



**CITY OF JONESVILLE
LOCAL DEVELOPMENT FINANCE AUTHORITY
REGULAR MEETING AGENDA
OCTOBER 16, 2024, 8:30 A.M.
JONESVILLE CITY HALL, 265 E. CHICAGO STREET**

LDFA Project Priorities:

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

1. CALL TO ORDER

2. APPROVAL OF AGENDA

[Action Item]

3. PUBLIC COMMENT

4. PRESENTATIONS AND RECOGNITIONS

- A. None

5. APPROVAL OF MINUTES

- A. June 19, 2024 Meeting

[Action Item]

6. FINANCIAL REPORTS

- A. Through July 31, 2024

[Action Item]

7. UNFINISHED BUSINESS

- A. None

8. NEW BUSINESS

- A. LDFA Board Vacancy

[Action Item]

9. OTHER BUSINESS

- A. Economic Development Partnership Report
- B. Staff Updates
- C. LDFA Board Member Updates

10. ADJOURNMENT— Next Scheduled Meeting: **Wednesday, December 18, 2024 8:30 a.m.**

City of Jonesville
Local Development Finance Authority
Minutes of June 19, 2024

Present: Gerry Arno, Erik Weatherwax, Scott Campbell, Steve Harding, Linda Garcia and Steve Lanius.

Absent: Jim Parker, Rick Schaerer and one vacancy.

Also Present: Jeff Gray and Sue Smith (EDP)

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

Steve Lanius made a motion and was supported by Scott Campbell to approve the agenda as presented. All in favor. Absent: Rick Schaerer and Jim Parker. Motion carried.

A motion was made by Scott Campbell and supported by Steve Lanius to approve the minutes of December 20, 2023. All in favor. Absent: Jim Parker and Rick Schaerer. Motion carried.

Scott Campbell made a motion and was supported by Linda Garcia to accept the financial report through April 30, 2024. All in favor. Absent: Jim Parker and Rick Schaerer. Motion carried.

A motion was made by Steve Lanius and supported by Scott Campbell to approve the Fiscal Year 2023-24 Budget as presented. All in favor. Absent: Jim Parker and Rick Schaerer. Motion carried.

Sue Smith, Executive Director of Economic Development Partnership of Hillsdale County, provided updates regarding Lean Rocket Lab Fellows Program, Sector Grant through Labor and Economic Opportunity (LEO), New Business relocating to the Interdyne building, Ritz-Craft considering Green Initiatives, and Fresh Water Ventures.

Manager Gray and LDFA members provided updates.

The meeting was adjourned at 9:03 a.m.

Submitted by,

Cynthia D. Means
Clerk



To: Jonesville LDFA Board
From: Jeffrey M. Gray, City Manager 
Date: October 11, 2024
Re: Manager Report and Recommendations – October 16, 2024 LDFA Meeting

6. A. Financial Report

[Action]

Attached is a revenue and expenditure report for the LDFA through July 31st. The report shows revenue and expenditure activity for the month of July and fiscal 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 July 31st. I recommend a motion to accept the financial report through July 31, 2024. *Please refer to the attached revenue and expenditure report and cash balance report.*

8. A. LDFA Board Vacancy

[Action Item]

Staff has advertised a vacancy on the LDFA Board for many months. Victor Face recently purchased NEFCO and has submitted the attached application to fill the vacancy. Steve Harding will continue on with the company and is eligible to continue to serve. The LDFA will be recommending that the City Council make the appointment for a four-year term ending in November of 2028. A motion is necessary to make the recommendation. *Please refer to the attached application.*

9. A. Economic Development Partnership Report

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

9. B. Staff Updates

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

9. C. 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 07/31/2024

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 07/31/2024	2024-25 AMENDED BUDGET	AVAILABLE		% BDGT USED
		MONTH 07/31/2024	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	0.00	90,000.00		90,000.00	0.00
247-000-403.075	PERSONAL PROP TAX REIMBURSEMENT		0.00	0.00	300,000.00		300,000.00	0.00
247-000-664.000	LEASE/IND PARK RADIO TOWER		1,790.92	1,790.92	17,000.00		15,209.08	10.53
247-000-665.000	INTEREST EARNINGS		17,718.37	17,718.37	40,000.00		22,281.63	44.30
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			19,509.29	19,509.29	451,200.00		431,690.71	4.32
TOTAL REVENUES			19,509.29	19,509.29	451,200.00		431,690.71	4.32
Expenditures								
Dept 729 - DEVELOPMENT ACTIVITIES								
247-729-702.000	SALARIES AND WAGES		830.52	830.52	3,000.00		2,169.48	27.68
247-729-715.000	EMPLOYERS SHARE - FICA & MEDICARE		61.93	61.93	200.00		138.07	30.97
247-729-716.000	HEALTH INSURANCE		187.77	187.77	250.00		62.23	75.11
247-729-718.000	DISABILITY		5.39	5.39	25.00		19.61	21.56
247-729-719.000	RETIREMENT - EMPLOYER PORTION		48.30	48.30	180.00		131.70	26.83
247-729-721.000	LIFE INSURANCE		8.04	8.04	20.00		11.96	40.20
247-729-722.000	EMPLOYEE ASSISTANCE PROGRAM		0.83	0.83	5.00		4.17	16.60
247-729-723.000	DENTAL INSURANCE		27.36	27.36	40.00		12.64	68.40
247-729-724.000	OPTICAL INSURANCE		4.15	4.15	10.00		5.85	41.50
247-729-727.000	OFFICE SUPPLIES		9.75	9.75	100.00		90.25	9.75
247-729-740.000	OPERATING SUPPLIES		0.00	0.00	1,000.00		1,000.00	0.00
247-729-801.000	PROFESSIONAL SERVICES		0.00	0.00	50,000.00		50,000.00	0.00
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		538.80	538.80	23,000.00		22,461.20	2.34
247-729-900.000	PRINTING & PUBLISHING		0.00	0.00	88,000.00		88,000.00	0.00
247-729-921.000	ELECTRICITY		91.16	91.16	1,200.00		1,108.84	7.60
247-729-924.000	WATER AND SEWER		0.00	0.00	500.00		500.00	0.00
247-729-930.000	REPAIRS & MAINTENANCE		50.94	50.94	500.00		449.06	10.19
247-729-940.000	EQUIPMENT RENTAL		585.66	585.66	1,700.00		1,114.34	34.45
247-729-956.200	MISCELLANEOUS - PROPERTY TAX		2,484.64	2,484.64	0.00		(2,484.64)	100.00
247-729-965.000	CONTRIB TO GEN FUND-ADMIN WAGES/BENE		0.00	0.00	35,714.00		35,714.00	0.00
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	3,177.00		3,177.00	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			4,935.24	4,935.24	368,925.00		363,989.76	1.34
TOTAL EXPENDITURES			4,935.24	4,935.24	368,925.00		363,989.76	1.34
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY:								
TOTAL REVENUES			19,509.29	19,509.29	451,200.00		431,690.71	4.32
TOTAL EXPENDITURES			4,935.24	4,935.24	368,925.00		363,989.76	1.34
NET OF REVENUES & EXPENDITURES			14,574.05	14,574.05	82,275.00		67,700.95	17.71

PERIOD ENDING 07/31/2024

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2024-25	AVAILABLE	% BDT
		MONTH 07/31/2024	07/31/2024		BALANCE	
		INCREASE (DECREASE)	NORMAL (ABNORMAL)	AMENDED BUDGET	NORMAL (ABNORMAL)	USED

Fund 247 LOCAL DEVELOPMENT FINANCE AUTHORITY

GL Number	Description	Balance
*** Assets ***		
247-000-001.000	CASH - CHECKING	9,303.32
247-000-003.200	CASH - CD - FLAGSTAR BANK	252,834.03
247-000-003.300	CASH - CD - SO MI BANK & TRUST	252,119.41
247-000-007.000	CASH - MI CLASS INVESTMENT ACCT	3,189,464.11
247-000-130.000	LAND	97,544.00
Total Assets		3,801,264.87
*** Liabilities ***		
247-000-202.000	ACCOUNTS PAYABLE	3,175.29
247-000-339.000	DEFERRED REVENUES	1,361.94
Total Liabilities		4,537.23
*** Fund Balance ***		
247-000-390.000	FUND BALANCE	3,248,596.16
Total Fund Balance		3,248,596.16
Beginning Fund Balance - 23-24		3,248,596.16
Net of Revenues VS Expenditures - 23-24		533,557.43
*23-24 End FB/24-25 Beg FB		3,782,153.59
Net of Revenues VS Expenditures - Current Year		14,574.05
Ending Fund Balance		3,796,727.64
Total Liabilities And Fund Balance		3,801,264.87

* Year Not Closed

**JONESVILLE CITY BOARDS & COMMITTEE
APPLICATION FOR APPOINTMENT**

Board or Committee to which appointment is desired. (If more than one, please list in order of preference.)

L DFA

1. Name Victor K Face **2. Occupation** Self employed

3. Employer _____ **4. Email address** vicdhroberts@gmail.com

5. Home Address 9504 25 1/2 mile Rd, Homer Mi
49245 **City** **Zip**

6. Home Telephone 517.474.0852 **7. Business Phone** 517.474.0852

8. Length of residency in Jonesville 19 yrs property owner

9. List other community organizations/commissions that you are a member.

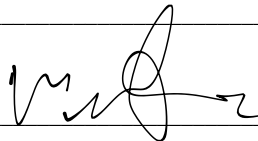
10. Please indicate below the background or experience you have that will be of value if you are appointed. Also, indicate any reasons for desiring to serve on the requested board or committee.

(Please continue on reverse side if needed and be sure to sign and date. Please attach resume or other pertinent information if so desired.)

business owner and want to have
apart in the future success of the
city of Jonesville

10/10/24

Date of Application



Signature

PLEASE RETURN THIS APPLICATION TO: City of Jonesville
265 E. Chicago Street
Jonesville, MI 49250
Phone: 517-849-2104
Fax: 517-849-9037