



**CITY OF JONESVILLE
LOCAL DEVELOPMENT FINANCE AUTHORITY
REGULAR MEETING AGENDA
DECEMBER 15, 2022, 8:30 A.M.
JONESVILLE CITY HALL, 265 E. CHICAGO STREET**

- 1. CALL TO ORDER**
- 2. PRESENTATIONS AND RECOGNITIONS**
 - A. None
- 3. APPROVAL OF AGENDA** [Action Item]
- 4. APPROVAL OF MINUTES**
 - A. October 19, 2022 Meeting [Action Item]
- 5. PUBLIC COMMENT**
- 6. FINANCIAL REPORTS**
 - A. Through October 31, 2022 [Action Item]
- 7. NEW BUSINESS**
 - A. FY 2021-22 Annual Report [Action Item]
 - i. PA 57 Treasury Report
 - ii. Activity Synopsis
 - B. Future LDFA Goals and Priorities [Action Item]
 - C. 2023 Economic Development Investment Economic Development Partnership of Hillsdale County [Action Item]
 - D. 2023 Meeting Calendar [Action Item]
- 8. OTHER BUSINESS**
 - A. Economic Development Partnership Report
 - B. Staff Updates
- 9. ROUNDTABLE DISCUSSION**
 - A. LDFA Board Member Updates
- 10. ADJOURNMENT**– Next Scheduled Meeting: **Wednesday, December 21, 2022 8:30 a.m.**

City of Jonesville
Local Development Finance Authority
Minutes of October 19, 2022

Present: Gerry Arno, Jim Parker, Steve Harding, Rick Schaerer, Kathy Schmitt, Eric Weatherwax, Linda Garcia and Manager Jeff Gray.

Absent: Scott Campbell and one vacancy.

Chairman Schaerer called the meeting to order at the Jonesville City Hall, 265 E Chicago Street, Jonesville, MI at 8:30 a.m.

Steve Harding made a motion and was supported by Kathy Schmitt to approve the agenda as presented. All in favor. Absent: Scott Campbell. Motion carried.

A motion was made by Jim Parker and supported by Kathy Schmitt to approve the minutes of June 16, 2022. All in favor. Absent: Scott Campbell. Motion carried.

Kathy Schmitt made a motion and was supported by Eric Weatherwax to accept the financial report through August 31, 2022. All in favor. Absent: Scott Campbell. Motion carried.

Discussion ensued regarding the Future LDFA Goals and Priorities with a brainstorming session. The following list are possible goals and priorities:

1. Change out LDFA entry signs with electronics.
2. Expansion of Industrial Park with properties adjacent to the LDFA park.
3. Acquisition of underutilized properties on Beck Street.
4. Entrepreneurial park.
5. Workforce training support / Partnership w/Jonesville Community Schools.
6. Housing Development to support local industry.
7. Empty buildings.
8. A Sign along US-12 to market the Industrial Park.
9. Construction of a Spec Building or Buildings.

Sue Smith, Executive Director of the Economic Development Partnership was unable to attend the meeting, but did provide copies for the LDFA members of updates from the EDP.

Manager Gray and LDFA members provided updates.

The meeting was adjourned at 9:45 a.m.

Submitted by,

Cynthia D. Means
Clerk



To: Jonesville LDFA Board
From: Jeffrey M. Gray, City Manager 
Date: December 9, 2022
Re: Manager Report and Recommendations – December 15, 2022 LDFA Meeting

6. A. Financial Report

[Action]

Attached are revenue and expenditure reports for the current fiscal year 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, 2022. *Please refer to the attached revenue and expenditure report and cash balance report.*

7. A. FY 2021-22 Annual Report

[Action Item]

Public Act 57 of 2018 mandated reporting requirements for the LDFA. The first is a financial report to the Michigan Department of Treasury on a form provided by the Department. The second is an annual synopsis of LDFA activities. Motions to approve the attached 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 2021-22 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, and the Fiscal Year 2021-22 Annual Report.*

7. B. Future LDFA Goals and Priorities

[Action]

As the LDFA discussed at the October meeting, we are using this fall and early winter to engage in some strategic planning of future projects and priorities. The City and Downtown Development Authority are currently in the planning and design phases of several substantial capital projects that will be executed over the course of 2023 and 2024. It is anticipated that once these projects are complete, we would turn our focus to executing some critical LDFA projects. The timing makes the next year an appropriate time to begin considering future projects and determining priorities.

The LDFA brainstormed a list of several future projects. I would propose that we use this meeting to refine the list to the top 3-4 priorities. In order to do this, I'd recommend the following steps:

1. Review the list to confirm that the LDFA agrees that the list reflects the projects identified in October.
2. Determine whether there are any changes warranted – additions, deletions, or combinations of projects.
3. Individual LDFA members score the respective projects to determine the top priorities (see additional info about scoring, below).
4. Accumulate the individual scores to determine collective priorities.
5. Review the collective list and consider a vote to name the top LDFA project priorities.

Project scoring: This can be done by any number of techniques. The LDFA might consider assigning no more than 11 points to the respective projects to identify individual priorities. For example, if a member feels that all 11 projects are of equal importance, they would assign a score of “1” to each project, for a cumulative score of 11. Or, if a member felt that only one project was a priority above all of the others, they might assign “11” to one project and nothing to the others for a total score of 11. Or, the points

could be divided amongst three projects, so that a member would assign their top priority a "5", their second priority a "4" and their lowest priority a "2" for a cumulative score of 11. And so on...

The individual scores would then be totaled in an effort to identify the collective score. I'd recommend members come prepared to consider their priorities so that this scoring can take place during the meeting.

Please refer to the list of brainstormed projects and proposed scoring sheet.

7. C. 2023 Economic Development Investment – Economic Development Partnership of Hillsdale County

[Action]

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. The EDP plays a significant role in retention and recruitment calls, infrastructure support and the like. 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.*

7. D. 2022 Meeting Calendar

[Action]

Consistent with the current meeting calendar, the proposed 2023 calendar proposes meeting every other month on the third Wednesday at 8:30 a.m. The LDFA may change the meeting date and/or time if desired. A motion is necessary to adopt the meeting calendar. *Please refer to the attached proposed 2023 Meeting Calendar.*

8. A. Economic Development Partnership Report

This item is reserved for and additional updates from Executive Director Sue Smith.

8. B. Staff Updates

This item is reserved for updates by staff regarding LDFA projects and other City business.

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.

User: LSPAHR

DB: Jonesville

PERIOD ENDING 10/31/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 10/31/2022	2022-23 AMENDED BUDGET	AVAILABLE		% BDGT USED
		MONTH 10/31/2022	INCREASE (DECREASE)			NORMAL	(ABNORMAL)	
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY								
Revenues								
Dept 000 - BALANCE SHEET/REVENUE								
247-000-403.000	REAL PROPERTY TAXES	0.00	0.00	83,234.00	83,234.00	0.00		
247-000-403.075	PERSONAL PROP TAX REIMBURSEMENT	317,526.94	317,526.94	250,000.00	(67,526.94)	127.01		
247-000-664.000	LEASE/IND PARK RADIO TOWER	1,609.45	6,431.34	14,000.00	7,568.66	45.94		
247-000-665.000	INTEREST EARNINGS	7,567.74	22,261.98	500.00	(21,761.98)	4,452.40		
247-000-694.100	OTHER INCOME - FARM LAND	0.00	0.00	4,200.00	4,200.00	0.00		
Total Dept 000 - BALANCE SHEET/REVENUE		326,704.13	346,220.26	351,934.00	5,713.74	98.38		
TOTAL REVENUES		326,704.13	346,220.26	351,934.00	5,713.74	98.38		
Expenditures								
Dept 729 - DEVELOPMENT ACTIVITIES								
247-729-702.000	SALARIES AND WAGES	529.85	1,933.38	2,500.00	566.62	77.34		
247-729-715.000	EMPLOYERS SHARE - FICA & MEDICARE	39.60	144.15	150.00	5.85	96.10		
247-729-716.000	HEALTH INSURANCE	38.94	155.26	200.00	44.74	77.63		
247-729-718.000	DISABILITY	3.92	12.68	25.00	12.32	50.72		
247-729-719.000	RETIREMENT - EMPLOYER PORTION	30.49	118.28	150.00	31.72	78.85		
247-729-721.000	LIFE INSURANCE	3.12	10.82	20.00	9.18	54.10		
247-729-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.33	1.13	5.00	3.87	22.60		
247-729-723.000	DENTAL INSURANCE	9.33	36.38	40.00	3.62	90.95		
247-729-724.000	OPTICAL INSURANCE	1.67	6.79	10.00	3.21	67.90		
247-729-727.000	OFFICE SUPPLIES	9.75	9.75	100.00	90.25	9.75		
247-729-740.000	OPERATING SUPPLIES	0.00	95.82	1,000.00	904.18	9.58		
247-729-801.100	PROF SERVICES - EDP PARTNERSHIP	0.00	0.00	15,000.00	15,000.00	0.00		
247-729-818.000	CONTRACTUAL	134.70	2,015.40	10,000.00	7,984.60	20.15		
247-729-900.000	PRINTING & PUBLISHING	0.00	0.00	5,000.00	5,000.00	0.00		
247-729-921.000	ELECTRICITY	95.97	377.82	1,000.00	622.18	37.78		
247-729-924.000	WATER AND SEWER	0.00	0.00	500.00	500.00	0.00		
247-729-930.000	REPAIRS & MAINTENANCE	0.00	100.00	500.00	400.00	20.00		
247-729-940.000	EQUIPMENT RENTAL	182.49	862.40	1,500.00	637.60	57.49		
247-729-965.000	CONTRIB TO GEN FUND-ADMIN WAGES/BENE	0.00	7,952.00	31,808.00	23,856.00	25.00		
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	2,689.00	2,689.00	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		1,080.16	13,832.06	217,501.00	203,668.94	6.36		
TOTAL EXPENDITURES		1,080.16	13,832.06	217,501.00	203,668.94	6.36		
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY:								
TOTAL REVENUES		326,704.13	346,220.26	351,934.00	5,713.74	98.38		
TOTAL EXPENDITURES		1,080.16	13,832.06	217,501.00	203,668.94	6.36		
NET OF REVENUES & EXPENDITURES		325,623.97	332,388.20	134,433.00	(197,955.20)	247.25		

Fund 247 LOCAL DEVELOPMENT FINANCE AUTHORITY

GL Number	Description	Balance
*** Assets ***		
247-000-001.000	CASH - CHECKING	10,175.13
247-000-007.000	CASH - MI CLASS INVESTMENT ACCT	3,025,914.20
247-000-130.000	LAND	97,544.00
Total Assets		3,133,633.33
*** Liabilities ***		
247-000-202.000	ACCOUNTS PAYABLE	240.42
247-000-339.000	DEFERRED REVENUES	1,283.76
Total Liabilities		1,524.18
*** Fund Balance ***		
247-000-390.000	FUND BALANCE	2,465,447.16
Total Fund Balance		2,465,447.16
Beginning Fund Balance - 21-22		2,465,447.16
Net of Revenues VS Expenditures - 21-22		334,273.79
*21-22 End FB/22-23 Beg FB		2,799,720.95
Net of Revenues VS Expenditures - Current Year		332,388.20
Ending Fund Balance		3,132,109.15
Total Liabilities And Fund Balance		3,133,633.33

* Year Not Closed



City of Jonesville Local Development Finance Authority FY 2021-22 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 2021-22 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

- Accepted bids for private crop lease on the undeveloped Industrial Park lots. The lease price per acre increased by \$50 to \$130 per acre. The lease helps to offset maintenance expenses that the LDFA would have for mowing of the vacant parcels.
- Completed preventative maintenance on Industrial Park streets.

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 third 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.

Events and Promotions

- Engaged in business recruiting, marketing parcels. With the Economic Development Partnership of Hillsdale County (EDP) met with owners for a building tour of the Interdyne building; discussed expansion of a Canadian firm within the Industrial Park.

Fund Balance and Capital Project Planning

The LDFA retains an estimated fund balance at the close of the fiscal year of approximately \$2.3 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. \$360,000 is reserved for future expansion, \$290,000 for special projects and development incentives, and \$320,000 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.

The LDFA is currently engaged in strategic planning to identify future project priorities.

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.

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	CITY OF JONESVILLE	TIF Plan Name	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 ending in 2022. MCL 125.4911(2)	Local Development Finance Authority		2022
	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 FY22?	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:		
	Year school tax capture is scheduled to expire:		

Revenue:

Tax Increment Revenue	\$ 92,398
Property taxes - from DDA millage only	\$ -
Interest	\$ 6,628
State reimbursement for PPT loss (Forms 5176 and 4650)	\$ 296,386
Other income (grants, fees, donations, etc.)	\$ 23,202
Total	\$ 418,614

Tax Increment Revenues Received

	Revenue Captured	Millage Rate Captured
From counties	\$ 30,164	7.9432
From cities	\$ 62,234	16.3880
From townships	\$ -	
From villages	\$ -	
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	\$ 92,398	

Expenditures

<u>Development Activities and Ind Park Maintenance</u>	\$ 23,545
<u> </u>	\$ -
Transfers to other municipal fund (list fund name)	\$ -
Transfers to other municipal fund (list fund name)	\$ 25,000
Transfers to General Fund	\$ 35,795
Total	\$ 84,340

Total outstanding non-bonded indebtedness

Principal	\$ -
Interest	\$ -

Total outstanding bonded indebtedness

Principal	\$ -
Interest	\$ -

Total \$ -

Bond Reserve Fund Balance

\$ -

Unencumbered Fund Balance

\$ 2,702,177

Encumbered Fund Balance

\$ 97,544

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value
Ad valorem PRE Real	\$ -	\$ -
Ad valorem non-PRE Real	\$ 5,266,758	\$ 2,282,850
Ad valorem industrial personal	\$ 1,874,600	\$ 1,123,996
Ad valorem commercial personal	\$ -	\$ -
Ad valorem utility personal	\$ -	\$ -
Ad valorem other personal	\$ -	\$ -
IFT New Facility real property, 0% SET exemption	\$ 2,892,987	\$ 686,000
IFT New Facility real property, 50% SET exemption	\$ -	\$ -
IFT New Facility real property, 100% SET exemption	\$ -	\$ -
IFT New Facility personal property on industrial class land	\$ 955,500	\$ 3,036,467
IFT New Facility personal property on commercial class land	\$ -	\$ -
IFT New Facility personal property, all other	\$ -	\$ -
Commercial Facility Tax New Facility	\$ -	\$ -
IFT Replacement Facility (frozen values)	\$ -	\$ -
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -
Commercial Rehabilitation Act	\$ -	\$ -
Neighborhood Enterprise Zone Act	\$ -	\$ -
Obsolete Property Rehabilitation Act	\$ -	\$ -
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -
Exempt (from all property tax) Real Property	\$ -	\$ -
Total Captured Value		\$ 7,129,313

Captured Value
-
2,983,908
750,604
-
-
-
2,206,987
-
-
(2,080,967)
-
-
-
-
-
-
-
-
-
-
-
3,860,532

Overall Tax rates captured by TIF plan	
Overall Tax rates captured by TIF plan	TIF Revenue
0.0000000	\$0.00
24.3312000	\$72,602.06
24.3312000	\$18,263.10
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
12.1656000	\$26,849.32
0.0000000	\$0.00
0.0000000	\$0.00
12.1656000	(\$25,316.21)
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
0.0000000	\$0.00
Total TIF Revenue	\$92,398.27

LDFA Project Brainstorming – October 19, 2022 Meeting

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

LDFA Project Priorities

Score each project from 0 to 11 points, with the total not to exceed 11

		Score (0-11)
1.	Make Industrial Park lots “build ready” (grading and other improvements)	
2.	Change out entry signs at M-99 and US-12 for electronic displays	
3.	Expansion of the Industrial Park – farmland adjacent to the park	
4.	Acquisition of underutilized properties on Beck Road – address empty and blighted properties	
5.	Develop an “Entrepreneurial Park” smaller lots for employers of industry and tech of around 10 employees	
6.	Support the County efforts to upgrade to 800 MHz Radios for emergency responders	
7.	Business retention incentive program for existing businesses in the LDFA district	
8.	Workforce/training support – partnership with Jonesville Schools	
9.	Housing development/support – studies, builder recruitment, identification of available properties, partner with developers, Ritz Craft, etc.	
10.	Sign along US-12 to market the Industrial Park – marketing plan for available lots	
11.	Construction of a spec building or buildings	
12.		
13.		
Total (may not exceed 11):		



RECEIVED
NOV 21 2022

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, Chair
Jonesville Paper Tube Corp.,

Don Germann, Vice Chair
Hillsdale County National Bank

Kelly Hodshire, Treasurer
Bailey, Hodshire & Company, P.C.

Vicki Morris, Secretary
Century Bank

Ned Bever
Bever Farms

Kym Blythe
Reading City Manager

John Condon
Hillsdale Terminal

Doug Ingles
Hillsdale County Commissioner

Jeff Gray
Jonesville City Manager

Ron Griffith
Spring Arbor University

Jeremiah Hodshire
Hillsdale Hospital

Kelly LoPresto
City of Hillsdale

David Mackie
BPU Director

Gregory Moore
Consumers Energy

Katrina Mosher
Paragon Metals

Troy Reehl
Hillsdale County ISD

Tony Samon
Community Action Agency

Tom Robinson
Michigan Works! Southeast

Jason Smith
Litchfield City Manager

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

November 18, 2022

Dear Jeff,

The City of Jonesville is a long time Corporate Sponsor investing in the work at the EDP and we want you to know how much your continued support means for our organization.

Much of the work we do is invisible and behind the scenes so it's difficult to convey the impact we make in our community. Your investment enables us to work on community focused opportunities like Trends, participation in the HCCF College/Career night and time to participate on local boards and committees, broadening our understanding of challenges within our communities. We coordinate meetings with our legislators and businesses to keep them informed on our community's' challenges and to ask for help.

Working with our partners at SPARK, MWSE and Lenawee Now brings hundreds of thousands of dollars into Hillsdale County each year for businesses to receive services and school students to have annual experiences through manufacturing day programs. Primarily the invisible work we do lays the groundwork for school projects, employer opportunities, small business growth, employee success and more.

Some tangible outcomes in 2022 include:

- New businesses in our communities Carnico Foods, Raptor Industries and GCT America. Each company represents multi-million-dollar investments that will create jobs and pay taxes. This creates residual income yearly that will go to support local, county, state governments and education.
- \$260,000 in consulting dollars for our local businesses to utilize for COVID recovery and resiliency (Over 3 years)
- \$420,000 grant for communication equipment for law enforcement
- \$150,000 in training equipment for the LRTC
- Over \$200,000 in revolving loan funds working for businesses in our community, employing people and paying taxes.

We are again requesting your investment and support of our work at the EDP. We would be very interested in a one-on-one meeting with you to discuss economic development locally and how we may be of assistance in supporting the growth of your organization.

Best regards,

Susan M. Smith

**We Foster
Partnerships
that bring
Resources to
Hillsdale County**



MICHIGAN ECONOMIC DEVELOPMENT CORP

MICHIGAN WORKS SOUTHEAST

LENAWEE NOW ■ EDA ■ REGION 2

USDA ■ GREATER ANN ARBOR REGION

CONSUMERS ENERGY ■ SPRING ARBOR UNIVERSITY

Business Attraction and Retention

- 19 MEDC RFP Applications
- Revolving Loan Fund
- One call Employer Resource
- Employer Consultant Grant



Promoting Hillsdale County

- Community Videos - EDP Website
- Zoom Prospector

Keeping Our Community Informed

- Public Presentations
- Manufacturing Events
- Radio
- Newspaper
- Social Media
- Visits with Legislators
- Trends Luncheons



Growing Community Skills Through Training

- Robotics
- Welding
- Quality
- Supervisory
- GD&T
- Industry 4.0
- Excel
- Customized
- 400+ People Trained

We are Engaged in the Community!

- Jonesville Planning Commission Board Member
- Hillsdale Hospital Board of Trustees
- Community Action Agency Board Member
- Key Opportunities Board Member
- Hillsdale County Planning Commission
- Will Carleton Parent Forum

Solutions A Phone Call Away

**Creating an environment to
support opportunity, growth,
and encouragement to
innovate for all communities,
businesses and citizens**



**PROMOTING
SUSTAINABILITY
COLLABORATION
STANDARD OF LIVING
ECONOMIC HEALTH AND WELL-BEING**

BOARD MEMBERS

Rick Schaerer, Chair	Jonesville Paper Tube	Industry
Jeremiah Hodshire, Vice Chair	Hillsdale Hospital	Health Care
Kelly Hodshire, Treasurer	Bailey, Hodshire & Company P.C.	Finance
Vicki Morris, Secretary	Century Bank & Trust	Finance
David Mackie	Board of Public Utilities	Utility
Greg Moore	Consumers Energy	Utility
Ned Bever	Bever Farms	Agriculture
Kym Blythe	City of Reading	Municipality
John Condon	Hillsdale Terminal	Industry
Kelly LoPresto	City of Hillsdale	Municipality
Don Germann	County National Bank	Finance
Jeff Gray	City of Jonesville	Municipality
Ron Griffith	Spring Arbor University	Education
Katrina Mosher	Paragon Metals, Inc.	Industry
Tom Robinson	Michigan Works! SE	Development
Troy Reehl	Hillsdale County ISD	Education
Jason Smith	City of Litchfield	Municipality
Tony Salmon	Community Action Agency	Nonprofit

CORPORATE SPONSORS

City of Hillsdale/BPU
City of Jonesville
City of Reading
Consumers Energy
County National Bank
Hillsdale Hospital
Hillsdale County ISD
Litchfield TIFA
Paragon Metals, Inc.

INVESTORS

Barrett Insurance	Market House
Bildner and Company, P.C.	Metal Technologies (Precision Gage)
Cambria Tool & Machine	Michigan Rebuild & Automation
Century Bank & Trust	NEFCO
Checker Records	Olivia's Chop House
Clark Electric	OmniSource
Cobra Moto	Pittsford Township
Coldwell Banker	R.C. Plastics
Community Action Agency	Ranger Power
Condon, Hecht, Bisher, Wade & Co. P.C.	Ritz Craft Corporation of Michigan
Elwood Staffing Solution	Ross Design & Engineering
Fairway Products	Saucy Dogs BBQ
Foust Electro-Mold	Southern Michigan Bank and Trust
Hi-Lex Controls	Speedrack Products Group
Hillsdale Buick GMC	Spring Arbor University
Hillsdale College	Stillwell Ford Lincoln
Hillsdale County Road Commission	Stockhouse Corporation
Hillsdale Terminal	Techniplas
Jack Smith Agency	Tenneco
Jems of Litchfield	Total Manufacturing Systems
Jesco Industries	Vested Risk Strategies
Jonesville Paper Tube	Village of North Adams
Jonesville Tool & Manufacturing	W.C.S.R.
Key Opportunities	White Machine & Automation
Livonia Tool & Laser	

STAFF



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EDP of Hillsdale County

115 East Street
Jonesville, MI 49250

Invoice

Date	Invoice #
11/16/2022	807

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

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BY: _____

Description	Amount
2023 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



**LOCAL DEVELOPMENT FINANCE AUTHORITY (LDFA)
2023 ANNUAL MEETING CALENDAR
THIRD WEDNESDAY / EVERY OTHER MONTH**

WEDNESDAY	FEBRUARY 15, 2023	8:30 A.M.
WEDNESDAY	APRIL 19, 2023	8:30 A.M.
WEDNESDAY	JUNE 14, 2023	8:30 A.M.
WEDNESDAY	AUGUST 16, 2023	8:30 A.M.
WEDNESDAY	OCTOBER 18, 2022	8:30 A.M.
WEDNESDAY	DECEMBER 20, 2022	8:30 A.M.

**All meetings are held at the Jonesville City Hall – 265 E. Chicago Street, Jonesville, MI,
unless otherwise noted on the meeting agenda.**

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**