



City of
Jonesville

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**CITY OF JONESVILLE
LOCAL DEVELOPMENT FINANCE AUTHORITY
MEETING AGENDA
FEBRUARY 20, 2019 - 7:45 A.M.
CITY HALL**

- 1. CALL TO ORDER**
- 2. PRESENTATIONS AND RECOGNITIONS**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - A. October 17, 2018
- 5. PUBLIC COMMENT**
- 6. NEW BUSINESS**
 - A. Fiscal Year 2019 Economic Development Investment
Economic Development Partnership of Hillsdale County [Action Item]
 - B. Gaige and Reading Traffic Circulation [Discussion Item]
 - C. 2019 Annual Meeting Calendar [Action Item]
- 7. ONGOING BUSINESS**
 - A. Staff Updates
- 8. ROUNDTABLE DISCUSSION**
 - A. LDFA Board Member Organization Updates
- 9. OTHER BUSINESS**
- 10. ADJOURNMENT** – Next Meeting: April 17, 2019 7:45 a.m. *(pending the approval of the meeting calendar)*

City of Jonesville
Local Development Finance Authority
Minutes of October 17, 2018

Present: Gerry Arno, Alyssa Binkowski, Chellie Broesamle, Julie Games (arrived at 7:48), Steve Harding, Jim Parker and Manager Jeff Gray

Absent: Rick Schaerer and Kathy Schmitt

Guests: Sue Smith (EDP) and Michigan Works Southeast Representatives Sandy Vallance, Dan English, and Shamar Herron

Mayor Arno called the meeting to order at 7:45 a.m.

Sandy Vallance gave a presentation regarding Michigan Works Southeast Business Resource Networks. Companies may participate in the program, sharing Success Coaches who work with employees, helping them overcome obstacles that may contribute to attendance and performance issues.

A motion was made by Chellie Broesamle and supported by Steve Harding to approve the agenda as presented. All in favor. Absent: Rick Schaerer and Kathy Schmitt. Motion carried.

A motion was made by Chellie Broesamle and supported by Jim Parker to approve the August 15, 2018 meeting minutes. All in favor. Absent: Rick Schaerer and Kathy Schmitt. Motion carried.

Manager Gray gave an update regarding the Industrial Park Broadband Internet, explaining that the Broadband Committee met with DMCI Broadband and determined that their services are sufficient to serve the Industrial Park. DMCI is currently working on a revised fee structure for commercial and industrial customers.

Manager Gray provided updates to the LDFA.

Sue Smith, Executive Director of Economic Development Partnership, provided a report with updates to the LDFA.

LDFA members provided updates to the LDFA.

The next meeting is scheduled for Wednesday, December 19, 2018 at 7:45 a.m.

The meeting was adjourned by Mayor Arno at 8:40 a.m.

Submitted by,

Lenore M. Spahr
Deputy Clerk



To: Jonesville LDFA Board
From: Jeffrey M. Gray, City Manager
Date: February 15, 2019
Re: Manager Report and Recommendations – February 20, 2019 LDFA Meeting

6. A. Fiscal Year 2019 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, has assisted the City with response to a recent closure announcement and execution of a job fair. 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. Gaige and Reading Traffic Circulation

[Discussion Item]

Staff has been working with Martinrea, the EDP, and the Michigan Department of Transportation (MDOT) to address traffic and circulation issues in the vicinity of Gaige Street, Reading Street, and M-99. The LDFA has budgeted funds to engineer the extension of Reading to connect with M-99 and align with the Industrial Park.

MDOT agreed to conduct an analysis of the area intersections; that analysis is attached. It includes existing traffic data. MDOT would like to consider future traffic that will result from future growth at Martinrea, as well. They are compiling those numbers for discussion.

The preliminary analysis proposes a boulevard section, with a Michigan-left configuration at Gaige Street, rather than extension of Reading. There are a number of questions and concerns to be addressed, including the increased cost of this solution over a road extension, and diminished customer access for businesses on the west side of M-99. This is not presented as a final design, but for further discussion. I appreciate that MDOT is working with us to consider solutions. The next meeting with MDOT, Martinrea, and the EDP will be scheduled after the future traffic projections can be considered.

6. C. 2019 Meeting Calendar

[Action Item]

Consistent with the current meeting schedule, the proposed 2019 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 2019 meeting calendar. *Please refer to the attached 2019 Annual Meeting Calendar.*

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.



EDP of Hillsdale County

859 Olds Street
Jonesville, MI 49250

Invoice

Date	Invoice #
1/31/2019	278

Bill To

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

Description	Amount
2019 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

INVESTING IN THE FUTURE

Economic Development Partnership of Hillsdale County
2019 CAPITAL CAMPAIGN



GROWING A BETTER TOMORROW

POWER OF PARTNERS:

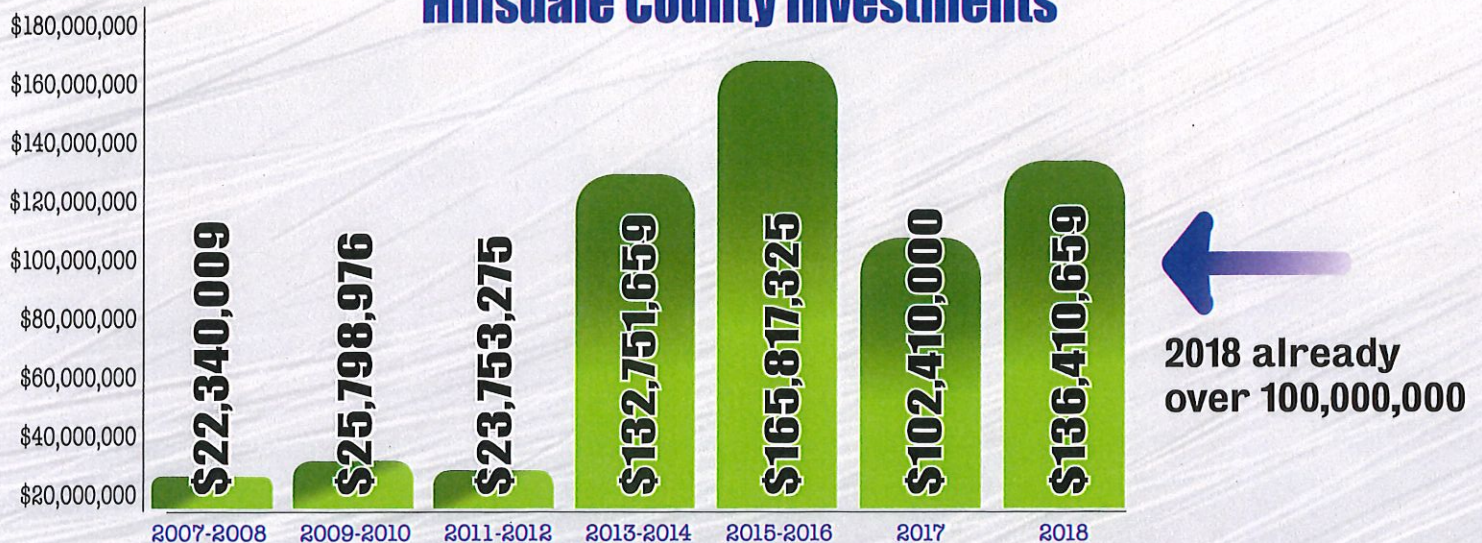
The Importance of a Collaborative Partnership



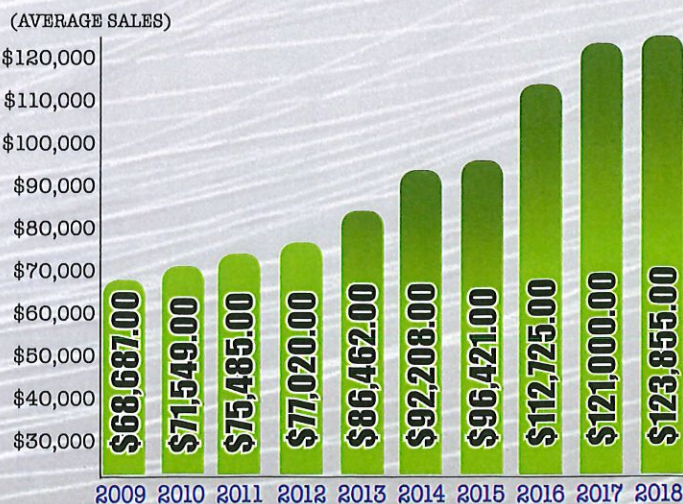
COMMUNITY

Trends & Statistics

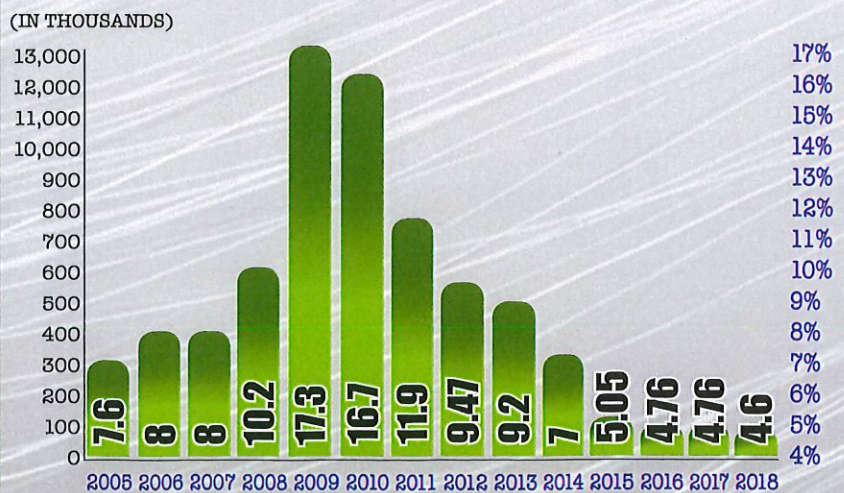
Hillsdale County Investments



Housing Industry Trends



Historic Unemployment



BRINGING NEW GROWTH AND OPPORTUNITY TO HILLSDALE COUNTY

THE EDP
works daily to create an environment to support opportunity, growth and Encouragement to Innovate- for all communities business and citizens.

OPPORTUNITY

Talent Development
the EDP works with schools & Manufacturers to build a pipe line of employees.

Work in close partnership with business leaders, municipalities, MEDC and non-profits to provide opportunities.

Youth Opportunities
Manufacturing Day
Agriculture Day
Going Pro Evening

The EDP is engaged in Local and Regional Boards to understand needs and be a conduit for community solutions.

GROWTH

Promote
Hillsdale County at a local, state and National Level.

Be a Conduit for business growth, expansion and job creation -assist with employment challenges.

Work with Site Selectors, Region II, Region 9 Prosperity Team and as an Economic Development Partner with Greater Ann Arbor Region.

Revolving Loan Fund to assist business start-up and expansion.

INNOVATION

Trends Luncheons
In Partnership with Spring Arbor University we provide informative luncheons on current, critical topics to create awareness locally and throughout the region.

In Partnership with the Litchfield Regional Training Center, we are able to resource local, cost effective training and education provided by results oriented industry experts.

Invite students to audit training at the LRTC and Krohn Center to gain interest in skilled trades and continuous learning.



TRENDS LUNCHEON



Staff and Board



Susan Smith
Executive Director
517.260.2544
ssmith@hillsdaleedp.org



Annette Sands
Administrative Coordinator
517.437.3200
asands@hillsdaleedp.org

Board Members:

Hillsdale County Industry
Health Care
Hillsdale County Industry
Financial
Utilities
Utilities
Agriculture
Reading Municipality
Hillsdale County Industry
Hillsdale Municipality
Financial
Jonesville Municipality
Education
Hillsdale Municipality
Hillsdale County Industry
Workforce Development
Education
Litchfield Municipality
Hillsdale County Non-profit

Rick Schaerer (Chairperson)
Duke Anderson (Vice Chair)
Tom Condon (Treasurer)
Vicki Morris (Secretary)
Chris McArthur
Nick Krzeminski
Ned Bever
Kym Blythe
John Condon
Julie Games
Don Germann
Jeff Gray
Ron Griffith
David Mackie
Tracy McCullough
Bill Sleight
Ronna Steel
Doug Terry
Tony Salmon

Jonesville Paper Tube
Hillsdale Hospital
www.hillsdaleterminal.com
www.centurybankandtrust.com
Hillsdale Board of Public Utilities
www.michiganagasutilities.com
Bever Farms, Reading
www.reading.mi.us
www.hillsdaleterminal.com
www.cityofhillsdale.org
www.countynationalbank.com
www.jonesville.org
Spring Arbor University
www.cityofhillsdale.org
The Cardinal Group
Michigan Works! Southeast
Hillsdale County Intermediate School District
www.cityoffitchfield.org
Hillsdale County Community Action Agency



Corporate Sponsors:

- City of Jonesville
- City of Reading
- County National Bank
- Hillsdale BPU/City of Hillsdale
- Hillsdale Hospital
- Hillsdale County ISD
- Litchfield TIFA
- The Cardinal Group

Investors:

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

ECONOMIC DEVELOPMENT PARTNERSHIP OF HILLSDALE COUNTY

859 Olds Street, Jonesville, MI 49250 | 517.437.3200 | info@hillsdaleedp.org | www.hillsdaleedp.org

CREATING AN ENVIRONMENT TO SUPPORT OPPORTUNITY, GROWTH AND
ENCOURAGEMENT TO INNOVATE-FOR ALL COMMUNITIES, BUSINESS AND CITIZENS.



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
JACKSON TRANSPORTATION SERVICE CENTER

MARK A. VAN PORT FLEET
DIRECTOR

December 26, 2018

RECEIVED
JAN 02 2019

BY: _____

Mr. Jeff Gray
Manager
City of Jonesville
265 East Chicago Street
Jonesville, Michigan 49250

Dear Mr. Gray:

The Michigan Department of Transportation (MDOT) has completed a report of the road network near Martinrea. The report includes a review of the existing traffic data, a detailed safety analysis, review of the intersections for traffic signals, and traffic modeling. You will find a copy of the report enclosed. Please review this information at your earliest convenience.

Once you get a chance to review the report, I would like to schedule a meeting with Martinrea, City of Jonesville, Michigan Economic Development Corporation (MEDC), Hillsdale County Economic Development Partnership (EDP), and MDOT to discuss the contents of the report and the next steps. One item that would be helpful for this meeting, would be the growth numbers for the factory to use to project future traffic that would be added to the road network. The report only includes existing traffic numbers and reflects the existing conditions of the site.

I look forward to sitting down with you and the group to discuss this further. If you have questions or concerns, please contact me at 517-719-3215.

Sincerely,

Jason Fossitt, PE
Operations Engineer
Jackson Transportation Service Center

Enclosure

cc: Kelby Wallace, MDOT Jackson TSC
Susan Smith, Hillsdale County EDP
Ryan Hundt, MEDC
Joseph Bucciero, Martinrea

Background:

The Michigan Department of Transportation (MDOT) was asked to review the ingress and egress traffic flow around Martinrea Steel in the city of Jonesville in Hillsdale County. Martinrea is the largest employer in Jonesville and has plans for expansion. In multiple meetings Martinrea, city of Jonesville, and Hillsdale Economic Development has expressed concerns with traffic using Gaige St to enter onto M-99. Traffic volumes peak during shift changes and truck traffic making deliveries affects traffic operation as well. The current shifts are 7am-3pm, 3pm-11pm, and 11pm-7am. It has been discussed that the company has plans for expansion which could make the traffic volumes increase.



Figure 1: Map of Existing Site

Traffic Review:

MDOT has collected traffic data at M-99/Gaige St, M-99/Beck St, and M-99 at Industrial Pkwy. This data was used to evaluate if traffic signals would be warranted based on the Manual for Uniform Traffic Control Devices and develop a traffic model using SYNCRO to see how existing traffic behaves. Signal prescreens are done with existing traffic data and is not adjusted for future traffic. If future expansion occurs at Martinrea and the number of employees significantly increases, the city could request another traffic count and MDOT would review the data again.

It was requested that we specifically look at the intersection of M-99 at Gaige St to see if a signal would be warranted. MDOT took the collected traffic data and completed a pre-screen to see if the location meets minimum thresholds. The average daily traffic, crash history, and intersection delay measures were well below the threshold for Gaige St therefore it doesn't meet criteria for further analysis. The average daily traffic on M-99 is 14,000 which is over the minimum of 13,400. The average daily traffic on Gaige St was 1300 which is about 30% of the minimum threshold of 4480.

The intersection of M-99 at Industrial Parkway was also reviewed for the possibilities of a traffic signal. This intersection was also below the average daily traffic on the minor street, crash history, and intersection delay so no further analysis will be done. Traffic volume on M-99 is over 14,000 which is over the threshold for the major road, but Industrial Parkway traffic is only at 1800 which equates to 40% of the required volume for this to move to be eligible for further analysis.

Safety Analysis:

A detailed safety analysis was completed over a five-year period beginning May 31, 2013 to June 1, 2018. The intersections listed below are not listed on the MDOT high crash list. M-99 at Gaige St has a crash rate of 0.74 crashes per million vehicle miles traveled, and M-99 at Industrial Parkway has 0.88 crashes per million vehicle miles traveled. Compared to locations appearing on the high crash list there are fewer incidents here. Every two years MDOT puts out a list of high crash locations currently there are no intersections listed in Hillsdale County. Within Hillsdale County the intersection at M-99/Industrial Parkway has the 8th most traffic crashes and M-99/Gaige St is currently 25th.

The detailed analysis revealed the following:

M-99 at Gaige St	M-99 at Industrial Pkwy	Gaige St at Old M-99 (Beck St)
8 rear-end	14 Rear End	1 angle
4 sideswipes	5 angles	1 bike
3 fixed objects	4 sideswipes	
1 angle	1 fixed object	
16 Total Crashes	24 Total Crashes	2 Total Crashes

Crash type that is considered correctable with signal installation is angle type crashes. M-99 at Gaige St had 1 reported angle crash in the five-year period studied. After reviewing the crash data, there is not a pattern of crashes that would be corrected by a signal. Crash maps for each intersection are included below.

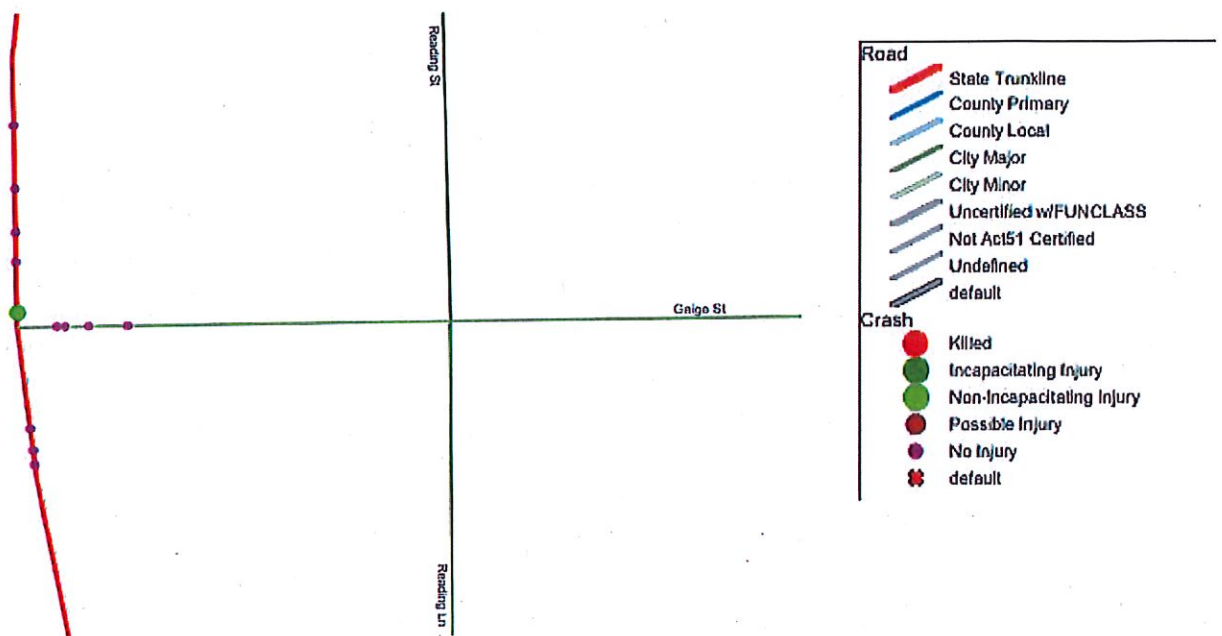


Figure 2: M-99 at Gaige St Crash Map

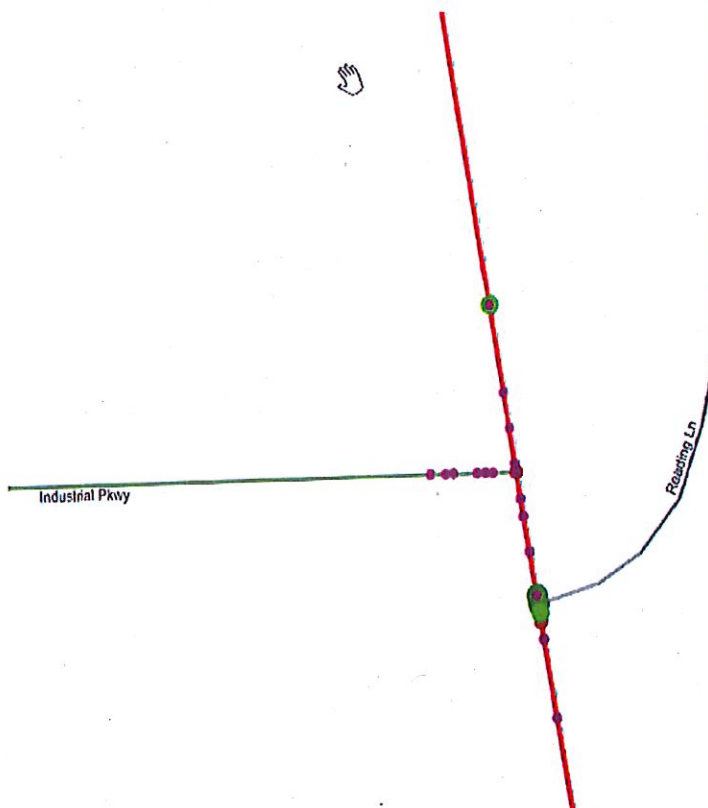


Figure 3: M-99 at Industrial Parkway

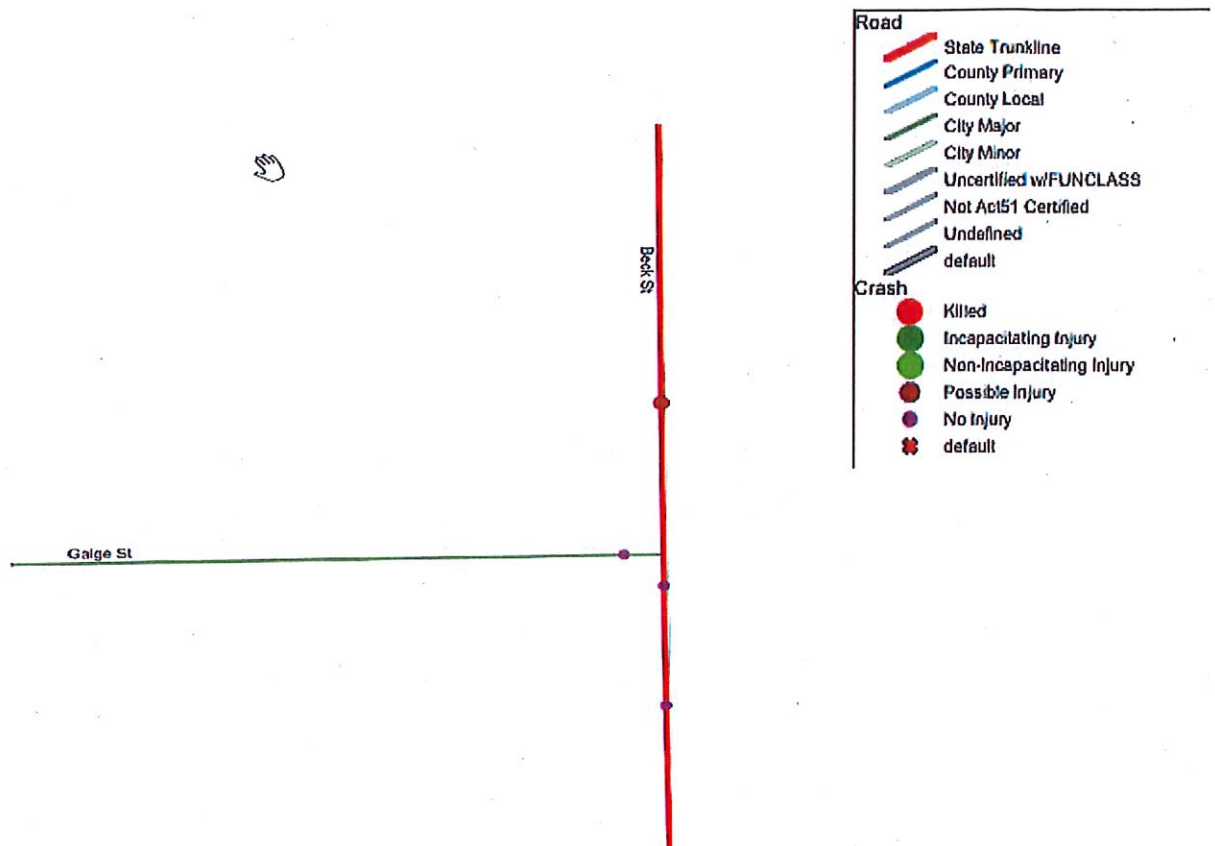


Figure 4: Old M-99 (Beck Rd) at Gaige St

Traffic Model:

MDOT was able to use the traffic count data to put together an accurate representation of how traffic is behaving at the intersection of M-99 and Gaige St. The peak traffic hours in the morning occur from 7:00 to 8:00 AM, while the afternoon peak time is 2:30 to 3:30 PM. To break this down even further it was observed that most traffic in both peak hours were concentrated in two 15-minute segments. The longest backup was seven cars with two of them having to wait just over a minute to make a left turn. The average wait time for a vehicle during the peak times ranged from 41 to 62 seconds. The gaps in traffic are adequate to make a turn onto M-99 from Gaige St. The situation that is currently present is common for this type of intersection configuration. If there was an issue with gaps the delay numbers would be double what they currently are.

Possible Future Solutions:

MDOT developed boulevard concept as an alternative to help make left turns safer at the intersection of M-99/Gaige St. This concept would eliminate direct left turns by building a boulevard which would force a right turn only onto M-99 eliminating multiple conflict points. The driver would then use the median crossover to head southbound onto M-99. A similar movement would allow SB M-99 traffic to turn left onto Gaige. Pavement has been widened at the turn arounds to allow semi-trucks to make these movements. See figure 5 below for more details.

The village of Jonesville, in partnership, with Martinrea and could apply for an Economic Development or Transportation Alternatives Grant through MDOT to fund a project. If there is

interest in applying for a grant MDOT would assist in implementing a future project on M-99. Please be aware that part of the grant process is the village passing a resolution of support for the project. Also, most MDOT grants need to include some type of public or private matching funds to make it competitive.

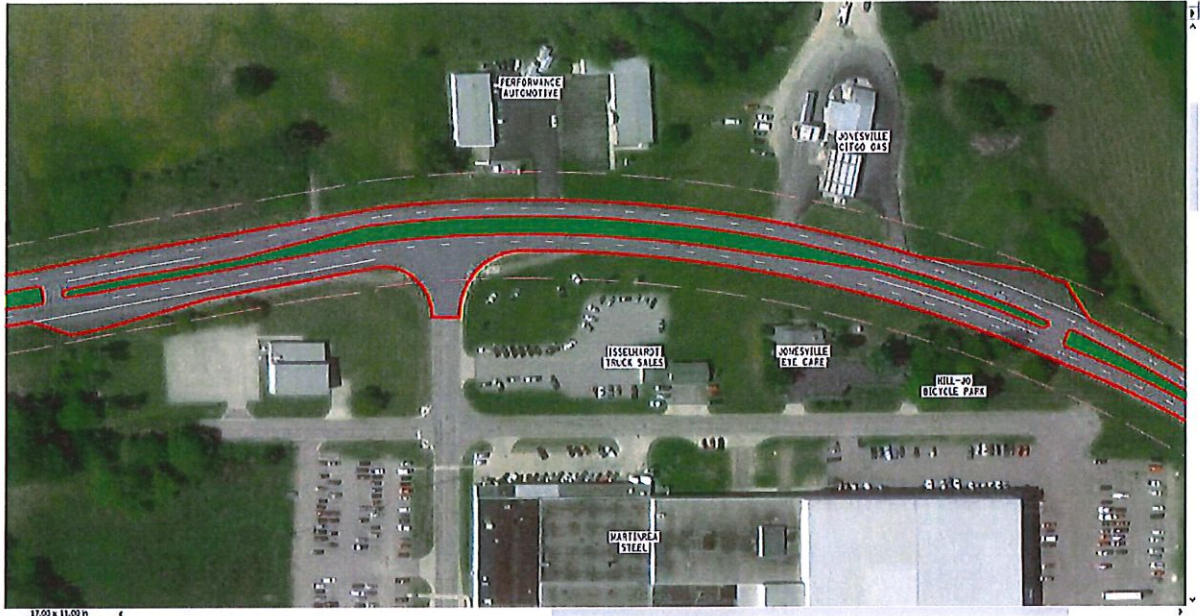


Figure 5: M-99 Possible Boulevard Concept

Action Items:

- Additional signs for factory entrance (Spring 2019)
- Pavement marking/stop bar adjustment at M-99/Gaige St for increased sight distance (Spring 2019)
- Continue to monitor area (ongoing)
- Develop detailed concept and grant application for a boulevard on M-99. The city would have to head up the application and MDOT could offer assistance. (Jonesville)
- Future company growth numbers are needed to predict future traffic (Jonesville/Martinrea)



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LOCAL DEVELOPMENT FINANCE AUTHORITY
L.D.F.A
ANNUAL MEETING CALENDAR
JANUARY - DECEMBER
2019
THIRD WEDNESDAY / EVERY OTHER MONTH

WEDNESDAY	FEBRUARY 20, 2019	7:45 A.M.
WEDNESDAY	APRIL 17, 2019	7:45 A.M.
WEDNESDAY	JUNE 19, 2019	7:45 A.M.
WEDNESDAY	AUGUST 21, 2019	7:45 A.M.
WEDNESDAY	OCTOBER 16, 2019	7:45 A.M.
WEDNESDAY	DECEMBER 18, 2019	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:

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Jonesville, MI 49250
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www.jonesville.org

Cindy Means, Clerk
clerk@jonesville.org