



City of  
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

(517) 849-2104  
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[www.jonesville.org](http://www.jonesville.org)  
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**CITY OF JONESVILLE  
DOWNTOWN DEVELOPMENT AUTHORITY  
LOCAL DEVELOPMENT FINANCE AUTHORITY  
PA 57 INFORMATIONAL MEETING AGENDA  
OCTOBER 21, 2019 - 6:30 P.M.  
JONESVILLE POLICE DEPARTMENT**

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. PUBLIC COMMENTS**
- 4. INFORMATIONAL PRESENTATIONS**
  - A. Downtown Development Authority (DDA)
  - B. Local Development Finance Authority (LDFA)
- 5. CITY BOARD AND DEVELOPMENT UPDATES**
  - A. City Council
  - B. Planning Commission
  - C. Zoning Board of Appeals (ZBA)
  - D. Hillsdale County Economic Development Partnership (EDP)
- 6. ROUNDTABLE DISCUSSION**
  - A. Community Organization Updates
- 7. ADJOURNMENT**

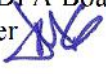


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To: Jonesville DDA Board and LDFA Board  
From: Jeffrey M. Gray, City Manager   
Date: October 18, 2019  
Re: Manager Report and Recommendations – October 21, 2019 PA 57 Informational Meeting  
Copy: City Council, Planning Commission, Zoning Board of Appeals

#### **4. Informational Presentations**

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 an update from the DDA and LDFA regarding recent development projects and near-term priorities. Staff will provide a very brief overview of tax increment financing that provides the funding support for the activities of both boards. 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 excerpt from PA 57 and the Informational Meeting Notice.*

#### **5. City Board and Development Updates**

In May of 2018, all of the City Development Boards convened to discuss and Economic Development Strategy as a part of the Master Plan update. This item is reserved for updates on activities that have taken place at each board, as well as the Hillsdale County EDP, which is financially supported by the LDFA.

#### **6. Roundtable Discussion**

This item is reserved for representatives of several Jonesville community organizations, clubs and nonprofits in attendance to provide a brief update on activities taking place within their organizations.

**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.



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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