



**LOCAL DEVELOPMENT FINANCE AUTHORITY - MEETING AGENDA
JONESVILLE CITY HALL | 265 E. CHICAGO STREET | JONESVILLE, MI
FEBRUARY 19, 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. APPROVAL OF MINUTES

- A. February 19, 2025 Meeting
- B. March 18, 2025 Joint Meeting

[Action Item]

[Action Item]

5. FINANCIAL REPORTS

- A. Through February 28, 2025

[Action Item]

6. UNFINISHED BUSINESS

- A. None

7. NEW BUSINESS

- A. Fiscal Year 2025-26 Budget Recommendation
- B. Wastewater Industrial Pretreatment Program
- C. Housing Study
- D. Joint Economic Development Meeting

[Action Item]

[Information Item]

[Information Item]

[Discussion Item]

8. OTHER BUSINESS

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

9. ADJOURNMENT— Next Scheduled Meeting: **Wednesday, June 18, 2025 8:30 a.m.**

City of Jonesville
Local Development Finance Authority
Minutes of February 19, 2025

Present: Andy Penrose, Kevin Collins, Steve Harding, Jim Parker, and Rick Schaerer.

Absent: Linda Garcia, Victor Face and Erik Weatherwax and 1 vacancy.

Also Present: Jeff Gray and LaNae Baker.

Chairman Schaerer called the meeting to order at the Jonesville City Hall, 265 E Chicago Street, Jonesville, MI at 8:33 a.m.

Jim Parker made a motion and was supported by Steve Harding to approve the agenda as presented. All in favor. Absent: Linda Garcia, Victor Face, Erik Weatherwax, and 1 vacancy. Motion carried.

A motion was made by Andy Penrose and supported by Jim Parker to approve the minutes of December 18, 2024. All in favor. Absent: Linda Garcia, Victor Face, Erik Weatherwax and 1 vacancy. Motion carried.

Steve Harding made a motion and was supported by Jim Parker to accept the financial report through November 30, 2024. All in favor. Absent: Linda Garcia, Victor Face, Erik Weatherwax and 1 vacancy. Motion carried.

A motion was made by Jim Parker and was supported by Steve Harding to approve the fiscal year 2023-24 Annual Report and to post the same of the LDFA section of the City website. All in favor. Absent: Linda Garcia, Victor Face, Erik Weatherwax and 1 vacancy. Motion carried.

Discussion was held regarding the Public Act 57 Informational Meetings that are required to be held each year. The meetings will be scheduled at a later date.

An Economic Development Partnership Report was provided to the LDFA with the following: Lean Rocket Lab Fellows Program 2025, Techniplas, Sector Collaborative, Three D Plastics LLC, Hillsdale Area Career Center, Hillsdale City Council, and County Housing Study.

Manager Gray and LDFA members provided updates.

The meeting was adjourned at 9:07 a.m.

Submitted by,

LaNae J. Baker
Deputy Clerk

**Economic Development Boards
Special Joint Meeting
DDA and LDFA PA 57 Informational Meeting
Minutes of March 18, 2025**

Present: Council: Andy Penrose, Brenda Guyse, Chris Grider, George Humphries Jr., and Annette Sands.

DDA: Abe Graves, Rick Jenkins, and Joe Ruden.

LDFA: Rick Schaerer, Kevin Collins, Victor Face and Ryan Griffiths.

PC: Christine Bowman, Jim Ackerson, Ken Koopmans and Ryan Schofield.

ZBA: Todd Shroats.

Also Present: Manager Gray

Manager Gray called the meeting to order at 6:30 p.m.

Effective January 1, 2019, the State of Michigan adopted new public informational meeting Requirements that effect both DDA and the LDFA. This meeting is reserved for the first of two required updates in the 2025 calendar year from the DDA and LDFA regarding recent development projects and near-term priorities.

Rick Schaerer, LDFA Chairman, gave an update on recent LDFA accomplishments for projects Which include creating an entrepreneurial Park Development, workforce and training support and housing development support. The LDFA supports the Economic Development Partnership of Hillsdale County and provide funds to the City to help maintain water fee increases for City Residents. The LDFA promoted business recruiting and property marketing for the Interdyne building and the Hillsdale Tool building.

Manager Gray gave a DDA update on recent development projects and they are as follows: Façade Improvement Grants for Jilly Beans Too and Powers Clothing, Tagline and Logo Contest and the Road Diet and Streetscape Project for US-12 and M-99. The DDA supports the city fall display, downtown park and decorations and Christmas in Jonesville.

Christine Bowman, Planning Commission Chairwoman, gave an update on recent Planning Commission accomplishments for projects which include Stoll Metal Sales with an 8,100 square foot addition, Key Opportunities – housing and supportive services, and Riverview Flats – redevelopment of the former Klein Tool building, a Highway Commercial Zoning Study was completed and a Recreation Plan for Wright Street Park improvements and Carl Fast Park improvements.

Todd Shroats, Zoning Board of Appeals Chairman, gave an update on recent ZBA approvals which included a setback variance for a garage on Walnut Street.

Andy Penrose, Mayor Pro Tem of City Council, provided information for the Citizen of the Year Event scheduled on April 15, 2025 at 7:00 P.M.

Manager Gray provided updates for the West Street reconstruction project and City-wide water service replacement that includes 290 services with the assistance from a TMF Grant. The Economic Development Strategy was presented, outlining the city's Priorities, Actions, Partners and Future.

The meeting adjourned at 7:18 p.m.

Submitted by,

Cynthia D. Means
Clerk

Jeffrey M. Gray
Manager



To: Jonesville LDFA Board
From: Jeffrey M. Gray, City Manager 
Date: April 11, 2025
Re: Manager Report and Recommendations – April 16, 2025 LDFA Meeting

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

Attached is a revenue and expenditure report for the LDFA through February 28th. The report shows revenue and expenditure activity for the month of November 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 February 28th. I recommend a motion to accept the financial report. *Please refer to the attached revenue and expenditure report and cash balance report.*

7. A. Fiscal Year 2025-26 Budget Recommendation **[Action]**

The LDFA Budget Committee that includes Chair Rick Schaerer, Mayor Gerry Arno and I will meet prior to the LDFA regular meeting to develop a draft recommendation for the fiscal year 2025-26 budget. The LDFA will need to approve a recommended budget at either the April or June meetings for approval by the City Council. The City's fiscal year begins on July 1st. This agenda item is reserved for discussion of the budget. To assist with the discussion, the LDFA's recently approved project priorities and current fiscal year budget are attached. *Please refer to the enclosed copy of the LDFA Project Priorities and current budget.*

7. B. Wastewater Industrial Pretreatment Program **[Information]**

This agenda item is reserved to introduce the City's new Wastewater Treatment Plant Superintendent and to explain some sampling and other data gathering that is taking place in and around the industrial properties in the City.

7. C. Housing Study **[Information]**

The Economic Development Partnership of Hillsdale County is leading an effort in collaboration with the municipalities throughout the County to complete a housing market study. This agenda item is reserved for a brief update and discussion of this effort, which is among the top priorities of the LDFA.

7. D. Joint Economic Development Meeting **[Discussion Item]**

This agenda item is reserved to offer comment and feedback regarding the recent joint meeting held with the City Council, Downtown Development Authority, Local Development Finance Authority, and Zoning Board of Appeals. *Please refer to the attached Economic Development Strategy.*

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.

8. 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.

PERIOD ENDING 02/28/2025

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE		2024-25		AVAILABLE		% BDGT USED
		MONTH 02/28/2025 INCREASE	(DECREASE)	NORMAL	(ABNORMAL)	AMENDED BUDGET	NORMAL	BALANCE (ABNORMAL)		
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		302,021.56	300,000.00		(2,021.56)		100.67
247-000-664.000	LEASE/IND PARK RADIO TOWER		1,800.73		14,297.81	17,000.00		2,702.19		84.10
247-000-665.000	INTEREST EARNINGS		12,240.76		124,024.83	40,000.00		(84,024.83)		310.06
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			14,041.49		444,544.50	451,200.00		6,655.50		98.52
TOTAL REVENUES			14,041.49		444,544.50	451,200.00		6,655.50		98.52
Expenditures										
Dept 729 - DEVELOPMENT ACTIVITIES										
247-729-702.000	SALARIES AND WAGES		0.00		1,464.19	3,000.00		1,535.81		48.81
247-729-715.000	EMPLOYERS SHARE - FICA & MEDICARE		0.00		109.57	200.00		90.43		54.79
247-729-716.000	HEALTH INSURANCE		0.00		239.48	250.00		10.52		95.79
247-729-718.000	DISABILITY		0.00		9.49	25.00		15.51		37.96
247-729-719.000	RETIREMENT - EMPLOYER PORTION		0.00		69.30	180.00		110.70		38.50
247-729-721.000	LIFE INSURANCE		0.00		11.71	20.00		8.29		58.55
247-729-722.000	EMPLOYEE ASSISTANCE PROGRAM		0.00		1.21	5.00		3.79		24.20
247-729-723.000	DENTAL INSURANCE		0.00		37.45	40.00		2.55		93.63
247-729-724.000	OPTICAL INSURANCE		0.00		5.46	10.00		4.54		54.60
247-729-727.000	OFFICE SUPPLIES		0.00		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		15,000.00	15,000.00		0.00		100.00
247-729-818.000	CONTRACTUAL		0.00		2,282.10	23,000.00		20,717.90		9.92
247-729-900.000	PRINTING & PUBLISHING		0.00		0.00	88,000.00		88,000.00		0.00
247-729-921.000	ELECTRICITY	95.01			752.62	1,200.00		447.38		62.72
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		628.01	500.00		(128.01)		125.60
247-729-940.000	EQUIPMENT RENTAL		0.00		962.59	1,700.00		737.41		56.62
247-729-956.200	MISCELLANEOUS - PROPERTY TAX		0.00		4,294.47	0.00		(4,294.47)		100.00
247-729-965.000	CONTRIB TO GEN FUND-ADMIN WAGES/BENE		0.00		17,857.00	35,714.00		17,857.00		50.00
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			95.01		43,734.40	368,925.00		325,190.60		11.85
TOTAL EXPENDITURES			95.01		43,734.40	368,925.00		325,190.60		11.85
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY:										
TOTAL REVENUES			14,041.49		444,544.50	451,200.00		6,655.50		98.52
TOTAL EXPENDITURES			95.01		43,734.40	368,925.00		325,190.60		11.85
NET OF REVENUES & EXPENDITURES			13,946.48		400,810.10	82,275.00		(318,535.10)		487.16

Fund 247 LOCAL DEVELOPMENT FINANCE AUTHORITY

GL Number	Description	Balance
*** Assets ***		
247-000-001.000	CASH - CHECKING	5,053.61
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	3,576,869.59
247-000-130.000	LAND	97,544.00
Total Assets		4,184,420.64
*** Liabilities ***		
247-000-202.000	ACCOUNTS PAYABLE	95.01
247-000-339.000	DEFERRED REVENUES	1,361.94
Total Liabilities		1,456.95
*** Fund Balance ***		
247-000-390.000	FUND BALANCE	3,782,153.59
Total Fund Balance		3,782,153.59
Beginning Fund Balance		3,782,153.59
Net of Revenues VS Expenditures		400,810.10
Ending Fund Balance		4,182,963.69
Total Liabilities And Fund Balance		4,184,420.64

FY 2025 BUDGET WORKSHEET FOR CITY OF JONESVILLE

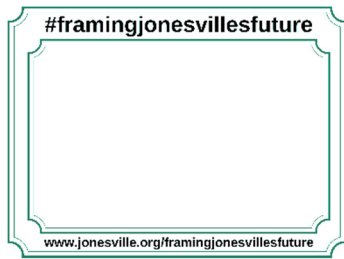
		ACTIVITY	ACTIVITY	ACTIVITY	BUDGET	ACTIVITY THRU	24-25 REQUESTED	
GL NUMBER	DESCRIPTION	20-21	21-22	22-23	23-24	12/31/2023	BUDGET	COMMENTS
Fund 247 - LOCAL DEVELOPMENT FINANCE AUTHORITY								
REVENUES								
247-000-403.000	REAL PROPERTY TAX	82,425.15	92,398.26	82,741.10	87,400.00	0.00	90,000.00	Inflation 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	
TOTAL ESTIMATED REVENUES		438,405.50	418,614.09	542,502.78	418,600.00	372,540.39	451,200.00	
APPROPRIATIONS								
Dept 729-DEVELOPMENT ACTIVITIES								
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							
		ACTIVITY	ACTIVITY	ACTIVITY	BUDGET	ACTIVITY THRU	24-25 REQUESTED
GL NUMBER	DESCRIPTION	20-21	21-22	22-23	23-24	12/31/2023	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
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
Totals for dept 729-DEVELOPMENT ACTIVITIES		147,202.64	84,340.30	93,627.57	294,331.00	40,050.67	368,925.00
Dept 731-INDUSTRIAL PARK - PHASE II							
Totals for dept 731-INDUSTRIAL PARK - PHASE II		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL APPROPRIATIONS		147,202.64	84,340.30	93,627.57	294,331.00	40,050.67	368,925.00
NET OF REVENUES/APPROPRIATIONS - LDFA		291,202.86	334,273.79	448,875.21	124,269.00	332,489.72	82,275.00

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



Economic Development Strategy

Priorities

- ❖ The City is committed to cultivating and supporting the growth of **tax base** and the addition of **quality jobs** through the retention, expansion, and attraction of business and industries.
- ❖ The City values **durable**, quality building **construction** and the **preservation** of existing historic structures that will contribute to the **economic vitality** of the City for decades to come.
- ❖ The City, DDA and LDFA are committed to **investing** in the maintenance and operation of its public **facilities** and **infrastructure** (including streets, sidewalks, water and sanitary sewer, public parking areas, parks and recreational activities) to **support** the operation and **growth** of current and future **businesses and industries**.

Actions

- ❖ The **boards and commissions** responsible for **development** in the City, including City Council, Planning Commission, Zoning Board of Appeals (ZBA), Downtown Development Authority (DDA), Local Development Finance Authority (LDFA), together with City staff, work **collaboratively** to improve the **economic vitality** of the City.
- ❖ City **staff** is empowered to act as a **liaison** to the development community on behalf of boards and commissions to assure that development decisions are **responsive** and **predictable**.
- ❖ The City will be **responsive** (including, scheduling special meetings, expediting approvals, allocating resources, etc.) as there is significant **competition** in attracting **high quality development**.

Partners

- ❖ The City is prepared to work with **development partners** like the MEDC (Michigan Economic Development Corporation), Michigan Works, Hillsdale County Economic Development Partnership and others to provide appropriate **incentives** to secure significant levels of **redevelopment/reinvestment**.
- ❖ The City will support the **growth** of entrepreneurs and small businesses, **connecting** them with **services** available through partners, like business plan development, workforce hiring and training resources, networking, etc.
- ❖ The City will collaborate with local **schools** and **training** facilities, **Hillsdale County**, and other area **municipalities** to address workforce and other **needs** expressed by local businesses.

Future

- ❖ The City and all its development boards will meet **annually** to **review priorities** and **evaluate** if their economic development **efforts** are working.