



**CITY OF JONESVILLE  
LOCAL DEVELOPMENT FINANCE AUTHORITY  
REGULAR MEETING AGENDA  
JUNE 19, 8:30 A.M.  
JONESVILLE CITY HALL, 265 E. CHICAGO STREET**

**LDEFA Project Priorities:**

1. Entrepreneurial Park Development
2. Workforce and Training Support
3. Housing Development Support

1. **CALL TO ORDER**
2. **PRESENTATIONS AND RECOGNITIONS**
  - A. None
3. **APPROVAL OF AGENDA** [Action Item]
4. **APPROVAL OF MINUTES**
  - A. December 20, 2023 Meeting [Action Item]
5. **PUBLIC COMMENT**
6. **FINANCIAL REPORTS**
  - A. Through April 30, 2024 [Action Item]
7. **NEW BUSINESS**
  - A. FY 2023-24 Budget Recommendation [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, August 21, 2024 8:30 a.m.**

**City of Jonesville  
Local Development Finance Authority  
Minutes of December 20, 2023**

**Present:** Rick Schaerer, Gerry Arno, Erik Weatherwax, Scott Campbell, Steve Harding, Steve Lanius.

**Absent:** Jim Parker, Linda Garcia and one vacancy.

**Also Present:** Jeff Gray and Sue Smith (EDP)

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

Erik Weatherwax made a motion and was supported by Gerry Arno to approve the agenda as presented. All in favor. Absent: Jim Parker and Linda Garcia. Motion carried.

A motion was made by Steve Lanius and supported by Scott Campbell to approve the minutes of August 16, 2023. All in favor. Absent: Jim Parker and Linda Garcia. Motion carried.

Scott Campbell made a motion and was supported by Gerry Arno to accept the financial report through October 31, 2023. All in favor. Absent: Jim Parker and Linda Garcia. Motion carried.

A motion was made by Scott Campbell and supported by Erik Weatherwax to approve the Fiscal Year 2022-23 Annual Report and to post the same on the LDFA section of the City website, 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. All in favor. Absent: Jim Parker and Linda Garcia. Motion carried.

Gerry Arno made a motion and was supported by Erik Weatherwax to approve the annual investment in the Economic Development Partnership (EDP) in the amount of \$15,000. Sue Smith, EDP Executive Director, reviewed the services that the EDP provides. All in favor. Absent: Jim Parker and Linda Garcia. Motion carried.

A motion was made by Steve Harding and supported by Scott Campbell to adopt the 2024 meeting calendar as presented. All in favor. Absent: Jim Parker and Linda Garcia. Motion carried.

Steve Harding made a motion and was supported by Scott Campbell to decline the offer from Towerpoint Acquisitions LLC proposing to buy out the current Cellular Tower Lease. All in favor. Absent: Jim Parker and Linda Garcia. Motion carried.

Sue Smith, Executive Director of Economic Development Partnership of Hillsdale County, provided updates regarding the Interdyne Building project and Manufacturing Day.

Manager Gray and LDFA members provided updates.

The meeting was adjourned at 9:17 a.m.

Submitted by,

Cynthia D. Means  
Clerk



To: Jonesville LDFA Board  
From: Jeffrey M. Gray, City Manager   
Date: June 14, 2024  
Re: Manager Report and Recommendations – June 19, 2024 LDFA Meeting

**6. A. Financial Report**

**[Action]**

Attached is a revenue and expenditure report for the LDFA through April 30<sup>th</sup>. The report shows revenue and expenditure activity for the month of April 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 April 30<sup>th</sup>. I recommend a motion to accept the financial report through April 30, 2024. *Please refer to the attached revenue and expenditure report and cash balance report.*

**7. A. FY 2024-25 Budget Recommendation**

**[Action Item]**

Chair Rick Schaerer, Mayor Gerry Arno and I met and prepared the enclosed recommendations for the 2024-25 fiscal year budget that begins on July 1<sup>st</sup>. The budget addresses a number of identified project priorities, including professional services for planning an entrepreneurial park, infrastructure needs, and park marketing. Also included is reserve funding for future expansion of the industrial park, for development incentives proposed in the LDFA plan, and future maintenance and expansion of infrastructure. A motion to approve the budget and recommend City Council approval is needed. City Council will consider the budget with the City operating budget at their meeting on the evening of June 19<sup>th</sup>. *Please refer to the enclosed copy of the draft budget, estimated year-end fund balances, excerpt from the Capital Improvement Plan, and LDFA Project Priorities.*

**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 04/30/2024

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 04/30/2024	2023-24 AMENDED BUDGET	AVAILABLE		% BGDG USED
		MONTH 04/30/2024	INCREASE (DECREASE)			NORMAL (ABNORMAL)	BALANCE	
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY								
Revenues								
Dept 000 - BALANCE SHEET/REVENUE								
247-000-403.000	REAL PROPERTY TAXES	0.00		98,855.86	87,400.00		(11,455.86)	113.11
247-000-403.075	PERSONAL PROP TAX REIMBURSEMENT	0.00		319,492.09	300,000.00		(19,492.09)	106.50
247-000-664.000	LEASE/IND PARK RADIO TOWER	1,736.44		18,530.95	17,000.00		(1,530.95)	109.01
247-000-665.000	INTEREST EARNINGS	26,673.16		153,627.47	10,000.00		(143,627.47)	1,536.27
247-000-694.100	OTHER INCOME - FARM LAND	0.00		4,200.30	4,200.00		(0.30)	100.01
Total Dept 000 - BALANCE SHEET/REVENUE		28,409.60		594,706.67	418,600.00		(176,106.67)	142.07
TOTAL REVENUES		28,409.60		594,706.67	418,600.00		(176,106.67)	142.07
Expenditures								
Dept 729 - DEVELOPMENT ACTIVITIES								
247-729-702.000	SALARIES AND WAGES	371.83		2,188.39	2,500.00		311.61	87.54
247-729-715.000	EMPLOYERS SHARE - FICA & MEDICARE	27.96		163.07	150.00		(13.07)	108.71
247-729-716.000	HEALTH INSURANCE	26.45		232.51	200.00		(32.51)	116.26
247-729-718.000	DISABILITY	1.05		12.39	25.00		12.61	49.56
247-729-719.000	RETIREMENT - EMPLOYER PORTION	9.64		115.85	150.00		34.15	77.23
247-729-721.000	LIFE INSURANCE	1.02		10.20	20.00		9.80	51.00
247-729-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.17		1.15	5.00		3.85	23.00
247-729-723.000	DENTAL INSURANCE	4.60		29.54	40.00		10.46	73.85
247-729-724.000	OPTICAL INSURANCE	0.84		5.97	10.00		4.03	59.70
247-729-727.000	OFFICE SUPPLIES	0.00		199.57	100.00		(99.57)	199.57
247-729-740.000	OPERATING SUPPLIES	0.00		99.87	1,000.00		900.13	9.99
247-729-801.000	PROFESSIONAL SERVICES	0.00		0.00	20,000.00		20,000.00	0.00
247-729-801.100	PROF SERVICES - EDP PARTNERSHIP	0.00		15,000.00	15,000.00		0.00	100.00
247-729-818.000	CONTRACTUAL	538.80		5,104.44	27,000.00		21,895.56	18.91
247-729-818.300	CONTRACTUAL	0.00		0.00	38,500.00		38,500.00	0.00
247-729-818.301	CONTRACTUAL - DPW SEASONAL	0.00		303.75	0.00		(303.75)	100.00
247-729-900.000	PRINTING & PUBLISHING	0.00		0.00	5,000.00		5,000.00	0.00
247-729-921.000	ELECTRICITY	92.92		942.97	1,200.00		257.03	78.58
247-729-924.000	WATER AND SEWER	0.00		0.00	500.00		500.00	0.00
247-729-930.000	REPAIRS & MAINTENANCE	93.49		157.97	500.00		342.03	31.59
247-729-940.000	EQUIPMENT RENTAL	9.56		1,443.97	1,500.00		56.03	96.26
247-729-965.000	CONTRIB TO GEN FUND-ADMIN WAGES/BENE	8,512.25		25,536.75	34,049.00		8,512.25	75.00
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 DEBT 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	1,578.00		1,578.00	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		9,690.58		51,548.36	294,331.00		242,782.64	17.51
TOTAL EXPENDITURES		9,690.58		51,548.36	294,331.00		242,782.64	17.51
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY:								
TOTAL REVENUES		28,409.60		594,706.67	418,600.00		(176,106.67)	142.07
TOTAL EXPENDITURES		9,690.58		51,548.36	294,331.00		242,782.64	17.51
NET OF REVENUES & EXPENDITURES		18,719.02		543,158.31	124,269.00		(418,889.31)	437.08

Fund 247 LOCAL DEVELOPMENT FINANCE AUTHORITY

GL Number	Description	Balance
*** Assets ***		
247-000-001.000	CASH - CHECKING	113,042.81
247-000-003.200	CASH - CD - FLAGSTAR BANK	250,000.00
247-000-003.300	CASH - CD - SO MI BANK & TRUST	250,000.00
247-000-007.000	CASH - MI CLASS INVESTMENT ACCT	3,081,892.87
247-000-130.000	LAND	97,544.00
<b>Total Assets</b>		<b>3,792,479.68</b>
*** Liabilities ***		
247-000-202.000	ACCOUNTS PAYABLE	725.21
<b>Total Liabilities</b>		<b>725.21</b>
*** Fund Balance ***		
247-000-390.000	FUND BALANCE	3,248,596.16
<b>Total Fund Balance</b>		<b>3,248,596.16</b>
<b>Beginning Fund Balance</b>		<b>3,248,596.16</b>
<b>Net of Revenues VS Expenditures</b>		<b>543,158.31</b>
<b>Ending Fund Balance</b>		<b>3,791,754.47</b>
<b>Total Liabilities And Fund Balance</b>		<b>3,792,479.68</b>

FY 2025 BUDGET WORKSHEET FOR CITY OF JONESVILLE

GL NUMBER	DESCRIPTION	ACTIVITY	ACTIVITY	ACTIVITY	BUDGET	ACTIVITY THRU	24-25	COMMENTS
		20-21	21-22	22-23	23-24	12/31/2023	REQUESTED BUDGET	
<b>Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY</b>								
<b>REVENUES</b>								
247-000-403.000	REAL PROPERTY TAX	82,425.15	92,398.26	82,741.10	87,400.00	0.00	90,000.00	Inflation rate - 5.0%
247-000-403.050	PERSONAL PROPERTY TAX	0.00	0.00	0.00	0.00	0.00	0.00	
247-000-403.075	PERSONAL PROPERTY TAX REIMBURSEMENT	281,144.56	296,386.01	317,526.94	300,000.00	317,526.94	300,000.00	
247-000-403.100	REAL WINTER TAX	0.00	0.00	0.00	0.00	0.00	0.00	
247-000-403.200	PERSONAL PROPERTY TAX	0.00	0.00	0.00	0.00	0.00	0.00	
247-000-403.300	CURR/DEL PROP TAX FM COUNTY	0.00	0.00	0.00	0.00	0.00	0.00	
247-000-407.000	DELINQUENT TAX	0.00	0.00	0.00	0.00	0.00	0.00	
247-000-664.000	LEASE/IND PARK RADIO TOWER	16,959.43	18,451.99	19,682.88	17,000.00	8,080.95	17,000.00	Expires June 2031
247-000-665.000	INTEREST EARNINGS	2,197.96	6,627.53	118,351.56	10,000.00	42,732.20	40,000.00	
247-000-676.000	CONTRIBUTIONS FROM OTHER FUNDS	0.00	0.00	0.00	0.00	0.00	0.00	
247-000-678.000	REIMBURSEMENTS - MISC	53,500.00	550.00	0.00	0.00	0.00	0.00	
247-000-694.000	OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	
247-000-694.100	OTHER INCOME - FARM LAND	2,178.40	4,200.30	4,200.30	4,200.00	4,200.30	4,200.00	Land lease
247-000-694.200	OTHER INCOME - SALE OF LAND	0.00	0.00	0.00	0.00	0.00	0.00	
247-000-698.000	BOND PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL ESTIMATED REVENUES</b>		438,405.50	418,614.09	542,502.78	418,600.00	372,540.39	451,200.00	
<b>APPROPRIATIONS</b>								
<b>Dept 729-DEVELOPMENT ACTIVITIES</b>								
247-729-702.000	SALARIES AND WAGES	2,590.32	948.42	2,772.54	2,500.00	1,341.59	3,000.00	
247-729-702.100	SALARIES AND WAGES - OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-702.200	SALARIES AND WAGES - DOUBLETIME	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-715.000	EMPLOYERS SHARE - FICA & MEDICARE	191.06	70.18	206.39	150.00	100.35	200.00	
247-729-716.000	HEALTH INSURANCE	254.31	201.65	257.62	200.00	107.62	250.00	
247-729-718.000	DISABILITY	12.07	9.07	17.69	25.00	8.37	25.00	
247-729-719.000	EMPLOYERS SHARE - 401	141.22	83.00	169.41	150.00	83.33	180.00	
247-729-721.000	LIFE INSURANCE	8.49	7.97	15.09	20.00	6.65	20.00	
247-729-722.000	EMPLOYEE ASSISTANCE PROGRAM	1.13	0.86	1.58	5.00	0.71	5.00	
247-729-723.000	DENTAL INSURANCE	36.04	25.52	48.84	40.00	15.89	40.00	
247-729-724.000	OPTICAL INSURANCE	8.16	5.83	9.47	10.00	3.52	10.00	
247-729-727.000	OFFICE SUPPLIES	52.50	21.80	19.72	100.00	100.24	100.00	
247-729-740.000	OPERATING SUPPLIES	45.38	18.00	95.82	1,000.00	99.87	1,000.00	
247-729-801.000	PROFESSIONAL SERVICES	58,500.00	0.00	0.00	20,000.00	0.00	50,000.00	Entrepreneurial Park services
247-729-801.100	PROFESSIONAL SERVICES - EDP FEE	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	
247-729-801.300	PROFESSIONAL SERVICES-OTHER	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-801.400	PROFESSIONAL SERVICES-FIBER OPTICS	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-801.500	PROFESSIONAL SERVICES-ENGINEERING	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-818.000	CONTRACTUAL	7,467.98	4,247.34	8,760.30	27,000.00	4,565.64	23,000.00	Mowing, catch basin repair
247-729-818.300	CONTRACTUAL - LANDSCAPING	0.00	0.00	0.00	38,500.00	0.00	0.00	
247-729-818.301	CONTRACTUAL - DPW SEASONAL	0.00	0.00	0.00	0.00	101.25	0.00	
247-729-818.700	CONTRACTUAL - K & K TANNERY LOT IMPROV	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-818.800	CONTRACTUAL - RELOCATE POWER LINES	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-820.000	MEMBERSHIPS/DUES/SUBSCRIPTIONS	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-865.000	MILEAGE/TRANS/MEALS/LODGING	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-900.000	PRINTING & PUBLISHING	75.15	53.70	0.00	5,000.00	0.00	88,000.00	Billboard, marketing signs, new entry signs
247-729-921.000	ELECTRICITY	1,133.37	1,142.21	1,132.92	1,200.00	565.45	1,200.00	
247-729-924.000	WATER AND SEWER	0.00	0.00	0.00	500.00	0.00	500.00	
247-729-930.000	REPAIRS & MAINTENANCE	220.70	800.00	100.00	500.00	64.48	500.00	
247-729-940.000	EQUIPMENT RENTAL	534.76	909.75	1,428.18	1,500.00	861.21	1,700.00	
247-729-956.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-956.200	MISCELLANEOUS - PROPERTY TAX	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-960.000	TRAINING & CONFERENCES	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-965.000	CONTRIB TO GEN FUND-ADMIN WAGES/BEN	29,126.00	29,126.00	31,808.00	34,049.00	17,024.50	35,714.00	
247-729-965.100	CONTRIB TO GEN FUND - ST LIGHT ELEC	5,304.00	5,304.00	5,304.00	5,304.00	0.00	5,304.00	
247-729-965.101	CONTRIB TO GEN FUND - PURCH/IMPR	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-965.300	CONTRIB TO MAJOR STS - GAIGE	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-965.400	CONTRIB TO WATER STORAGE/DIST SYSTEM	25,000.00	25,000.00	25,000.00	25,000.00	0.00	25,000.00	

FY 2025 BUDGET WORKSHEET FOR CITY OF JONESVILLE

GL NUMBER	DESCRIPTION	ACTIVITY			BUDGET	ACTIVITY THRU	24-25	COMMENTS
		20-21	21-22	22-23	23-24	12/31/2023	REQUESTED BUDGET	
247-729-965.401	CONTRIBUTION TO WATER-US12 EXTENSIO	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-965.500	CONTRIB TO LOCAL ST	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-965.590	CONTRIBUTION TO SEWER FUND - DEBT	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-965.600	CONTRIB TO GEN FUND	1,500.00	1,365.00	1,480.00	1,578.00	0.00	3,177.00	Rail trail cost reimbursement (20%)
247-729-965.700	CONTRIBUTION TO LOCAL ST - ST REPAIR	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-965.800	CONTRIBUTIONS TO MAJOR ST - REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-966.000	RESERVE FOR FUTURE EXPANSION	0.00	0.00	0.00	45,000.00	0.00	45,000.00	
247-729-967.000	RESERVE FOR SPECIAL PROJECTS	0.00	0.00	0.00	35,000.00	0.00	35,000.00	
247-729-967.500	RESERVE FOR INFRASTRUCTURE IMPROVE	0.00	0.00	0.00	35,000.00	0.00	35,000.00	
247-729-968.000	DEPRECIATION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-971.000	LAND ACQUISITION	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-974.000	CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-975.000	ADDITIONS & IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-975.100	LAND IMPROVEMENTS - PROP OWNER REB/	0.00	0.00	0.00	0.00	0.00	0.00	
247-729-975.200	CAPITAL IMPROVEMENT PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Totals for dept 729-DEVELOPMENT ACTIVITIES</b>		147,202.64	84,340.30	93,627.57	294,331.00	40,050.67	368,925.00	
<b>Dept 731-INDUSTRIAL PARK - PHASE II</b>								
<b>Totals for dept 731-INDUSTRIAL PARK - PHASE II</b>		0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL APPROPRIATIONS</b>		147,202.64	84,340.30	93,627.57	294,331.00	40,050.67	368,925.00	
<b>NET OF REVENUES/APPROPRIATIONS - LDFA</b>		291,202.86	334,273.79	448,875.21	124,269.00	332,489.72	82,275.00	



**CITY OF JONESVILLE  
2024/25 ESTIMATED YEAR END FUND BALANCES**

	<b>GEN FD</b>	<b>MAJOR</b>	<b>LOCAL</b>	<b>STATE</b>	<b>L.D.F.A.</b>	<b>D.D.A.</b>	<b>DEBT SVC</b>	<b>SEWER</b>	<b>WATER</b>	<b>M.V.P.</b>
<b>Est 23/24 EOY Fund Balance</b>	\$2,010,643	\$712,727	\$855,661	\$19,014	\$2,172,865	\$101,980	\$0	\$1,039,047	\$856,917	\$947,330
Budgeted 24/25 Revenue	\$3,127,608	\$302,615	\$1,564,645	\$37,590	\$451,200	\$1,386,000	\$82,000	\$899,000	\$888,582	\$158,000
Budgeted 24/25 Expenditures	(\$3,156,337)	(\$176,039)	(\$1,748,065)	(\$37,588)	(\$368,925)	(\$1,333,957)	(\$82,000)	(\$1,201,371)	(\$1,069,283)	(\$319,244)
	\$1,981,914	\$839,303	\$672,241	\$19,016	\$2,255,140	\$154,023	\$0	\$736,675	\$676,215	\$786,086
Plus Depreciation								\$255,000	\$168,000	\$97,000
Amendments										
Fund Bal Before Res	\$1,981,914	\$839,303	\$672,241	\$19,016	\$2,255,140	\$154,023	\$0	\$991,675	\$844,215	\$883,086
Park Reserve	(\$54,700)									
Expansion Reserve (thru FY2023)					(\$450,000)					
Special Projects Reserve (thru FY2023)					(\$360,000)					
Infrastructure Impr. Reserve (thru FY2023)					(\$390,000)					
<b>Est 24/25 EOY Fund Balance</b>	<b>\$1,927,214</b>	<b>\$839,303</b>	<b>\$672,241</b>	<b>\$19,016</b>	<b>\$1,055,140</b>	<b>\$154,023</b>	<b>\$0</b>	<b>\$991,675</b>	<b>\$844,215</b>	<b>\$883,086</b>

**City of Jonesville**  
**Capital Improvement Plan**  
 PROJECT DESCRIPTION

<b>Project Title</b>	LDFA Capital Projects		
<b>Department</b>	Local Dev. Finance Auth.	<b>Funding Source</b>	LDFA/FG/SG

<b>Fiscal Year</b>	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<b>Est. Cost</b>	\$153,000	TBD	TBD	TBD	\$45,000	-

**Project Description and Location**

The Local Development Finance Authority supports certain capital projects that enhance the Industrial Park and manufacturing industries and encourage private economic investment. The following is a list of projects that are anticipated over the next several years.

FY 2024-25 – Catch basin maintenance (\$15,000), professional services for Entrepreneurial Park land/development inquiries (\$50,000), seek partnerships in development of housing needs study to support development of vacant and underused properties, new Industrial Park entry signs (\$80,000), develop marketing signs and updated M-99 billboard (\$8,000).  
 FY 2025-26 – Land acquisition and site design for Entrepreneurial Park (TBD), housing study cost support (TBD)  
 FY 2026-27 – Entrepreneurial Park construction (TBD)  
 FY 2027-28 – Workforce development support (TBD)  
 FY 2028-29 – Infrastructure/circulation design support (\$45,000)

**Project Need and Impact**

These projects are intended to promote private investment and improved property values in the LDFA district. The project list will be reviewed on an annual basis and updated as needs change and conditions warrant.

**Related Costs and Future Funding Needs**

The streetscape improvements will have ongoing maintenance and upkeep costs. These costs are typically budgeted in the LDFA annual operating budget.

## LDFA Project Priorities

Cumulative Scoring – LDFA Board, December 15, 2022 Meeting

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