offer at a later date, if beneficial to both partners. All in favor. Absent: Kathleen Schmitt. Motion carried.

Manager Gray and LDFA members provided updates to the LDFA.

The next meeting is scheduled for Wednesday, October 16, 2019 at 7:45 a.m.

The meeting was adjourned by Rick Schaerer at 8:28 a.m.

Submitted by,

Cynthia D. Means, Clerk

**CITY OF JONESVILLE
DOWNTOWN DEVELOPMENT AUTHORITY
LOCAL DEVELOPMENT FINANCE AUTHORITY
PA 57 INFORMATIONAL MEETING
Minutes of October 21, 2019**

DDA Present: Don Toffolo, Gerry Arno, Chris Fast, Gale Fix, Abe Graves and Joe Ruden.

DDA Absent: Ron Gow, Don Germann, and Penny Sarles.

LDFA Present: Rick Schaerer, Gerry Arno, Chellie Broesamle, Julie Games, Jim Parker and Kathleen Schmitt.

LDFA Absent: Steve Harding, Loretta Blank and one vacancy.

Guests Present: Manager Jeff Gray, Tim Bowman, Brenda Guyse, Jerry Drake, Jim Ackerson, Annette Sands, Mike Venturini, Todd Shroats, Trinity Bird, Michael Sweeney, Steve Tulloch, Ray Leising, Bob Snow, Sue Smith, Carolyn Petrie and Carol Burton.

DDA Chairman Don Toffolo called the meeting to order at 6:30 p.m.

LDFA Chairman Rick Schaerer called the meeting to order at 6:30 p.m.

DDA: A motion was made by Gale Fix and supported by Joe Ruden to approve the DDA/LDFA PA 57 Informational Meeting Agenda as presented. All in favor. Absent: Ron Gow, Don Germann and Penny Sarles. Motion carried.

LDFA: A motion was made by Chellie Broesamle and supported by Julie Games to approve the DDA/LDFA PA 57 Informational Meeting Agenda as presented. All in favor. Absent: Steve Harding and Loretta Blank. Motion carried.

Manager Gray welcomed everyone to the meeting, stating that the State of Michigan has adopted new public informational meeting requirements that went into effect January 1, 2019. These informational meetings effect both the DDA and LDFA. A brief overview of Tax Increment Financing that provides the funding support for the activities of both boards was provided by Manager Gray.

Don Toffolo, DDA Chairman, gave an update on recent development projects and they are as follows: Klein Tool building project, MDOT signal project, future projects consisting of repaving south parking lot and streetscape project. Mr. Toffolo provided information regarding the most recent parking and trash survey with the results of the survey being used to assist with future changes.

Rick Schaerer, LDFA Chairman, gave an update on recent development projects. Mr. Schaerer made note that the LDFA district covers the Jonesville Industrial Park along with manufacturing on Beck Street. The water tower loan was paid in full previously, and the LDFA was able to provide funds to the City to help maintain water fee increases for city residents this year.

The following City Development Boards provided updates from each of their boards:

Gerry Arno	Jonesville City Council Mayor
Mike Venturini	Planning Commission Chairman
Todd Shroats	Zoning Board of Appeals Chairman
Sue Smith	HC Economic Development Partnership Executive Director
Trinity Bird	Sauk Theatre Executive Director
Steve Tulloch	Jonesville American Legion Post 195 Treasurer
Michael Sweeney	Jonesville Connect President
Carolyn Petrie	Lions Club Member
Ray Leising	Jonesville Rotary Club Member
Julie Games	Hillsdale County Commissioner
Chellie Broesamle	Jonesville Community Schools Superintendent
Bob Snow	City of Jonesville Resident

DDA: A motion was made by Joe Ruden and supported by Abe Graves to adjourn the meeting at 7:38 p.m. All in favor. Absent: Ron Gow, Don Germann and Penny Sarles. Motion carried.

LDFA: A motion was made by Gerry Arno and supported by Chellie Broesamle to adjourn the meeting at 7:38 p.m. All in favor. Absent: Steve Harding and Loretta Blank. Motion carried.

Submitted by,


Cynthia D. Means
Clerk



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To: Jonesville LDFA Board
From: Jeffrey M. Gray, City Manager 
Date: December 13, 2019
Re: Manager Report and Recommendations – December 18, 2019 PA 57 Informational Meeting and Regular Meeting

PA 57 INFORMATIONAL MEETING AGENDA:

4. A. Informational Presentation

Effective January 1, 2019, the State of Michigan has adopted new public informational meeting requirements that effect both the DDA and the LDFA. This item on the agenda is reserved for the second of two required updates in the 2019 calendar year from the LDFA regarding recent development projects and near-term priorities. Staff will have the overview of tax increment financing that provides the funding support for the activities of both boards available. Notice of the meeting has been provided to the City Council, Hillsdale County Board of Commissioners, and the Hillsdale ISD, as required in the act. *Please refer to the attached Informational Meeting Notice.*

REGULAR MEETING AGENDA:

6. Financial Report

[Action]

This is a new item that staff intends to include in all future agendas. Attached is a revenue and expenditure report for the LDFA through October 31st. The report shows revenue and expenditure activity for the month of October and year-to-date. It also illustrates the amount budgeted for each line item and the available balance in that line. Also attached is a report of the current cash balances in all accounts as of October 31st. I recommend a motion to accept the financial report through October 31, 2019. *Please refer to the attached revenue and expenditure report and cash balance report.*

7. A. FY 2018-19 Annual Report

[Action]

In addition to new meeting requirements, Public Act 57 of 2018 also mandates new reporting requirements for the LDFA. The first is a financial report to the Michigan Department of Treasury on a form provided by the Department, that includes all of the information described in the attached copy of Section 911(1) of the Act. The second is an annual synopsis of activities that includes all of the information described in attached copy of Section 910(1)(h) of the Act. Section 910 also describes new information that must appear on the City's website. Staff has made these updates and can provide a demonstration at the meeting. Motions to approve the reports, as presented or with amendments, are necessary. I recommend a motion to approve the Annual Report on Status of Tax Increment Financing Plan and to authorize staff to submit the same to the Michigan Department of Treasury. I also recommend a motion to approve the Fiscal Year 2018-19 Annual Report and to post the same on the LDFA section of the City website. *Please refer to the Annual Report on Status of Tax Increment Financing Plan, the Fiscal Year 2018-19 Annual Report, and sections 911 and 910 of PA 57 of 2018.*

7. B. Recommendation for Board Appointment [Action]

Staff has received an application from Scott Jones, new General Manager for Martinrea Jonesville, to fill a vacancy resulting from Alyssa Binkowski's resignation from the board. The balance of the term runs through November of 2020 and Mr. Jones would be eligible for reappointment to a full term after that. A motion is necessary to recommend that Council complete the appointment, which has been placed on their agenda for the evening of December 18th. *Please refer to the attached application and resignation notice.*

7. C. Fiscal Year 2020 Economic Development Investment
Economic Development Partnership of Hillsdale County [Action Item]

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 plays a significant role in retention and recruitment calls, and support for business needs. 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.*

7. D. 2020 Meeting Calendar [Action]

Consistent with the current meeting schedule, the proposed 2020 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 2020 meeting calendar. *Please refer to the attached 2020 Annual Meeting Calendar.*

8. A. Staff Updates

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

9. 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.



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NOTICE OF PUBLIC ACT 57 INFORMATIONAL MEETINGS

DOWNTOWN DEVELOPMENT AUTHORITY LOCAL DEVELOPMENT AUTHORITY

PLEASE TAKE NOTICE that the City of Jonesville Downtown Development Authority (DDA) and Local Development Finance Authority (LDFA) will hold Informational Meetings, pursuant to Public Act 57 of 2018.

The first meeting will be a joint meeting of the DDA and LDFA, held on Monday, October 21, 2019 at 6:30 p.m. in the Jonesville Police Department Conference Room, located at 116 W. Chicago Street, Jonesville, MI 49250. A quorum of the City Council, Planning Commission, and Zoning Board of Appeals may also be in attendance at this meeting.

The second Informational Meeting of the DDA will be held just prior to their Regular Meeting at 7:30 a.m. on Tuesday, November 12, 2019. The Regular Meeting of the DDA will commence immediately following the Informational Meeting. The meeting will be held at the Jonesville City Hall, 265 E. Chicago Street, Jonesville, MI 49250.

The second Informational Meeting of the LDFA will be held just prior to their Regular Meeting at 7:45 a.m. on Wednesday, December 18, 2019. The Regular Meeting of the LDFA will commence immediately following the Informational Meeting. The meeting will be held at the Jonesville City Hall, 265 E. Chicago Street, Jonesville, MI 49250.

Individuals with disabilities requiring auxiliary aids or services should contact the City of Jonesville in writing at 265 E. Chicago Street, Jonesville, MI 49250 or by calling (517) 849-2104.

Respectfully,

Cynthia D. Means, Clerk

PERIOD ENDING 10/31/2019

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2019-20	AVAILABLE	% BDGT
		MONTH 10/31/2019	10/31/2019		BALANCE	
		INCREASE (DECREASE)	NORMAL (ABNORMAL)	AMENDED BUDGET	NORMAL (ABNORMAL)	USED
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY						
Revenues						
Dept 000 - BALANCE SHEET/REVENUE						
247-000-403.000	REAL PROPERTY TAXES	0.00	0.00	92,000.00	92,000.00	0.00
247-000-403.075	PERSONAL PROP TAX REIMBURSEMENT	264,353.19	264,353.19	200,000.00	(64,353.19)	132.18
247-000-664.000	LEASE/IND PARK RADIO TOWER	1,356.41	6,651.56	14,000.00	7,348.44	47.51
247-000-665.000	INTEREST EARNINGS	2,997.43	12,886.04	20,000.00	7,113.96	64.43
247-000-694.100	OTHER INCOME - FARM LAND	0.00	0.00	2,175.00	2,175.00	0.00
Total Dept 000 - BALANCE SHEET/REVENUE		268,707.03	283,890.79	328,175.00	44,284.21	86.51
TOTAL REVENUES		268,707.03	283,890.79	328,175.00	44,284.21	86.51
Expenditures						
Dept 729 - DEVELOPMENT ACTIVITIES						
247-729-702.000	SALARIES AND WAGES	209.00	594.03	4,000.00	3,405.97	14.85
247-729-702.200	SALARIES AND WAGES - DOUBLETIME	0.00	87.65	0.00	(87.65)	100.00
247-729-715.000	EMPLOYERS SHARE - FICA & MEDICARE	15.30	50.68	300.00	249.32	16.89
247-729-716.000	HEALTH INSURANCE	27.80	64.04	400.00	335.96	16.01
247-729-718.000	DISABILITY	1.40	5.53	35.00	29.47	15.80
247-729-719.000	RETIREMENT - EMPLOYER PORTION	12.64	38.67	350.00	311.33	11.05
247-729-721.000	LIFE INSURANCE	1.03	3.44	25.00	21.56	13.76
247-729-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.15	0.51	5.00	4.49	10.20
247-729-723.000	DENTAL INSURANCE	6.14	15.38	75.00	59.62	20.51
247-729-724.000	OPTICAL INSURANCE	1.22	3.17	15.00	11.83	21.13
247-729-727.000	OFFICE SUPPLIES	0.00	14.69	75.00	60.31	19.59
247-729-740.000	OPERATING SUPPLIES	0.00	88.36	1,000.00	911.64	8.84
247-729-801.100	PROF SERVICES - EDP PARTNERSHIP	0.00	0.00	15,000.00	15,000.00	0.00
247-729-801.500	PROF SVCS - ENGINEERING/READING AVE EX	0.00	0.00	45,000.00	45,000.00	0.00
247-729-818.000	CONTRACTUAL	249.48	1,564.38	5,000.00	3,435.62	31.29
247-729-865.000	MILEAGE/TRANS/MEALS/LODGING	9.17	9.17	0.00	(9.17)	100.00
247-729-900.000	PRINTING & PUBLISHING	0.00	87.00	0.00	(87.00)	100.00
247-729-921.000	ELECTRICITY	84.03	246.74	900.00	653.26	27.42
247-729-924.000	WATER AND SEWER	0.00	0.00	2,000.00	2,000.00	0.00
247-729-930.000	REPAIRS & MAINTENANCE	0.00	0.00	1,500.00	1,500.00	0.00
247-729-940.000	EQUIPMENT RENTAL	62.51	312.59	2,000.00	1,687.41	15.63
247-729-965.000	CONTRIB TO GEN FUND-ADMIN WAGES/BENE	0.00	0.00	28,021.00	28,021.00	0.00
247-729-965.100	CONTRIB TO GEN FUND - ST LIGHT ELEC	0.00	0.00	5,304.00	5,304.00	0.00
247-729-965.400	CONTRIB TO WATER CONTRACT PAYMENT	0.00	0.00	25,000.00	25,000.00	0.00
247-729-965.600	CONTRIB TO GEN FUND	0.00	0.00	1,205.00	1,205.00	0.00
247-729-966.000	RESERVE FOR FUTURE EXPANSION	0.00	0.00	45,000.00	45,000.00	0.00
247-729-967.000	RESERVE FOR SPECIAL PROJECTS	0.00	0.00	35,000.00	35,000.00	0.00
247-729-967.500	RESERVE FOR INFRASTRUCTURE IMPROVEMENTS	0.00	0.00	35,000.00	35,000.00	0.00
Total Dept 729 - DEVELOPMENT ACTIVITIES		679.87	3,186.03	252,210.00	249,023.97	1.26
TOTAL EXPENDITURES		679.87	3,186.03	252,210.00	249,023.97	1.26
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY:						
TOTAL REVENUES		268,707.03	283,890.79	328,175.00	44,284.21	86.51
TOTAL EXPENDITURES		679.87	3,186.03	252,210.00	249,023.97	1.26
NET OF REVENUES & EXPENDITURES		268,027.16	280,704.76	75,965.00	(204,739.76)	369.52

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BALANCE SHEET FOR CITY OF JONESVILLE
Period Ending 10/31/2019

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Fund 247 LOCAL DEVELOPMENT FINANCE AUTHORITY

GL Number	Description	Balance
*** Assets ***		
247-000-001.000	CASH - CHECKING	26,678.98
247-000-007.000	CASH - MI CLASS INVESTMENT ACCT	2,006,055.60
247-000-130.000	LAND	97,544.00
Total Assets		2,130,278.58
*** Liabilities ***		
247-000-202.000	ACCOUNTS PAYABLE	342.68
Total Liabilities		342.68
*** Fund Balance ***		
247-000-390.000	FUND BALANCE	1,513,688.93
Total Fund Balance		1,513,688.93
Beginning Fund Balance - 18-19		1,513,688.93
Net of Revenues VS Expenditures - 18-19		335,542.21
*18-19 End FB/19-20 Beg FB		1,849,231.14
Net of Revenues VS Expenditures - Current Year		280,704.76
Ending Fund Balance		2,129,935.90
Total Liabilities And Fund Balance		2,130,278.58

* Year Not Closed

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	Municipality Name	TIF Plan #	For Fiscal Years ending in
Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of Authority's fiscal year 2018-2019.	LDFA		2019
Year AUTHORITY (not TIF plan) was created:		1989	
Year TIF plan was created or last amended to extend its duration:		2010	
Current TIF plan scheduled expiration date:		2036	
Did TIF plan expire in FY19?		No	
Year of first tax increment revenue capture:		1990	
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?		No	
If yes, authorization for capturing school tax:		Choose from list	
Year school tax capture is scheduled to expire:			

Revenue:	Tax Increment Revenue	\$	90,365
	Property taxes - from DDA levy	\$	-
	Interest	\$	36,438
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$	248,889
	Other income (grants, fees, donations, etc.)	\$	17,164
	Total	\$	392,856

From counties	\$	-
From municipalities (city, twp, village)	\$	-
From libraries (if levied separately)	\$	-
From community colleges	\$	-
From regional authorities (type name in next cell)	\$	-
From regional authorities (type name in next cell)	\$	-
From regional authorities (type name in next cell)	\$	-
From local school districts-operating	\$	-
From local school districts-debt	\$	-
From intermediate school districts	\$	-
From State Education Tax (SET)	\$	-
From state share of IFT and other specific taxes (school taxes)	\$	-
Total	\$	

Development Activities and Ind Park Maintenance		\$	24,710
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
Transfers to General Fund		\$	32,604
Total		\$	57,314

Transfers to other municipal fund (list fund name)

<u>Transfers to General Fund</u>	\$	32,604
Total	\$	57,314

Principal	\$	-
Interest	\$	-

Principal	\$	-
Interest	\$	-

Total	\$	-
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CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan ↓ TIF Revenue
Ad valorem PRE Real	\$ -	\$ -	-	0.0000000 \$0.00
Ad valorem non-PRE Real	\$ 3,963,312	\$ 2,282,850	\$ 1,680,462	23.8363000 \$40,056.00
Ad valorem industrial personal	\$ 3,167,600	\$ 1,123,996	\$ 2,043,604	23.8363000 \$48,711.96
Ad valorem commercial personal	\$ -	\$ -	-	0.0000000 \$0.00
Ad valorem utility personal	\$ -	\$ -	-	0.0000000 \$0.00
Ad valorem other personal	\$ -	\$ -	-	0.0000000 \$0.00
IFT New Facility real property, 0% SET exemption	\$ 1,387,636	\$ 686,000	\$ 701,636	11.9181000 \$8,362.17
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	-	0.0000000 \$0.00
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	-	0.0000000 \$0.00
IFT New Facility personal property on industrial class land	\$ 2,468,800	\$ 3,036,467	\$ (567,667)	11.9181000 (\$6,765.51)
IFT New Facility personal property on commercial class land	\$ -	\$ -	-	0.0000000 \$0.00
IFT New Facility personal property, all other	\$ -	\$ -	-	0.0000000 \$0.00
Commercial Facility Tax New Facility	\$ -	\$ -	-	0.0000000 \$0.00
IFT Replacement Facility (frozen values)	\$ -	\$ -	-	0.0000000 \$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	-	0.0000000 \$0.00
Commercial Rehabilitation Act	\$ -	\$ -	-	0.0000000 \$0.00
Neighborhood Enterprise Zone Act	\$ -	\$ -	-	0.0000000 \$0.00
Obsolete Property Rehabilitation Act	\$ -	\$ -	-	0.0000000 \$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	-	0.0000000 \$0.00
Exempt (from all property tax) Real Property	\$ -	\$ -	-	0.0000000 \$0.00
Total Captured Value	\$ 7,129,313	\$ 3,858,035		\$90,364.61 Total TIF Revenue



City of Jonesville Local Development Finance Authority FY 2018-19 Annual Report

This report is provided in accordance with the Michigan Recodified Tax Increment Financing Act, Public Act 57 of 2018. It reports the Authority's operations during the 2018-19 fiscal year and is intended to fulfill the requirements of the annual synopsis of activities of the authority, required in Section 910(1)(h) of the Act. The authority fiscal year begins on July 1st and ends June 30th.

Authority Accomplishments

- Collaborated with the Jonesville City Council, Local Development Finance Authority, Planning Commission and Zoning Board of Appeals to develop and approve the City of Jonesville Economic Development Strategy.
- Partnered on short notice with the Hillsdale County Economic Development Partnership (EDP), Michigan Works Southeast and Jonesville Community Schools to host a job fair to assist following a factory closing.
- Collaborated with the EDP and the Michigan Economic Development Corporation on retention and expansion calls to support growth of existing businesses.
- Investigated broadband internet options and collaborated with local provider DMCI on an improved cost structure for commercial customers.

Projects and Investments

- Continued annual investment of \$15,000 to support the collaborative economic development activities of the Hillsdale County EDP.
- Invested in the City's water system improvement project with a commitment of \$25,000 per year for 10 years to maximize affordability of water utility costs, especially for industrial customers.
- Completed change out of sign lighting to LED to reduce ongoing operational costs.
- Provided engineering support to investigate solutions to traffic concerns at Reading Ln. and Gaige St.

Events and Promotions

- Provided advertising support for the December job fair.

Fund Balance and Capital Project Planning

The LDFA retains an estimated fund balance at the close of the fiscal year of approximately \$1.25 million. Due to sizable future projects, as well as uncertainty of future revenues following the elimination of personal property taxes in Michigan, the LDFA has established several designated reserves. \$240,000 is reserved for future expansion, \$200,000 for special projects and development incentives, and \$240,000 for future infrastructure improvements. The balance of the reserve is undesignated for projects authorized in the Development Plan.

The LDFA has a street infrastructure project planned for the next 5 years whose cost would exceed \$400,000. Additional savings will be needed to accomplish the long-term goals of the Development Plan, including Industrial Park expansion. These investments are more likely to take place nearer the end of the term of the plan in 2036. Projects are summarized on pages 17-20 of the FY2019-20 through 2024-25 Capital Improvement Plan and the LDFA Development and Tax Increment Financing Plan, both available for review at City Hall or on the City's website, www.jonesville.org.

RECODIFIED TAX INCREMENT FINANCING ACT (EXCERPT)

Act 57 of 2018

125.4911 Capture of tax increment revenues; report by authority; contents; filing; compilation by department of treasury; submission to legislature; consultation with professional organizations.

Sec. 911. (1) Annually, on a form and in the manner prescribed by the department of treasury, an authority that is capturing tax increment revenues shall submit to the governing body of the municipality, the governing body of a taxing unit levying taxes subject to capture by an authority, and the department of treasury a report on the status of the tax increment financing account. However, an authority may submit by electronic means a report described in this subsection to the governing body of the municipality and the governing body of a taxing unit levying taxes subject to capture by the authority. The report shall include all of the following:

- (a) The name of the authority.
- (b) The date the authority was formed, the date the tax increment financing plan is set to expire or terminate, and whether the tax increment financing plan expired during the immediately preceding fiscal year.
- (c) The date the authority began capturing tax increment revenues.
- (d) The current base year taxable value of the tax increment financing district.
- (e) The unencumbered fund balance for the immediately preceding fiscal year.
- (f) The encumbered fund balance for the immediately preceding fiscal year.
- (g) The amount and source of revenue in the account, including the amount of revenue from each taxing jurisdiction.
- (h) The amount in any bond reserve account.
- (i) The amount and purpose of expenditures from the account.
- (j) The amount of principal and interest on any outstanding bonded indebtedness.
- (k) The initial assessed value of the development area or authority district by property tax classification.
- (l) The captured assessed value retained by the authority by property tax classification.
- (m) The tax increment revenues received for the immediately preceding fiscal year.
- (n) Whether the authority amended its development plan or its tax increment financing plan within the immediately preceding fiscal year and if the authority amended either plan, a link to the current development plan or tax increment financing plan that was amended.
- (o) Any additional information the governing body of the municipality or the department of treasury considers necessary.

(2) The report described in subsection (1) shall be filed with the department of treasury at the same time as the annual financial report is filed with the department of treasury under section 4 of the uniform budgeting and accounting act, 1968 PA 2, MCL 141.424.

(3) The department of treasury shall collect the reports described in subsection (1) and annually compile a combined report that summarizes the information reported in subsection (1) and annually submit a copy of that combined report to each member of the legislature.

(4) The department of treasury shall consult with the professional organizations that represent municipalities in developing the reporting form described in subsection (1).

(5) The department of treasury shall consult with the professional organizations described in subsection (4) and finalize and publish the form described in subsection (1) not later than 60 days after the effective date of this act.

History: 2018, Act 57, Eff. Jan. 1, 2019.

RECODIFIED TAX INCREMENT FINANCING ACT (EXCERPT)
Act 57 of 2018

125.4910 Website; requirements.

Sec. 910. (1) Subject to subsection (5), each municipality that has created an authority or that creates an authority shall create a website or utilize the existing website of the municipality that is operated and regularly maintained with access to authority records and documents for the fiscal year beginning on the effective date of this act, including all of the following:

- (a) Minutes of all board meetings.
- (b) Annual budget, including encumbered and unencumbered fund balances.
- (c) Annual audits.
- (d) Currently adopted development plan, if not included in a tax increment financing plan.
- (e) Currently adopted tax increment finance plan, if currently capturing tax increment revenues.
- (f) Current authority staff contact information.
- (g) A listing of current contracts with a description of those contracts and other documents related to management of the authority and services provided to the authority.
- (h) An updated annual synopsis of activities of the authority. An updated synopsis of the activities of the authority includes all of the following, if any:
 - (i) For any tax increment revenues described in the annual audit that are not expended within 5 years of their receipt, a description that provides the following:
 - (A) The reasons for accumulating those funds and the uses for which those funds will be expended.
 - (B) A time frame when the fund will be expended.
 - (C) If any funds have not been expended within 10 years of their receipt, both of the following:
 - (I) The amount of those funds.
 - (II) A written explanation of why those funds have not been expended.
 - (ii) List of authority accomplishments, including progress made on development plan and tax increment finance plan goals and objectives for the immediately preceding fiscal year.
 - (iii) List of authority projects and investments, including active and completed projects for the immediately preceding fiscal year.
 - (iv) List of authority events and promotional campaigns for the immediately preceding fiscal year.

(2) The requirements in subsection (1) are required for records and documents related to fiscal years as follows:

- (a) For the fiscal year in which this act takes effect, the records and documents for that fiscal year.
- (b) For the fiscal year 1 year following the effective date of this act, the records and documents for that fiscal year and the immediately preceding fiscal year.
- (c) For the fiscal year 2 years following the effective date of this act, the records and documents for that fiscal year and the 2 immediately preceding fiscal years.
- (d) For the fiscal year 3 years following the effective date of this act, the records and documents for the fiscal year and the 3 immediately preceding fiscal years.
- (e) For the fiscal year 4 years following the effective date of this act and each subsequent fiscal year, the records and documents for the fiscal year and the 4 immediately preceding fiscal years.

(3) The requirements of this section shall not take effect until 180 days after the end of an authority's current fiscal year as of the effective date of this act.

(4) Each year, the board of an authority shall hold not fewer than 2 informational meetings. Notice of an informational meeting shall be posted on the municipality's or authority's website not less than 14 days before the date of the informational meeting. Not less than 14 days before the informational meeting, the board of an authority shall mail notice of the informational meeting to the governing body of each taxing jurisdiction levying taxes that are subject to capture by an authority under this act. As an alternative to mailing notice of the informational meeting, the board of the authority may notify the clerk of the governing body of each taxing jurisdiction levying taxes that are subject to capture by an authority under this act by electronic mail. The informational meetings may be held in conjunction with other public meetings of the authority or municipality.

(5) If the municipality creating an authority does not have an existing website and chooses not to create a website under subsection (1), the municipality shall maintain the records described in subsection (1) at a physical location within the municipality that is open to the public.

History: 2018, Act 57, Eff. Jan. 1, 2019.

**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 Scott Jones 2. Occupation General Manager
3. Employer Martinez 4. Email address Sjones@Martinez.com
5. Home Address 63348 W Fish Lake Rd Sturgis 49091
Street City Zip
6. Home Telephone 269-503-9172 7. Business Phone 517-877-0654
8. Length of residency in Jonesville 3 months
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.)

I would like to represent Martinez and be a good
neighbor

12-5-19

Date of Application


Signature

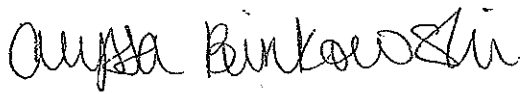
PLEASE RETURN THIS APPLICATION TO: City of Jonesville
265 E. Chicago Street
Jonesville, MI 49250
Phone: 517-849-2104
Fax: 517-849-9037

LDFA Board,

Effective today, please accept my resignation from the LDFA Board. I have accepted a new position outside of Martinrea Jonesville. I have enjoyed the time I have spent on this board. As part of the Jonesville community, it is great to be able to see the positive changes that this board puts into place that better the community as a whole.

I wish you all the best of luck in the future and appreciate the experience I have gained through my association with you.

Sincerely,

A handwritten signature in black ink that reads "Alyssa Binkowski". The signature is written in a cursive, flowing style.

Alyssa Binkowski



Economic Development Partnership Of Hillsdale County

*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

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

Nick Krzeminski

Michigan Gas Utilities

David Mackie

Hillsdale City Manager

Chris McArthur

Hillsdale BPU

Tracy McCullough

The Cardinal Group

Gregory Moore

Consumers Energy

Chris Poling

Paragon Metals

Bill Sleight

Michigan Works! Southeast

Troy Reehl

Hillsdale County ISD

Doug Terry

Litchfield City Manager

Tony Samon

Community Action Agency

Dear City of Jonesville,

As a sponsor of the Economic Development Partnership of Hillsdale County, (EDP) you are part of a continuously evolving network of leaders in Finance, Manufacturing, Healthcare, Government, Small Business, Education, Agriculture and our Utility Providers. You, and the EDP, are shaping the current economic landscape and boldly pioneering the future.

You may remember a point in your life – an event, or a mentor, that inspired you and helped to launch your career. The goal of EDP is to develop and nurture the same type of opportunities and experiences for current and future generations.

With relevant events, relationships, training and educational programs – the EDP continues to prepare and connect individuals for existing and emerging opportunities within Hillsdale County. We are agents of change, engaging in activities that affect our health, environment, values – and especially – your bottom line.

In the enclosed brochure you will find statistical data that is an indicator of economic trends in Hillsdale County. Business investment is strong and unemployment remains low, however, we need to continue to encourage training and education to raise our median income. The sharp increase in average home costs over last year clearly indicate a critical shortage of workforce housing necessary to attract and grow our employee base. These are some areas of focus for the EDP and our partners.

By believing in the EDP, you enhance our programs and create opportunities for our clients – the people of Hillsdale County. We thank you for your Sponsorship and look forward to the growth opportunities in our future.

Do not hesitate to contact us or a Board Member if you have any questions about our goals and focus.

Sincerely,

Susan M. Smith, Executive Director



EDP of Hillsdale County

115 East Street
Jonesville, MI 49250

Invoice

Date	Invoice #
11/20/2019	299

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

RECEIVED
DEC 02 2019

BY:_____

Description	Amount
2020 Economic Development Sponsorship	15,000.00
Federal Tax Identification Number for the EDP as a non-profit corporation is: 20-8088576	
Please note the EDP change of address to: 115 East Street, Jonesville MI 49250	
Thank You for your support!	Total \$15,000.00



GOODWILL



INDUSTRY



INVESTING IN THE FUTURE

HILLSDALE COUNTY - A COMMUNITY THAT GROWS:

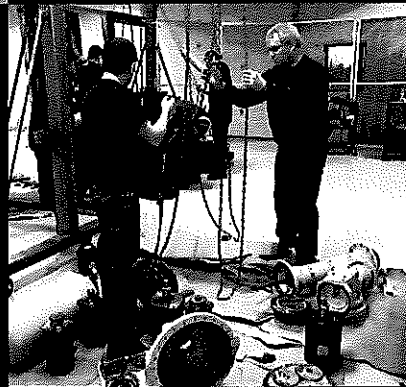
BUSINESS



**PERSONAL
WEALTH**



AGRICULTURE



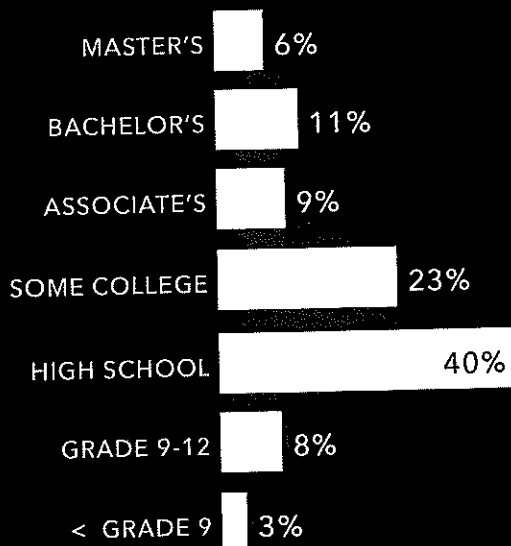
SKILLS



ENTREPRENEURSHIP

HILLSDALE COMMUNITY

EDUCATION ATTAINMENT



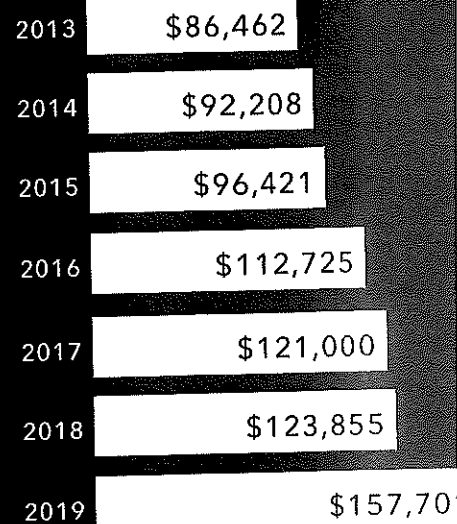
ALMOST 90% HS & ABOVE

AVERAGE LIVING EXPENSE



MEDIAN INCOME: \$50,904

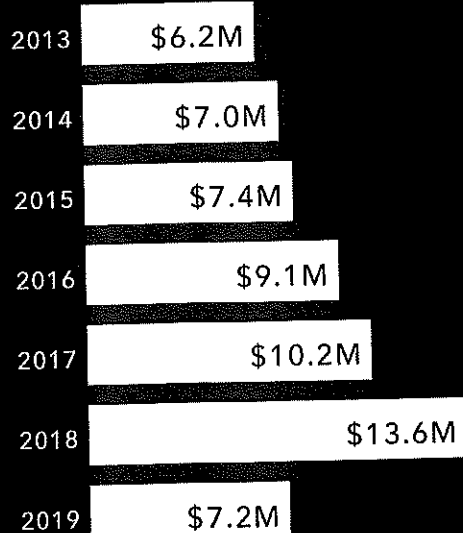
AVERAGE HOME SALE



78.6% HOME OWNERSHIP

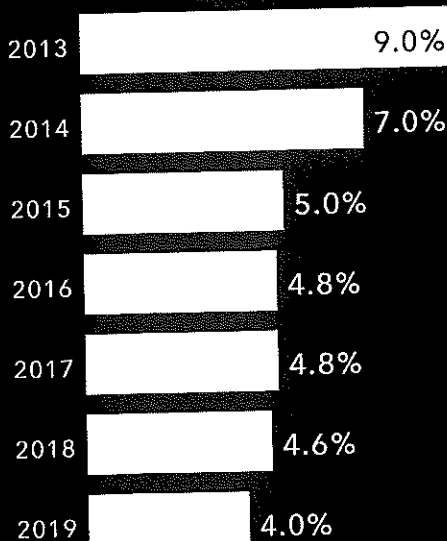
TRENDS & STATISTICS

BUSINESS INVESTMENTS



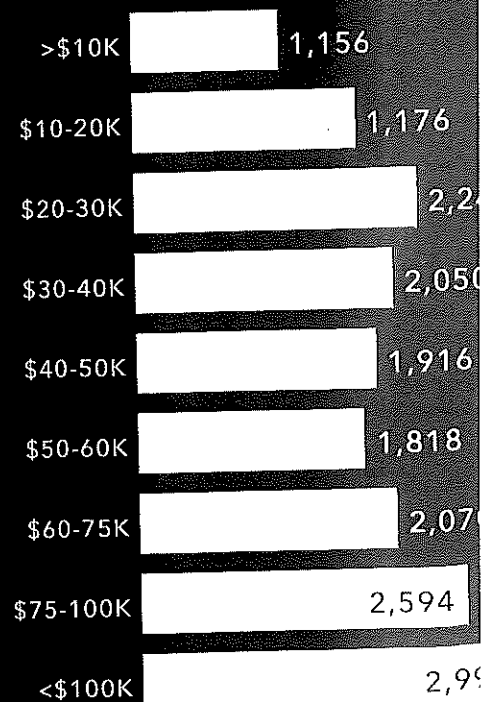
1,573 TOTAL BUSINESSES

UNEMPLOYMENT HISTORY



20,744 LABOR FORCE

INCOME DISTRIBUTION



HILLSDALE COUNTY PUBLIC SCHOOLS

MICHIGAN GAS UTILITIES

SPRING ARBOR UNIVERSITY

GREATER ANN ARBOR REGION

LOCAL MUNICIPALITIES

CONSUMERS ENERGY

HILLSDALE BPU



MICHIGAN ECONOMIC DEVELOPMENT CORP.

FINANCIAL INSTITUTIONS

USDA RURAL DEVELOPMENT

MICHIGAN WORKS! SOUTHEAST

LOCAL MANUFACTURERS

HILLSDALE HOSPITAL

MICHIGAN DEPARTMENT OF TREASURY

MICHIGAN DEPARTMENT OF AGRICULTURE



GOING PRO STUDENTS

With relationships, events, training and educational programs - the EDP continues to prepare and connect individuals and employers for existing and emerging opportunities within Hillsdale County.

We are agents of change, engaging in activities that affect our community's health, environment, values - and especially - Hillsdale County's bottom line.



WORKFORCE TRAINING



"TRENDS" LUNCHEONS

JOB FAIRS

BOARD MEMBERS

Rick Schaerer, Chair	Jonesville Paper Tube	Industry
Duke Anderson, Vice Chair	Hillsdale Hospital	Health Care
Tom Condon, Treasurer	Hillsdale Terminal	Industry
Vicki Morris, Secretary	Century Bank & Trust	Finance
Chris McArther	Board of Public Utilities	Utility
Nick Krzemenski	Michigan Gas Utilities	Utility
Anthony Parker	Consumers Energy	Utility
Ned Bever	Bever Farms	Agriculture
Kym Blythe	City of Reading	Municipality
John Condon	Hillsdale Terminal	Industry
Julie Games	City of Hillsdale	Municipality
Don Germann	County National Bank	Finance
Jeff Gray	City of Jonesville	Municipality
Ron Griffith	Spring Arbor University	Education
David Mackie	City of Hillsdale	Municipality
Tracy McCullough	The Cardinal Group	Industry
Chris Poling	Paragon Metals, Inc.	Industry
Bill Sleight	Michigan Works! SE	Development
Troy Reehl	Hillsdale County ISD	Education
Doug Terry	City of Litchfield	Municipality
Tony Salmon	Community Action Agency	Nonprofit

INVESTORS

American Axle	Key Opportunities
Bildner and Company, P.C.	Livonia Tool & Laser
Cambria Tool & Machine	Market House
Century Bank & Trust	Metal Technologies (Precision Gage)
Chemical Bank	Michigan Gas Utilities
Clark Electric	Michigan Rebuild & Automation
Coldwell Banker	Nash Drugs
Community Action Agency	NEFCO
Condon, Hecht, Bisher, Wade & Co. P.C.	Nonik Technologies
Consumers Energy	Olivia's Chop House
Elwood Staffing Solution	OmniSource
Fairway Products	Pittsford Township
Fayette Township	R.C. Plastics
Foust Electro-Mold	Ritz Craft Corporation of Michigan
Hi-Lex Controls	Ross Design & Engineering
Hillsdale Buick GMC	Saucy Dogs BBQ
Hillsdale College	Southern Michigan Bank and Trust
Hillsdale County Road Commission	Springdale Automatics
Hillsdale Terminal	Stillwell Ford Lincoln
Jack Smith Agency	Stockhouse Corporation
Jackson College	Techniplas
Jems of Litchfield	Tenneco
Jesco Industries	Vested Risk Strategies
Johan Van de Weerd Co., Inc	Village of North Adams
Jonesville Paper Tube	W.C.S.R.
	White Machine & Automation

CORPORATE SPONSORS

The Cardinal Group
 City of Hillsdale
 City of Jonesville
 City of Reading
 County National Bank
 Hillsdale Board of Public Utilities
 Hillsdale Hospital
 Hillsdale County ISD
 Litchfield TIFA
 Paragon Metals, Inc.

STAFF



Susan Smith
 Executive
 Director
 517 260 2544
ssmith@hillsdaleedp.org



Annette Sands
 Administrative
 Coordinator
 517 437 3200
asands@hillsdaleedp.org

CONTACT US

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 Michigan 49250

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info@hillsdaleedp.org

WWW.HILLSDALEEDP.ORG



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
2020
THIRD WEDNESDAY / EVERY OTHER MONTH

WEDNESDAY	FEBRUARY 19, 2020	7:45 A.M.
WEDNESDAY	APRIL 15, 2020	7:45 A.M.
WEDNESDAY	JUNE 17, 2020	7:45 A.M.
WEDNESDAY	AUGUST 19, 2020	7:45 A.M.
WEDNESDAY	OCTOBER 21, 2020	7:45 A.M.
WEDNESDAY	DECEMBER 16, 2020	7:45 A.M.

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

The City of Jonesville will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 20 days' notice to the City of Jonesville. Individuals with disabilities requiring auxiliary aids or services should contact the City of Jonesville by writing, calling, or e-mailing the following:

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

Cindy Means, Clerk
clerk@jonesville.org