



City of Jonesville Local Development Finance Authority FY 2022-23 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 2022-23 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

- With a number of capital projects prioritized in other areas of the City, the LDFA engaged in a strategic planning process to develop future project priorities. The Board identified the following three top priorities:
 - Entrepreneurial Park Development
 - Workforce and Training Support
 - Housing Development Support
- The complete list of strategic planning projects is attached.

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 the fourth of 10 years to maximize affordability of water utility costs, especially for industrial customers, with benefits to residential and commercial customers, as well.
- Invested \$105,000 in dedicated reserves for future projects – \$45,000 for future expansion of the Industrial Park, \$35,000 for future infrastructure needs, and \$35,000 for other special projects called out in the development plan. These investments will be key in accomplishing Strategic Planning objectives in the future.

Events and Promotions

- Engaged in business recruiting, marketing parcels. With the Economic Development Partnership of Hillsdale County (EDP) met with prospects for the former Interdyne Building. Have worked collaboratively with a potential user for the former Hillsdale Tool Building and exploring the feasibility of use of some of the space to advance Entrepreneurial Park goals.

Fund Balance and Capital Project Planning

The LDFA retains an estimated fund balance at the close of the fiscal year of approximately \$2.9 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. \$405,000 is reserved for future expansion, \$325,000 for special projects and development incentives, and \$355,000 for future infrastructure improvements. The balance of the reserve is undesignated for projects authorized in the Development Plan.

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 in the LDFA Development and Tax Increment Financing Plan, available for review at City Hall or on the City's website, www.jonesville.org.

LDFA Project Priorities

Cumulative Scoring – LDFA Board, December 15, 2022 Meeting

		Score
<i>Combine together:</i>		
1.	Acquisition of underutilized properties – address empty and blighted properties	13
	Develop an “Entrepreneurial Park” smaller lots for employers of industry and tech of around 10 employees	
2.	Workforce/training support – partnership with Jonesville Schools	11
3.	Housing development/support – studies, builder recruitment, identification of available properties, partner with developers, Ritz Craft, etc.	9
4.	Business retention incentive program for existing businesses in the LDFA district	5
4.	Support the County efforts to upgrade to 800 MHz Radios for emergency responders	5
6.	Expansion of the Industrial Park – farmland adjacent to the park	4
7.	Sign along US-12 to market the Industrial Park – marketing plan for available lots	3
7.	Change out entry signs at M-99 and US-12 for electronic displays	3
9.	Make Industrial Park lots “build ready” (grading and other improvements)	2
10.	Construction of a spec building or buildings	0