



LOCAL DEVELOPMENT FINANCE AUTHORITY - MEETING AGENDA
JONESVILLE CITY HALL - 265 E. CHICAGO STREET - JONESVILLE, MI
October 15, 2025, 8:30 A.M.

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. August 20, 2025 Meeting

[Action Item]

6. FINANCIAL REPORTS

- A. Through September 30, 2025

[Action Item]

7. UNFINISHED BUSINESS

- A. None

8. NEW BUSINESS

- A. Economic Development Partnership Sponsorship
B. Cellular Tower Proposal
C. Resignation from LDFA Board

[Action Item]

[Action Item]

[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 17, 2025 8:30 a.m.

City of Jonesville
Local Development Finance Authority
Minutes of April 16, 2025

Present: Gerry Arno, Kevin Collins, Jim Parker, Erik Weatherwax, Ryan Griffiths, and Rick Schaerer.

Absent: Linda Garcia, Steve Harding, and Victor Face.

Also Present: Jeff Gray, Sue Smith (EDP), Sally Clark (EDP), Shawn Mullaly (WWTP Superintendent)

Chairman Schaerer called the meeting to order at the Jonesville City Hall, 265 E. Chicago Street, Jonesville, MI at 8:32 a.m.

Gerry Arno made a motion and was supported by Jim Parker to approve the agenda as presented. All in favor. Absent: Linda Garcia, Steve Harding, and Victor Face. Motion carried.

A motion was made by Jim Parker and supported by Erik Weatherwax to approve the minutes of February 19, 2025 Meeting and March 18, 2025 Joint Meeting. All in favor. Absent: Linda Garcia, Steve Harding, and Victor Face. Motion carried.

Jim Parker made a motion and was supported by Erik Weatherwax to accept the financial report through February 28, 2025. All in favor. Absent: Linda Garcia, Steve Harding, and Victor Face. Motion carried.

A motion was made by Erik Weatherwax and was supported by Jim Parker to approve the fiscal year 2025-26 Budget Recommendation. All in favor. Absent: Linda Garcia, Steve Harding, and Victor Face. Motion carried.

Information was shared by Manager Gray and Shawn Mullaly to explain sampling and other data gathering taking place in and around the industrial properties in the City.

Sally Clark and Sue Smith gave an update on the effort to complete the housing market study with the Economic Development Partnership of Hillsdale County in collaboration with the municipalities throughout the County.

Discussion was held regarding the recent Joint Economic Development Meeting. Feedback was positive with no objections to continuing with this format.

An Economic Development Partnership Report was provided to the LDFA with the following: Lean Rocket Lab Fellows Program 2025, CNA training, Sector Collaborative, company visits with Congressman Walberg, tariff discussions, Strategic Site Readiness Program, and County Housing Study.

Manager Gray and LDFA members provided updates.

The meeting was adjourned at 9:13 a.m.

Submitted by,

LaNae J. Baker
Deputy Clerk



To: Jonesville LDFA Board
From: Jeffrey M. Gray, City Manager 
Date: October 10, 2025
Re: Manager Report and Recommendations – October 15, 2025 LDFA Meeting

5. A. Financial Report **[Action]**

Attached is a revenue and expenditure report for the LDFA through September 30th. The report shows revenue and expenditure activity for the month 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 September 30th. I recommend a motion to accept the financial report. *Please refer to the attached revenue and expenditure report and cash balance report.*

8. A. Economic Development Partnership of Hillsdale County Sponsorship **[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, Sally Clark 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 and EDP Report.*

8. B. Cellular Tower Proposal **[Action]**

This agenda item is reserved for discussion of a letter of intent to purchase a telecommunications easement that would assign the existing lease for the cellular tower in the Industrial Park and release future lease revenues. The current lease expires in June of 2031. The LDFA currently receives \$1,402.80 in lease payments each month. The lease amount goes up by 3% per year. The lease also provides "tower revenue" of over \$400 per month. Revenue for the 2024-25 fiscal year was \$21,514.35. Please refer to the attached proposal.

8. C. Resignation from LDFA Board **[Action]**

I recommend that the LDFA consider a motion to accept, with regret, Steve Harding's resignation from the LDFA Board. Steve was a member for more than 20 years, serving since August of 2005. *Please refer to the attached resignation.*

9. A. Economic Development Partnership Report

This item is reserved for and additional updates from Executive Director Sally Clark.

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 09/30/2025

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2025-26	AVAILABLE	% BDGT
		MONTH 09/30/2025	09/30/2025		BALANCE	
		INCREASE (DECREASE)	NORMAL (ABNORMAL)	AMENDED BUDGET	NORMAL (ABNORMAL)	USED
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY						
Revenues						
Dept 000 - BALANCE SHEET/REVENUE						
247-000-403.000	REAL PROPERTY TAXES	0.00	0.00	102,216.96	102,216.96	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	1,838.84	5,507.58	20,000.00	14,492.42	27.54
247-000-665.000	INTEREST EARNINGS	13,221.65	39,383.90	50,000.00	10,616.10	78.77
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		15,060.49	44,891.48	476,416.96	431,525.48	9.42
TOTAL REVENUES		15,060.49	44,891.48	476,416.96	431,525.48	9.42
Expenditures						
Dept 729 - DEVELOPMENT ACTIVITIES						
247-729-702.000	SALARIES AND WAGES	241.28	1,204.45	3,000.00	1,795.55	40.15
247-729-715.000	EMPLOYERS SHARE - FICA & MEDICARE	17.92	90.02	200.00	109.98	45.01
247-729-716.000	HEALTH INSURANCE	31.24	175.25	300.00	124.75	58.42
247-729-718.000	DISABILITY	1.37	6.56	25.00	18.44	26.24
247-729-719.000	RETIREMENT - EMPLOYER PORTION	12.06	63.20	180.00	116.80	35.11
247-729-721.000	LIFE INSURANCE	1.41	6.15	30.00	23.85	20.50
247-729-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.15	0.65	5.00	4.35	13.00
247-729-723.000	DENTAL INSURANCE	1.87	15.52	50.00	34.48	31.04
247-729-724.000	OPTICAL INSURANCE	0.00	1.67	10.00	8.33	16.70
247-729-727.000	OFFICE SUPPLIES	0.00	5.88	100.00	94.12	5.88
247-729-740.000	OPERATING SUPPLIES	0.00	51.38	0.00	(51.38)	100.00
247-729-801.000	PROFESSIONAL SERVICES	0.00	0.00	25,000.00	25,000.00	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	374.22	1,496.88	7,000.00	5,503.12	21.38
247-729-900.000	PRINTING & PUBLISHING	0.00	0.00	88,000.00	88,000.00	0.00
247-729-921.000	ELECTRICITY	189.77	282.61	1,200.00	917.39	23.55
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	14.81	1,000.00	985.19	1.48
247-729-940.000	EQUIPMENT RENTAL	478.64	892.39	1,700.00	807.61	52.49
247-729-956.200	MISCELLANEOUS - PROPERTY TAX	0.00	2,556.99	5,000.00	2,443.01	51.14
247-729-965.000	CONTRIB TO GEN FUND-ADMIN WAGES/BENE	9,792.50	9,792.50	39,170.00	29,377.50	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 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	1,217.00	1,217.00	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		11,142.43	16,656.91	333,991.00	317,334.09	4.99
TOTAL EXPENDITURES		11,142.43	16,656.91	333,991.00	317,334.09	4.99
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY:						
TOTAL REVENUES		15,060.49	44,891.48	476,416.96	431,525.48	9.42
TOTAL EXPENDITURES		11,142.43	16,656.91	333,991.00	317,334.09	4.99
NET OF REVENUES & EXPENDITURES		3,918.06	28,234.57	142,425.96	114,191.39	19.82

Fund 247 LOCAL DEVELOPMENT FINANCE AUTHORITY

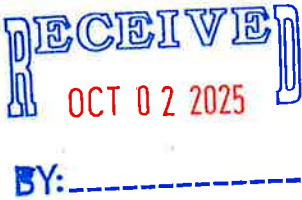
GL Number	Description	Balance
*** Assets ***		
247-000-001.000	CASH - CHECKING	1,685.44
247-000-003.200	CASH - CD - FLAGSTAR BANK	250,000.00
247-000-003.300	CASH - CD - SO MI BANK & TRUST	250,000.00
247-000-007.000	CASH - MI CLASS INVESTMENT ACCT	3,762,676.40
247-000-082.000	DUE FROM OTHERS	2,767.80
247-000-130.000	LAND	97,544.00
Total Assets		4,364,673.64
*** Liabilities ***		
247-000-202.000	ACCOUNTS PAYABLE	469.27
247-000-339.000	DEFERRED REVENUES	1,402.80
Total Liabilities		1,872.07
*** Fund Balance ***		
247-000-390.000	FUND BALANCE	3,782,153.59
Total Fund Balance		3,782,153.59
Beginning Fund Balance - 24-25		3,782,153.59
Net of Revenues VS Expenditures - 24-25		552,413.41
*24-25 End FB/25-26 Beg FB		4,334,567.00
Net of Revenues VS Expenditures - Current Year		28,234.57
Ending Fund Balance		4,362,801.57
Total Liabilities And Fund Balance		4,364,673.64

* Year Not Closed

INVOICE

ECONOMIC DEVELOPMENT
PARTNERSHIP OF HILLSDALE
COUNTY
181 Simpson Dr
Litchfield, MI 49252-9601

asands@hillsdaleedp.org
+1 (517) 437-3200
www.hillsdaleedp.org



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

Invoice details

Invoice no.: 532
Invoice date: 10/01/2025

Product or service	Description	Amount
sponsorship	2026 Economic Development Sponsorship	\$15,000.00
	Federal Tax Identification Number for the EDP as a non-profit corporation is: 20-8088576	
	Total	\$15,000.00

Note to customer

Thank you for your support!

Please note the EDP change of address to:
181 Simpson Drive, Litchfield MI 49252



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, PC

Vicki Morris, Secretary

Century Bank

Kym Blythe

Reading City Manager

John Condon

Hillsdale Terminal

Doug Ingles

Hillsdale County Commissioner

Jeff Gray

Jonesville City Manager

Jeremiah Hodshire

Hillsdale Hospital

Sam Fry

City of Hillsdale

David Mackie

Hillsdale City Manager

Gregory Moore

Consumers Energy

Corey Parker

Michigan Gas Utilities

Chris Poling

Raptor Industries

Tony Samon

Community Action Agency

Nicole Benson

Litchfield City Manager

Wanda White

White Machine and Automation

Greetings!

Throughout 2025, Hillsdale County's business community has navigated inflation, shifting policies, and economic uncertainty with resilience, innovation, and commitment to growth. Your investment has made a measurable difference:

Why Your Support Matters:

- Empowers the people of Hillsdale County by providing access to resources, training, and opportunities for a better future
- Serves as a one-stop point of assistance for businesses, entrepreneurs, and community partners seeking support.
- Expand local job opportunities
- Support business retention and recruitment
- Strengthen our economy and quality of life
- Increase tax revenue and consumer spending
- Build a more resilient, sustainable community

Your Investment at Work:

- Workforce Development & Scholarships-providing local residents access to education and training, leading to better jobs and career advancement by utilizing contract work offered by MEDC.
- Entrepreneurship Support-Guiding aspiring entrepreneurs through Fellows Program with business planning, financial expertise, and marketing support.
- CEO Council Meeting- Bringing business leaders together to share ideas, align strategies, and strengthen regional collaboration.
- Youth Engagement & Talent Pipeline-Partnering with schools and the Hillsdale Area Career Center for Manufacturing Day, College & Career Night, and other events that connect students to local career opportunities.

EDP 2025-2026 Priorities

- County-wide Housing Study-Guiding residential development to attract and retain talent.
- Wage & Benefit Study-Helping employers remain competitive.
- Business Recruitment Campaign-Actively marketing Hillsdale County to attract investment and create jobs.

Join Us. Invest in Progress.

Together, we can create a stronger, more vibrant Hillsdale County for generations to come!

With gratitude,

The Economic Development Partnership of Hillsdale County Team

Sue Smith, Sally Clark & Annette Sands



2026 CAPITAL CAMPAIGN

INVESTING IN THE FUTURE OF HILLSDALE COUNTY



Building the economy from the ground up

Invest in an organization that provides direct benefit to
YOUR Businesses, Citizens and Municipalities in Hillsdale County.

**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**

Business Resources

- Revolving Loan Fund
- One call Employer Resource
- International Marketing of Hillsdale County

Keeping Our Community Informed

- Public Presentations
- Manufacturing Events
- Radio
- Newspaper
- Social Media
- Visits with Legislators
- Business Forums

THE EDP DOES CONTRACT WORK TO PROVIDE FUNDING AND OPPORTUNITIES FOR HILLSDALE COUNTY CITIZENS TO MOVE INTO A SUCCESSFUL FUTURE THROUGH TRAINING AND EXPERIENCES



Promote Hillsdale County, Business and Agriculture Resources
Scholarships for Robotic and Welding Certificate
Training Including Job Placement!
Entrepreneurial Fellows Program
Manufacturing Day
Career Fairs



EDP

**We foster partnerships that bring
resources to Hillsdale County**

**MICHIGAN ECONOMIC DEVELOPMENT CORP ■ MICHIGAN WORKS SOUTHEAST
LENAWEE NOW ■ EDA ■ LEAN ROCKET LAB ■ USDA
GREATER ANN ARBOR REGION ■ CONSUMERS ENERGY ■ MICHIGAN GAS UTILITIES
LEO - LABOR ECONOMIC OPPORTUNITY**

THE EDP

**works daily to create an environment to support opportunity,
growth and encouragement to innovate—
for all communities, businesses and citizens.**

POWER OF PARTNERS:

The Importance of a Collaborative Partnership

Michigan Department of Agriculture

Michigan Economic Development Corp.

Financial Institutions

Training Providers

Greater Ann Arbor Region

Michigan Works! Southeast

Hillsdale Hospital

USDA Rural Development

Local Leaders

Hillsdale BPU

Local Manufacturers

Consumers Energy

Local Municipalities

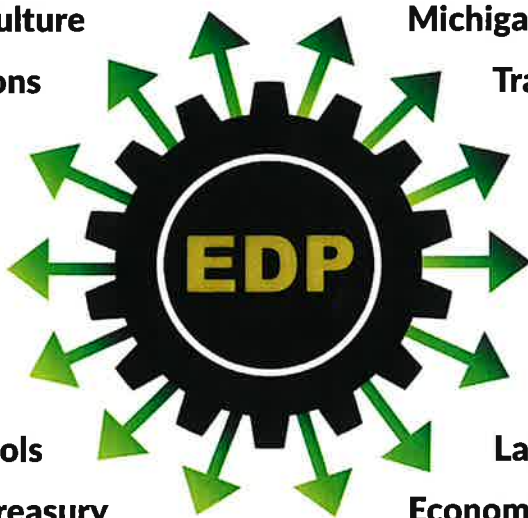
Michigan Gas Utilities

Hillsdale County Public Schools

Labor Economic Opportunity

Michigan Department of Treasury

Economic Development Administration



COMMUNITY

Realtors, Commercial, Residential and Industrial

STAFF



Susan Smith
Executive Director
517-260-2544
ssmith@hillsdaleedp.org



Annette Sands
Administrative Coordinator
517-437-3200
asands@hillsdaleedp.org



Sally Clark
Director
517-581-8162
sclark@hillsdaleedp.org



181 Simpson Drive, Litchfield, MI 49252
517-437-3200 | info@hillsdaleedp.org
WWW.HILLSDALEEDP.ORG

INVESTORS

Barrett Insurance
Bildner and Company, P.C.
Cambria Tool & Machine
Carnico Foods
Century Bank & Trust
Checker Records
Clark Electric
Cobra Moto
Coldwell Banker
Community Choice Credit Union
Condon, Hecht, Bisher,
Wade & Co. P.C.
Current Office Solutions
Elwood Staffing Solution
Fairway Products
Foust Electro-Mold
Southern Michigan Motors
Hillsdale College
Hillsdale County Road Commission
Hillsdale Terminal
Jack Smith Agency
Jackson College
Jems of Michigan
Jesco Industries

Jonesville Paper Tube
Jonesville Tool & Manufacturing
Key Opportunities
Livonia Tool & Laser
Market House
Metal Technologies (Precision Gage)
Michigan Gas Utilities
Michigan Rebuild & Automation
NEFCO
Olivia's Chop House
OmniSource
Pittsford Township
Raptor Industries
Ritz Craft Corporation of Michigan
Ross Design & Engineering
Saucy Dogs BBQ
Southern Michigan Bank and Trust
Stockhouse Corporation
Total Manufacturing Systems
UltraFit Manufacturing
Vested Risk Strategies
Village of North Adams
W.C.S.R.
White Machine & Automation

CORPORATE SPONSORS

City of Hillsdale/BPU
City of Jonesville
City of Reading
Consumers Energy
County National Bank
Hillsdale Hospital
Litchfield TIFA

BOARD OF DIRECTORS

—OFFICERS—

Rick Schaerer,
Chairperson
Jonesville Paper Tube
Don Germann,
Vice Chair
County National Bank
Kelly Hodshire,
Treasurer
Bailey, Hodshire & Co., P.C.
Vicki Morris,
Secretary
Century Bank

Kym Blythe
Reading City Manager
John Condon
Hillsdale Terminal
Doug Ingles
Hillsdale County Commissioner
Jeremiah Hodshire
Hillsdale Hospital
Greg Moore
Consumers Energy
Jeff Gray
Jonesville City Manager
Wanda White
White Machine & Automation
Corey Parker
Michigan Gas Utilities
David Mackie
Hillsdale City Manager
Sam Fry
City of Hillsdale
Nicole Benson
Litchfield City Manager
Chris Poling
Raptor Industries



September 29, 2025

Village of Jonesville MI ("Landlord")
265 E Chicago St
Jonesville, MI 49250

Re: Letter of Intent to Purchase Interest in Wireless Site ("LOI")

Dear Jeff Gray,

In consideration of ten dollars (\$10), the receipt and sufficiency of which is hereby acknowledged, your signature below grants to TowerPoint Acquisitions, LLC and its successors and assigns (including its asset holding company TPA VI, LLC) ("TowerPoint") exclusivity to purchase your interest in the Lease(s) ("Lease(s)") as further described in Exhibit A) through an assignment of the Lease and the grant of an underlying telecommunications easement pursuant to the terms herein (the "Transaction"). TowerPoint may close on the Transaction no later than fourteen (14) days after the Closing Contingencies listed in Exhibit A are met. The basic terms of the transaction are as follows:

Summary of Terms	
PURCHASE PRICE	\$303,000.00
LEGAL STRUCTURE	Telecommunications Easement
TERM LENGTH	Perpetual

- Purchase Price shall be pro-rated at closing based on interim monthly or annual rent payments with TowerPoint retaining from the Purchase Price rent paid by the tenant for any period of time from and after the date of Closing.
- Landlord shall only retain rent checks from Tenant for pro-rated periods and during the rent redirection period¹.
- TowerPoint pays for due diligence costs, the title insurance policy, and standard closing costs. Each party bears its own legal expenses. Landlord pays transfer/stamp or other tax (if any) and recording fees.

From the date you execute this LOI through the date which is thirty (30) days from the date the Closing Contingencies are met, you agree not to directly or indirectly solicit, initiate or participate in any discussions or negotiations with, or encourage or respond to any inquiries or proposals by, any persons, company or group other than TowerPoint concerning your Lease. You agree to promptly notify TowerPoint if any person, company or group seeks to initiate any discussions regarding your Lease. You further agree to work in good faith with TowerPoint to close this Transaction. The terms of this LOI are confidential and may not be disclosed without the prior written consent of TowerPoint, except to professionals engaged to evaluate and conduct the Transaction on your behalf. You acknowledge that TowerPoint has given you no tax or legal advice in evaluating the Transaction.

To the extent the terms of this LOI represent an offer by TowerPoint, the terms herein are subject to change by TowerPoint after October 10, 2025 if this LOI is not mutually executed. TowerPoint reserves the right to change the terms of this LOI following expiration.

Sincerely,
TowerPoint Acquisitions, LLC

Accepted and Agreed:
Village of Jonesville MI

Jesse M. Wellner, Chief Executive Officer
September 29, 2025

Landlord's Signature Date

Print Name:

Title:

¹Tenants delay rent redirection from the Landlord to TowerPoint by several months while the closing documents are recorded and the redirection is processed. Therefore, the Settlement Statement will show a rent credit to TowerPoint in the amount of up to four (4) months following closing.

Exhibit ASite Location and Lease Terms

Site Location: 531 Industrial Pkwy, Jonesville, Michigan 49250

Wireless Tenants	Current Rent	Rent Payment Frequency	Escalation (CPI, % or \$)	Escalation Frequency	Date of Next Escalation
SBA	\$1,402.80	Monthly	3%	Annual	08/01/2026

Pricing is based on the Lease Terms above and is subject to confirmatory due diligence of the Lease Terms.

Closing Contingencies

1. receipt of the due diligence items listed in Exhibit B;
2. receipt of a title commitment from TitleVest Agency, LLC (a subsidiary of First American Title Insurance Company) as the escrow/closing agent showing title clear of any liens, encumbrances, outstanding taxes which are otherwise due and payable, or other unsatisfied title closing requirements necessary for an insured closing with marketable title;
3. your approval of the Easement Agreement in a mutually agreeable form;
4. proper documentation of the Lease and rents, including your affirmation that you have not received any written or verbal notice of termination, modification or other correspondence from the tenant related to the Lease;
5. compliance with any tenant right of first refusal or consent requirement, if applicable, related to Landlord's assignment of the Lease; and
6. TowerPoint's desktop environmental database search returns a determination of "Low" or "Moderate" risk.

Initial
Here:

Exhibit BRequired Due Diligence Items

1. Executed Lease including any and all Amendments thereto (as well as any lease commencement letters, notices, or other correspondence regarding the Lease)
2. Proof of Rent Payments under the Lease (minimum of 3 months received in the last 6 months); e.g.: copies of rent checks/stubs and/or direct deposit statements.
3. Completed Landlord Request for Information (RFI) attached hereto as Exhibit C.
4. Landlord's comments or Landlord's counsel's comments, if any, to the Easement Agreement ("Easement") to be provided under separate cover (to be finalized in a mutually agreeable Easement) or return the Easement with each page initialed showing approval of the form Easement.
5. If an existing mortgage is in place on the property: A Mortgage Statement and Lender contact information for obtaining a non-disturbance agreement from Lender (required only if the property is encumbered by a Mortgage, Deed of Trust, Line of Credit or similar instrument).
6. Legal entity organizational documents (including any Amendments thereto) showing proof of authority, as applicable below, for all entities owning an interest in the Property:

Corporations	LLCs	General Partnership	Ltd. Partnerships	Condo Assoc's	Coop Corp (i.e.: Housing Co-op)	Trust
Articles of Incorporation	Articles of Organization	Certificate of Partnership	Certificate of Limited Partnership	Condominium Declaration	Articles of Incorporation	Trust Agreement
Signed Corporate Bylaws	Signed Operating Agreement	Signed General Partnership Agreement	Signed Limited Partnership Agreement	Signed Condominium Bylaws	Signed Corporate Bylaws	Certificate of Trust

Within 10 days of signing this LOI, I agree to provide to TowerPoint the Required Due Diligence Items listed above to facilitate a timely close under the terms of this LOI.

Initial
Here:

Exhibit C

Landlord Request for Information

EIN for Landlord (if an entity): _____

If Landlord is a natural person, then please circle marital status: **Single or Married***(Please note: if Landlord is a natural person, we will collect their taxpayer identification number prior to closing to include in the closing documents.)*

Access Contact for Site Inspection	Attorney Contact Information
Name: _____	Name: _____
Title: _____	Phone: _____
Phone: _____	Email: _____
Mobile Phone: _____	
Email: _____	

Mortgage/Line of Credit (if none, please indicate below)	
Please check here if there is no mortgage and no line of credit: _____	
<u>Primary Mortgage</u>	<u>Secondary Mortgage (if applicable)</u>
Lender Name: _____	Lender Name: _____
Lender Contact: _____	Lender Contact: _____
Lender Contact Title: _____	Lender Contact Title: _____
Phone: _____	Phone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____
<u>Line of Credit</u>	
Lender Name: _____	
Lender Contact: _____	
Lender Contact Title: _____	
Phone: _____	
Fax: _____	
Email: _____	

Submitted by: Chris Buenviaje, Ph: +1(678) 987-2696, Email: chris.buenviaje@towerpoint.com

Jeff Gray

From: Steve Harding <steve@nefcoinc.net>
Sent: Friday, August 15, 2025 6:24 PM
To: Jeff Gray
Subject: RE: LDFA Meeting Cancelled

Jeff

As I am no longer a business owner or resident of Jonesville, I am resigning my position on the board of the Jonesville LDFA.

I appreciate and have enjoyed being included and involved in the operations and growth of the Jonesville LDFA over the years.

Best wishes for the LDFA and all its members.

Thank You,
Steve Harding

NEFCO

North East Fabrication Company Inc.

113 Deal Parkway, Box 231

Jonesville, MI 49250

Cell: 517-610-4845

Office: 517-849-8090

From: Jeff Gray <JGray@jonesville.org>
Sent: Friday, August 15, 2025 3:27 PM
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Subject: LDFA Meeting Cancelled

LDFA Board,