



**CITY OF JONESVILLE
DOWNTOWN DEVELOPMENT AUTHORITY AGENDA**

*****CORRECTED DATE: NOVEMBER 8, 2022*****

JONESVILLE CITY HALL, 265 E. CHICAGO STREET

DDA Project Priorities:

1. Klein Tool Building Redevelopment
2. Streetscape Reconstruction
3. South Parking Lot

1. **CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE**
2. **APPROVAL OF AGENDA** **[Action Item]**
3. **APPROVAL OF MINUTES**
 - A. September 13, 2022 Regular Meeting
4. **PUBLIC COMMENT**
5. **FINANCIAL REPORTS**
 - A. End of Fiscal Year 2021-22 and Fiscal Year 2022-23 Through September 30, 2022
6. **NEW BUSINESS**
 - A. FY 2021-22 Annual Report **[Action Item]**
 - i. PA 57 Treasury Report
 - ii. Activity Synopsis
 - B. Project Update – Chicago Street Road Diet, TAP Grant Application, and Streetscape Design **[Discussion Item]**
 - C. Christmas in Jonesville **[Discussion Item]**
 - D. Electric Car Charging Station **[Action Item]**
 - E. 2023 Meeting Calendar **[Action Item]**
7. **OTHER BUSINESS**
8. **ADJOURNMENT**– Next Scheduled Meeting: Tuesday, January 10, 2023 8:30 a.m.

**Jonesville Downtown Development Authority
Regular Meeting
Minutes of September 13, 2022**

Present: Don Toffolo, Gerry Arno, Gale Fix, Joe Ruden, Penny Sarles, Anthony Smith and Chris Fast.

Absent: Mary Ellen Sattler and Abe Graves.

Also Present: Jeff Gray, Jeff Wingard of Fleis and Vandenbrink, by remote Julie Kroll and Rick Stout of Fleis and Vandenbrink and Jim Pope (JBA).

Chairman Don Toffolo called the meeting to order at the Jonesville Police Department, 116 W. Chicago Street, Jonesville, MI to order at 8:30 p.m.

Joe Ruden made a motion and was supported by Penny Sarles to approve the agenda as presented. All in favor. Absent: Mary Ellen Sattler and Abe Graves. Motion carried.

A motion was made by Anthony Smith and supported by Gerry Arno to approve the minutes of June 14, 2022. All in favor. Absent: Mary Ellen Sattler and Abe Graves. Motion carried.

A motion was made by Gerry Arno and supported by Chris Fast to approve the minutes of the Special Meeting on September 7, 2022. All in favor. Absent: Mary Ellen Sattler. Motion carried.

A project update was provided to the DDA by the project engineers and designers at Fleis and Vandenbrink on the status of the Chicago Street/US-12 Road Diet Study, the TAP Grant Application and related design improvements for the Streetscape Project. Jeff Wingard, Julie Kroll (Remote) and Rick Stout (Remote) were all present for the presentation. After lengthy discussion, a motion was made by Joe Ruden and supported by Penny Sarles for Fleis and Vandenbrink to continue the process for the TAP Grant Application. All in favor. Absent: Mary Ellen Sattler and Abe Graves. Motion carried.

The beginning stages of Christmas in Jonesville were discussed. The event will take place Friday, December 2nd at Carl Fast Park with Santa and Mrs. Claus, the tree lighting and horse-drawn wagon rides. Jim Pope attended the DDA meeting to discuss coordination with the Jonesville Business Association on the various Downtown activities that will take place that evening. Mr. Pope also discussed the possibility of a parade from Wright Street Park to Carl Fast Park for the arrival of Mrs. and Santa Claus. A motion was made by Gerry Arno and supported by Gale Fix to approve expenditures for the event in the amount of \$1000. All in favor. Absent: Mary Ellen Sattler and Abe Graves. Motion carried.

The next scheduled DDA Meeting is Tuesday, November 8, 2022 at 8:30 a.m.

The meeting was adjourned at 9:35 a.m.

A motion was made by Penny Sarles and supported by Gale Fix to adjourn the meeting at 9:35 a.m. All in favor. Absent: Mary Ellen Sattler and Abe Graves. Motion carried.

Submitted by,

Cynthia D. Means
Clerk



To: Jonesville DDA Board
From: Jeffrey M. Gray, City Manager 
Date: November 2, 2022
Re: Manager Report and Recommendations – November 8, 2022 DDA Meeting

DDA Project Priorities:

1. Klein Tool Building Redevelopment
2. Streetscape Reconstruction
3. South Parking Lot

5. A. Financial Report

[Action]

Attached are revenue and expenditure reports for the DDA Fiscal Year 2021-22 that ended June 30, 2022 and for the current fiscal year through September 30th. The year end report shows revenue and expenditures, as well as cash balances as of the close of last Fiscal Year on June 30th. The September report shows revenue and expenditure activity for the month of September 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 September 30th. I recommend a motion to accept the financial report through September 30, 2022. *Please refer to the attached revenue and expenditure reports and cash balance reports.*

6. A. FY 2021-22 Annual Report

[Action]

Public Act 57 of 2018 mandated reporting requirements for the DDA. 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 DDA 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 DDA 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.*

6. B. Façade Grant Request – 107 Olds Street

[Action]

Dallas Hawkins has recently purchased the shopping center at the corner of Olds and Chicago Streets. He has begun a number of updates in a nearly \$100,000 renovation of the facility. At this time, Mr. Hawkins has supplied the budgeted costs for the updates. There are no drawings, as the exterior improvements are limited to painting and parking lot seal coating. Grant program guidelines allow a grant of 10% of the qualifying costs, up to \$5,000 for a multi-tenant facility. I recommend the DDA consider a motion to approve the grant in that amount. *Please refer to the façade grant application and program guidelines.*

6. C. Project Update – Chicago Street Road Diet, TAP Grant Application, and Streetscape Design

[Discussion]

Following the DDA motion in September, our design engineers at Fleis and Vandenbrink submitted the Transportation Alternatives Program (TAP) grant application. This item is reserved for an update on the changes to the grant application, status of the Chicago Street/US-12 Road Diet study, and related design improvements for the Streetscape project. *Please refer to the attached drawings of the proposed Jerry*

Russell Trail crossing, intersection improvements at the Middle School and concept drawings for the Downtown.

6. D. Christmas in Jonesville

[Discussion]

This agenda item is reserved for an update on items related to the Christmas in Jonesville event. The DDA is sponsoring the Christmas tree lighting at Carl Fast Park on Friday, December 2nd. Santa's procession to the park starts at 5:30 p.m.

6. E. Electric Car Charging Station

[Action Item]

The existing car charging station in the North Parking Lot is not currently operational. The electrician's opinion is that the unit should be replaced, due to its age and cost of components. Staff is interested to know if the DDA would entertain options for replacing it. There are different options for purchase or contract of a commercial unit, including electric rebates and cost sharing arrangements. If there is interest in a replacement, staff will explore alternatives and present options at a later date for DDA action.

6. F. Meeting Calendar

[Action Item]

Consistent with the current meeting calendar, the proposed 2023 calendar proposes meeting every other month on the second Tuesday at City Hall at 8:30 a.m. The DDA 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*

User: LSPAHR

DB: Jonesville

PERIOD ENDING 06/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 06/30/2022	2021-22 AMENDED BUDGET	AVAILABLE		% BGD USED
		MONTH 06/30/2022	INCREASE (DECREASE)			NORMAL	(ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Revenues								
Dept 000 - BALANCE SHEET/REVENUE								
248-000-403.000	REAL PROPERTY TAXES	0.00		141,227.50	141,000.00		(227.50)	100.16
248-000-403.075	PERSONAL PROP TAX REIMBURSEMENT	0.00		3,724.28	17,000.00		13,275.72	21.91
248-000-665.000	INTEREST EARNINGS	57.22		290.79	250.00		(40.79)	116.32
248-000-675.000	CONTRIBUTIONS-PRIVATE SOURCES	0.00		30,000.00	30,000.00		0.00	100.00
Total Dept 000 - BALANCE SHEET/REVENUE		57.22		175,242.57	188,250.00		13,007.43	93.09
TOTAL REVENUES		57.22		175,242.57	188,250.00		13,007.43	93.09
Expenditures								
Dept 442 - PARKING LOTS								
248-442-921.000	ELECTRICITY	70.02		1,301.34	1,500.00		198.66	86.76
248-442-965.100	CONTRIB TO GEN FUND - PARKING LOT M&R	16,500.00		16,500.00	16,500.00		0.00	100.00
Total Dept 442 - PARKING LOTS		16,570.02		17,801.34	18,000.00		198.66	98.90
Dept 443 - SIDEWALKS								
248-443-702.000	SALARIES AND WAGES	58.82		1,186.68	1,200.00		13.32	98.89
248-443-702.100	SALARIES AND WAGES - OVERTIME	0.00		0.00	50.00		50.00	0.00
248-443-715.000	EMPLOYERS SHARE - FICA & MEDICARE	4.50		88.26	50.00		(38.26)	176.52
248-443-716.000	HEALTH INSURANCE	0.00		114.98	50.00		(64.98)	229.96
248-443-718.000	DISABILITY	0.67		8.82	5.00		(3.82)	176.40
248-443-719.000	RETIREMENT - EMPLOYER PORTION	2.94		67.04	50.00		(17.04)	134.08
248-443-721.000	LIFE INSURANCE	0.38		7.16	3.00		(4.16)	238.67
248-443-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.04		0.75	1.00		0.25	75.00
248-443-723.000	DENTAL INSURANCE	0.00		22.10	10.00		(12.10)	221.00
248-443-724.000	OPTICAL INSURANCE	0.00		4.06	2.00		(2.06)	203.00
248-443-930.000	REPAIRS & MAINTENANCE	83.70		83.70	200.00		116.30	41.85
248-443-940.000	EQUIPMENT RENTAL	9.99		1,317.31	1,300.00		(17.31)	101.33
Total Dept 443 - SIDEWALKS		161.04		2,900.86	2,921.00		20.14	99.31
Dept 729 - DEVELOPMENT ACTIVITIES								
248-729-702.000	SALARIES AND WAGES	39.21		39.21	0.00		(39.21)	100.00
248-729-715.000	EMPLOYERS SHARE - FICA & MEDICARE	3.00		3.00	0.00		(3.00)	100.00
248-729-718.000	DISABILITY	0.44		0.44	0.00		(0.44)	100.00
248-729-719.000	RETIREMENT - EMPLOYER PORTION	1.96		1.96	0.00		(1.96)	100.00
248-729-721.000	LIFE INSURANCE	0.26		0.26	0.00		(0.26)	100.00
248-729-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.03		0.03	0.00		(0.03)	100.00
248-729-740.000	OPERATING SUPPLIES	0.00		39.09	0.00		(39.09)	100.00
248-729-800.000	COMMUNITY PROMOTION-FACADE PROGRAM	2,500.00		5,000.00	5,000.00		0.00	100.00
248-729-801.000	PROFESSIONAL SERVICES	0.00		16,390.00	16,000.00		(390.00)	102.44
248-729-820.000	MEMBERSHIPS/DUES/SUBSCRIPTIONS	0.00		200.00	200.00		0.00	100.00
248-729-900.000	PRINTING & PUBLISHING	0.00		391.95	0.00		(391.95)	100.00
248-729-956.000	MISCELLANEOUS	6,350.00		6,350.00	8,200.00		1,850.00	77.44
248-729-965.101	CONTRIB TO GEN FUND-PURCH/IMPR	28,681.40		28,681.40	28,000.00		(681.40)	102.43
248-729-965.200	CONTRIB TO GEN FUND	4,090.00		4,090.00	3,837.00		(253.00)	106.59
248-729-965.300	CONTRIB TO GEN FUND - ADMIN/WAGES	7,182.00		28,728.00	28,728.00		0.00	100.00
Total Dept 729 - DEVELOPMENT ACTIVITIES		48,848.30		89,915.34	89,965.00		49.66	99.94

User: LSPAHR

DB: Jonesville

PERIOD ENDING 06/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 06/30/2022	2021-22 AMENDED BUDGET	AVAILABLE		% BGDG USED
		MONTH 06/30/2022	INCREASE (DECREASE)			NORMAL	(ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Expenditures								
Dept 733 - DOWNTOWN/STREETSCAPE								
248-733-702.000	SALARIES AND WAGES	1,417.50		5,309.20	5,500.00		190.80	96.53
248-733-715.000	EMPLOYERS SHARE - FICA & MEDICARE	103.33		392.29	500.00		107.71	78.46
248-733-716.000	HEALTH INSURANCE	250.61		698.85	500.00		(198.85)	139.77
248-733-718.000	DISABILITY	8.00		37.80	50.00		12.20	75.60
248-733-719.000	RETIREMENT - EMPLOYER PORTION	82.29		320.08	300.00		(20.08)	106.69
248-733-721.000	LIFE INSURANCE	7.90		33.49	30.00		(3.49)	111.63
248-733-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.84		3.51	5.00		1.49	70.20
248-733-723.000	DENTAL INSURANCE	32.84		103.38	100.00		(3.38)	103.38
248-733-724.000	OPTICAL INSURANCE	6.32		20.61	25.00		4.39	82.44
248-733-740.000	OPERATING SUPPLIES	29.99		347.24	500.00		152.76	69.45
248-733-910.000	INSURANCE	0.00		178.18	175.00		(3.18)	101.82
248-733-921.000	ELECTRICITY	307.74		5,853.45	5,300.00		(553.45)	110.44
248-733-921.100	ELECTRICITY - CHRISTMAS LIGHTS	0.00		424.00	1,100.00		676.00	38.55
248-733-924.000	WATER AND SEWER	5.50		14.25	200.00		185.75	7.13
248-733-930.000	REPAIRS & MAINTENANCE	0.00		49.95	800.00		750.05	6.24
248-733-930.100	REPAIRS & MAINT - STREET LIGHTS	0.00		1,326.96	2,000.00		673.04	66.35
248-733-940.000	EQUIPMENT RENTAL	612.24		2,726.74	2,700.00		(26.74)	100.99
Total Dept 733 - DOWNTOWN/STREETSCAPE		2,865.10		17,839.98	19,785.00		1,945.02	90.17
Dept 895 - PROMOTIONS								
248-895-702.000	SALARIES AND WAGES	1,740.30		6,412.71	7,000.00		587.29	91.61
248-895-715.000	EMPLOYERS SHARE - FICA & MEDICARE	129.45		479.15	400.00		(79.15)	119.79
248-895-716.000	HEALTH INSURANCE	178.61		497.58	350.00		(147.58)	142.17
248-895-718.000	DISABILITY	11.84		43.94	30.00		(13.94)	146.47
248-895-719.000	RETIREMENT - EMPLOYER PORTION	107.45		390.42	300.00		(90.42)	130.14
248-895-721.000	LIFE INSURANCE	9.65		35.43	20.00		(15.43)	177.15
248-895-722.000	EMPLOYEE ASSISTANCE PROGRAM	1.02		3.73	5.00		1.27	74.60
248-895-723.000	DENTAL INSURANCE	25.80		94.96	50.00		(44.96)	189.92
248-895-724.000	OPTICAL INSURANCE	5.49		19.55	10.00		(9.55)	195.50
248-895-882.000	DECORATIONS-CHRISTMAS/BANNERS/BOWS	0.00		2,620.25	2,700.00		79.75	97.05
248-895-883.000	OTHER-LUMINATE/CELEBRATE/GATHER,ETC	0.00		30,040.00	30,100.00		60.00	99.80
248-895-883.100	OTHER - RIVERFEST/JBA/ETC	0.00		1,100.00	1,000.00		(100.00)	110.00
248-895-884.000	BEAUTIFICATION-TREES/FLOWERS/PLANTS	0.00		0.00	300.00		300.00	0.00
248-895-940.000	EQUIPMENT RENTAL	448.11		1,390.38	1,100.00		(290.38)	126.40
Total Dept 895 - PROMOTIONS		2,657.72		43,128.10	43,365.00		236.90	99.45
Dept 897 - OTHER ACTIVITIES								
248-897-965.301	CONTRIB TO DEBT SERVICE	0.00		58,322.00	58,322.00		0.00	100.00
Total Dept 897 - OTHER ACTIVITIES		0.00		58,322.00	58,322.00		0.00	100.00
TOTAL EXPENDITURES		71,102.18		229,907.62	232,358.00		2,450.38	98.95
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:								
TOTAL REVENUES		57.22		175,242.57	188,250.00		13,007.43	93.09
TOTAL EXPENDITURES		71,102.18		229,907.62	232,358.00		2,450.38	98.95
NET OF REVENUES & EXPENDITURES		(71,044.96)		(54,665.05)	(44,108.00)		10,557.05	123.93

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
248-000-001.000	CASH - CHECKING	5,550.27
248-000-007.000	CASH - MI CLASS INVESTMENT ACCT	65,565.19
248-000-123.000	PREPAID EXPENSES	126.00
Total Assets		71,241.46
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	2,991.45
248-000-204.000	ACCRUED PAYROLL	125.23
248-000-214.101	DUE TO GENERAL FUND	5.50
Total Liabilities		3,122.18
*** Fund Balance ***		
248-000-390.000	FUND BALANCE	122,784.33
Total Fund Balance		122,784.33
Beginning Fund Balance		122,784.33
Net of Revenues VS Expenditures		(54,665.05)
Ending Fund Balance		68,119.28
Total Liabilities And Fund Balance		71,241.46

User: LSPAHR

DB: Jonesville

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 09/30/2022	2022-23 AMENDED BUDGET	AVAILABLE		% BDGT USED
		MONTH 09/30/2022	INCREASE (DECREASE)			NORMAL (ABNORMAL)	NORMAL (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Revenues								
Dept 000 - BALANCE SHEET/REVENUE								
248-000-403.000	REAL PROPERTY TAXES	0.00	0.00	156,804.00	156,804.00	0.00		
248-000-403.075	PERSONAL PROP TAX REIMBURSEMENT	0.00	0.00	17,000.00	17,000.00	0.00		
248-000-665.000	INTEREST EARNINGS	91.40	284.46	25.00	(259.46)	1,137.84		
248-000-698.000	BOND PROCEEDS	0.00	0.00	600,000.00	600,000.00	0.00		
Total Dept 000 - BALANCE SHEET/REVENUE		91.40	284.46	773,829.00	773,544.54	0.04		
TOTAL REVENUES		91.40	284.46	773,829.00	773,544.54	0.04		
Expenditures								
Dept 442 - PARKING LOTS								
248-442-921.000	ELECTRICITY	62.64	193.85	1,500.00	1,306.15	12.92		
248-442-965.100	CONTRIB TO GEN FUND - PARKING LOT M&R	0.00	0.00	209,490.00	209,490.00	0.00		
Total Dept 442 - PARKING LOTS		62.64	193.85	210,990.00	210,796.15	0.09		
Dept 443 - SIDEWALKS								
248-443-702.000	SALARIES AND WAGES	60.88	205.07	600.00	394.93	34.18		
248-443-702.100	SALARIES AND WAGES - OVERTIME	0.00	0.00	50.00	50.00	0.00		
248-443-715.000	EMPLOYERS SHARE - FICA & MEDICARE	4.37	15.06	50.00	34.94	30.12		
248-443-716.000	HEALTH INSURANCE	16.69	36.16	50.00	13.84	72.32		
248-443-718.000	DISABILITY	0.39	1.63	5.00	3.37	32.60		
248-443-719.000	RETIREMENT - EMPLOYER PORTION	3.04	10.25	50.00	39.75	20.50		
248-443-721.000	LIFE INSURANCE	0.40	1.32	3.00	1.68	44.00		
248-443-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.04	0.14	1.00	0.86	14.00		
248-443-723.000	DENTAL INSURANCE	1.91	4.14	10.00	5.86	41.40		
248-443-724.000	OPTICAL INSURANCE	0.34	0.74	2.00	1.26	37.00		
248-443-940.000	EQUIPMENT RENTAL	11.12	39.88	800.00	760.12	4.99		
Total Dept 443 - SIDEWALKS		99.18	314.39	1,621.00	1,306.61	19.39		
Dept 729 - DEVELOPMENT ACTIVITIES								
248-729-800.000	COMMUNITY PROMOTION-FACADE PROGRAM	0.00	0.00	15,000.00	15,000.00	0.00		
248-729-820.000	MEMBERSHIPS/DUES/SUBSCRIPTIONS	0.00	200.00	200.00	0.00	100.00		
248-729-965.101	CONTRIB TO GEN FUND-PURCH/IMPR	8,000.00	9,305.50	455,000.00	445,694.50	2.05		
248-729-965.200	CONTRIB TO GEN FUND	0.00	0.00	8,067.00	8,067.00	0.00		
248-729-965.300	CONTRIB TO GEN FUND - ADMIN/WAGES	0.00	7,517.75	30,071.00	22,553.25	25.00		
Total Dept 729 - DEVELOPMENT ACTIVITIES		8,000.00	17,023.25	508,338.00	491,314.75	3.35		
Dept 733 - DOWNTOWN/STREETSCAPE								
248-733-702.000	SALARIES AND WAGES	761.48	1,457.66	5,500.00	4,042.34	26.50		
248-733-715.000	EMPLOYERS SHARE - FICA & MEDICARE	56.22	107.86	500.00	392.14	21.57		
248-733-716.000	HEALTH INSURANCE	97.33	197.45	500.00	302.55	39.49		
248-733-718.000	DISABILITY	5.14	11.36	50.00	38.64	22.72		
248-733-719.000	RETIREMENT - EMPLOYER PORTION	43.08	80.90	300.00	219.10	26.97		
248-733-721.000	LIFE INSURANCE	4.54	9.50	30.00	20.50	31.67		
248-733-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.48	0.98	5.00	4.02	19.60		
248-733-723.000	DENTAL INSURANCE	16.95	32.05	100.00	67.95	32.05		
248-733-724.000	OPTICAL INSURANCE	3.03	5.72	25.00	19.28	22.88		

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 09/30/2022	2022-23 AMENDED BUDGET	AVAILABLE		% BDGT USED
		MONTH 09/30/2022	INCREASE (DECREASE)			NORMAL	(ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Expenditures								
248-733-740.000	OPERATING SUPPLIES		0.00	89.99	500.00		410.01	18.00
248-733-910.000	INSURANCE		16.00	216.00	200.00		(16.00)	108.00
248-733-921.000	ELECTRICITY		0.00	341.83	5,000.00		4,658.17	6.84
248-733-921.100	ELECTRICITY - CHRISTMAS LIGHTS		0.00	0.00	1,100.00		1,100.00	0.00
248-733-924.000	WATER AND SEWER		0.00	3.57	200.00		196.43	1.79
248-733-930.000	REPAIRS & MAINTENANCE		0.00	0.00	800.00		800.00	0.00
248-733-930.100	REPAIRS & MAINT - STREET LIGHTS		0.00	650.95	2,500.00		1,849.05	26.04
248-733-940.000	EQUIPMENT RENTAL		434.57	884.10	2,700.00		1,815.90	32.74
Total Dept 733 - DOWNTOWN/STREETScape			1,438.82	4,089.92	20,010.00		15,920.08	20.44
Dept 895 - PROMOTIONS								
248-895-702.000	SALARIES AND WAGES		254.26	545.47	4,300.00		3,754.53	12.69
248-895-715.000	EMPLOYERS SHARE - FICA & MEDICARE		19.28	40.92	400.00		359.08	10.23
248-895-716.000	HEALTH INSURANCE		0.00	33.53	350.00		316.47	9.58
248-895-718.000	DISABILITY		1.84	3.54	30.00		26.46	11.80
248-895-719.000	RETIREMENT - EMPLOYER PORTION		15.71	34.43	300.00		265.57	11.48
248-895-721.000	LIFE INSURANCE		1.38	2.82	20.00		17.18	14.10
248-895-722.000	EMPLOYEE ASSISTANCE PROGRAM		0.15	0.30	5.00		4.70	6.00
248-895-723.000	DENTAL INSURANCE		3.49	7.30	50.00		42.70	14.60
248-895-724.000	OPTICAL INSURANCE		0.63	1.52	10.00		8.48	15.20
248-895-882.000	DECORATIONS-CHRISTMAS/BANNERS/BOWS		0.00	1,205.52	2,000.00		794.48	60.28
248-895-883.000	OTHER-LUMINATE/CELEBRATE/GATHER,ETC		0.00	0.00	1,100.00		1,100.00	0.00
248-895-883.100	OTHER - RIVERFEST/JBA/ETC		0.00	0.00	2,000.00		2,000.00	0.00
248-895-940.000	EQUIPMENT RENTAL		86.88	144.92	1,100.00		955.08	13.17
Total Dept 895 - PROMOTIONS			383.62	2,020.27	11,665.00		9,644.73	17.32
Dept 897 - OTHER ACTIVITIES								
248-897-965.301	CONTRIB TO DEBT SERVICE		0.00	0.00	58,346.00		58,346.00	0.00
Total Dept 897 - OTHER ACTIVITIES			0.00	0.00	58,346.00		58,346.00	0.00
TOTAL EXPENDITURES			9,984.26	23,641.68	810,970.00		787,328.32	2.92
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:								
TOTAL REVENUES			91.40	284.46	773,829.00		773,544.54	0.04
TOTAL EXPENDITURES			9,984.26	23,641.68	810,970.00		787,328.32	2.92
NET OF REVENUES & EXPENDITURES			(9,892.86)	(23,357.22)	(37,141.00)		(13,783.78)	62.89

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
248-000-001.000	CASH - CHECKING	1,868.68
248-000-007.000	CASH - MI CLASS INVESTMENT ACCT	42,849.59
248-000-123.000	PREPAID EXPENSES	126.00
Total Assets		44,844.27
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	78.64
248-000-214.101	DUE TO GENERAL FUND	3.57
Total Liabilities		82.21
*** Fund Balance ***		
248-000-390.000	FUND BALANCE	122,784.33
Total Fund Balance		122,784.33
Beginning Fund Balance - 21-22		122,784.33
Net of Revenues VS Expenditures - 21-22		(54,665.05)
*21-22 End FB/22-23 Beg FB		68,119.28
Net of Revenues VS Expenditures - Current Year		(23,357.22)
Ending Fund Balance		44,762.06
Total Liabilities And Fund Balance		44,844.27

* Year Not Closed



City of Jonesville Downtown Development 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

- Granted two \$2,500 grants to offset costs associated with façade improvements benefiting two Downtown businesses.
- Partnered with Consumer's Energy's Our Town Gift Card Match program. The \$15,000 donation matched individual gift card purchases to distribute \$30,000 to Downtown businesses before Christmas.
- With the City Council, awarded an option to D.H. Roberts Construction Company to create concept plans for the redevelopment of the former Klein Tool Building.

Projects and Investments

- Engaged the services of Fleis and Vandenbrink Engineers to complete a Road Diet Study to consider potential changes to lane configurations in the Downtown to improve function of on-street parking and pedestrian safety.
- With assistance from Fleis and Vandenbrink, applied for a Transportation Alternatives Program (TAP) grant to offset streetscape and pedestrian safety at the Middle School and Jerry Russell Trail crossings, as well as through the Downtown.
- Project planning for implementation of street and streetscape improvements to coordinate with the Michigan Department of Transportation's planned resurfacing of Chicago Street in 2023 or 2024.

Events and Promotions

- Provided financial support for the Downtown fall display.
- The DDA supported costs associated with park and Downtown decorations, including additional lights in Carl Fast Park and electricity costs to support the Lion's Club Lights of Love project.
- Advertising and programming to support the Christmas Tree Lighting and Downtown Decorating costs associated with Christmas in Jonesville.

Fund Balance and Capital Project Planning

The DDA retains an estimated fund balance at the close of the fiscal year of just over \$157,000.

Planned streetscape and safety improvements in the Downtown, as well as development support for the future use of the Klein Tool Building will likely exceed the current reserve funds. Grants and new debt are expected to cover the costs of improvements. New debt service has been planned with debt obligations for the North Parking Lot project to be complete in 2024.

Upcoming projects include streetscape improvements, South Parking Lot enhancements, and wayfinding signs. Future projects, as prioritized during review by the Budget Committee are summarized on pages 25-27 of the FY2022-23 through 2027-28 Capital Improvement 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
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)	Downtown Development Authority	
	Year AUTHORITY (not TIF plan) was created:	1993
	Year TIF plan was created or last amended to extend its duration:	2009
	Current TIF plan scheduled expiration date:	2034
	Did TIF plan expire in FY22?	No
	Year of first tax increment revenue capture:	1994
	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	\$	141,228
	Property taxes - from DDA millage only	\$	-
	Interest	\$	291
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$	3,724
	Other income (grants, fees, donations, etc.)	\$	30,000
	Total	\$	175,243

Tax Increment Revenues Received		Revenue Captured	Millage Rate Captured
	From counties	\$ 46,105	7.9432
	From cities	\$ 95,122	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	\$ 141,228	

Expenditures	<u>Parking lot repair and maintenance</u>	\$	1,301
	<u>Downtown sidewalk repair and maintenance</u>	\$	2,901
	<u>Downtown development activities</u>	\$	22,066
	<u>Downtown streetscape repair and maintenance</u>	\$	17,840
	<u>Promotions (decorations/downtown events)</u>	\$	43,128
	<u>Debt service</u>	\$	58,322
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
Transfers to other municipal fund (list fund name)		\$	-
Transfers to other municipal fund (list fund name)		\$	-
	<u>Transfers to General Fund</u>	\$	84,349
	Total	\$	229,908

Total outstanding non-bonded Indebtedness	Principal	\$	-
	Interest	\$	-
Total outstanding bonded Indebtedness	Principal	\$	110,000
	Interest	\$	6,586
	Total	\$	116,586

Bond Reserve Fund Balance	\$	-
Unencumbered Fund Balance	\$	68,119
Encumbered Fund Balance	\$	-

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value
Ad valorem PRE Real	\$ 437,452	\$ 220,800
Ad valorem non-PRE Real	\$ 9,705,280	\$ 4,449,750
Ad valorem industrial personal	\$ -	\$ -
Ad valorem commercial personal	\$ 2,210,600	\$ 1,637,707
Ad valorem utility personal	\$ -	\$ -
Ad valorem other personal	\$ -	\$ -
IFT New Facility real property, 0% SET exemption	\$ -	\$ 22,136
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	\$ -	\$ -
IFT New Facility personal property on commercial class land	\$ -	\$ 418,100
IFT New Facility personal property, all other	\$ -	\$ -
Commercial Facility Tax New Facility	\$ 7,626	\$ 48,800
IFT Replacement Facility (frozen values)	\$ -	\$ -
Commercial Facility Tax Restored Facility (frozen values)	\$ 20,596	\$ -
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		\$ 6,797,293

Captured Value	Overall Tax rates captured by TIF plan	
	↓	TIF Revenue
216,652	24.3312000	\$5,271.40
5,255,530	24.3312000	\$127,873.35
-	0.0000000	\$0.00
572,893	24.3312000	\$13,939.17
-	0.0000000	\$0.00
-	0.0000000	\$0.00
(22,136)	12.1656000	(\$269.30)
-	0.0000000	\$0.00
-	0.0000000	\$0.00
(418,100)	12.1656000	(\$5,086.44)
-	0.0000000	\$0.00
(41,174)	24.3312000	(\$1,001.81)
-	0.0000000	\$0.00
20,596	24.3312000	\$501.13
-	0.0000000	\$0.00
-	0.0000000	\$0.00
-	0.0000000	\$0.00
-	0.0000000	\$0.00
5,584,261	Total TIF Revenue	\$141,227.51



City of
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

(517) 849-2104
(517) 849-9037 Fax

www.jonesville.org
manager@jonesville.org

**DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
FACADE IMPROVEMENT PROGRAM GRANT APPLICATION**

Applicant Name Dallas Hawkins	Phone Number 517-990-2646	Email Address hawkinsact2@gmail.com
Property Address 107 Olds St Jonesville		
Business Name ACT II LLC	Business Contact Name Dallas Hawkins	Business Phone 517-990-2646

Applicant is (check one): Property Owner Tenant

Property Owner Name ACT II LLC	Phone Number 517-990-2646	Email Address hawkinsact2@gmail.com
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Project Description – Please provide a brief description of the proposed project and façade improvements:

See attached listing of completed and proposed improvements

Façade Improvements – Check what is applicable and indicate the cost estimate			
<input checked="" type="checkbox"/> Awnings: \$ 4710. ⁰⁰	<input checked="" type="checkbox"/> Signage: \$ 7600. ⁰⁰	<input type="checkbox"/> Windows: \$	<input checked="" type="checkbox"/> Doors: \$ 9600. ⁰⁰
<input checked="" type="checkbox"/> Paint: \$ 24000. ⁰⁰	<input type="checkbox"/> Masonry: \$	<input checked="" type="checkbox"/> Lighting: \$ 1880. ⁰⁰	<input checked="" type="checkbox"/> Demolition: \$ 9500. ⁰⁰
<input checked="" type="checkbox"/> Exterior Carpentry: \$ 3700. ⁰⁰	<input checked="" type="checkbox"/> Other <u>Excavating Tree Removal</u> : \$ 1500. ⁰⁰		
Total Estimated Cost of Façade Improvements:		\$ 62490. ⁰⁰	

Eligible Match – Check what is applicable and indicate the cost estimate			
<input type="checkbox"/> Structural: \$	<input checked="" type="checkbox"/> Electrical: \$ 6200. ⁰⁰	<input checked="" type="checkbox"/> HVAC: \$ 7500. ⁰⁰	<input type="checkbox"/> Plumbing: \$
<input checked="" type="checkbox"/> Parking: \$ 6500. ⁰⁰	<input type="checkbox"/> Landscape: \$	<input checked="" type="checkbox"/> Other <u>Unit Demo Repairs/Paint</u> : \$ 14380. ⁰⁰	
Total Estimated Cost of Eligible Match Items:		\$ 34580. ⁰⁰	

Project Financing – Have you secured all resources necessary for the proposed project, including the grant funds that would be reimbursed following completion?

Yes No

Please check all that apply:

- This is the first grant application for this location
- This location was previously awarded a grant for a façade improvement on (date): _____
- I have previously received a façade grant from the DDA for another location: _____

Attachments – Please include all of the following with your completed application form:

- An exact color photograph or drawing, in appropriate scale of the improvements being proposed.
- A written description of improvements, including materials and colors.
- Cost estimates for proposed improvements.
- Signage information must include where and how it will be attached or mounted, size and material.
- Tenants must also include authorization from Property Owner.

I/we certify that the information contained in this application is, to the best of my/our knowledge, true and accurate. I/we have reviewed the Jonesville DDA Façade Improvement Program Guidelines and understand that the completed project must conform. I/we agree to maintain the improvements made to the building through the Façade Improvement Program. I/we understand that the grant is paid as a reimbursement, based on actual costs incurred after the work is complete; the reimbursement amount shall not exceed the amount awarded by the DDA, without prior approval of the DDA.

Dallen Hill _____ Date 11-1-22
Applicant

Dallen Hill _____ Date 11-1-22
Property Owner

To be completed by the DDA

The application for the property located at _____

Has been found to be: consistent inconsistent with Façade Improvement Program Guidelines

It is therefore: eligible not eligible for the grant program

Determined by action of the Jonesville DDA at a meeting held on the ____ day of _____, 20____

Total amount to be granted upon installation/completion: \$ _____

Total amount reimbursed: \$ _____ Date: _____

Attach copies of proof of payment, submitted by applicant

Awnings	\$ 4,710.00	Materials \$2660.00/Labor\$2050.00
Front façade repair	\$ 3,700.00	Repair damaged façade west side/repair stucco
Exterior Building Paint	\$ 11,750.00	North/West sides
Parking lot	\$ 6,500.00	Sealcoat/Repair/Stripe
Signage estimate	\$ 7,600.00	Overhead unit signage/Parking lot signage
Tree Removal	\$ 1,500.00	Side and rear of building excavating
Interior Paint	\$ 2,100.00	Unit 2 & 3
Ceiling Repair/Paint	\$ 3,500.00	Unit 1
Interior Paint Walls	\$ 2,300.00	Unit 1
Interior Paint	\$ 3,000.00	Unit 5 & 7
Cleaning/Windows	\$ 1,480.00	Unit 2,3,5,7
Common Area	\$ 2,000.00	Repair walls/ceilings/flooring-paint
Lighting	\$ 1,880.00	Replace lighting common area, interior unit lighting
Demo/Repairs	\$ 9,500.00	Repair water damage in units-demo existing interiors
Electrical estimate	\$ 6,200.00	Repair all electrical in units as needed, repair wiring for meters
HVAC estimate	\$ 7,500.00	Unknown at this time
Exterior repairs/paint	\$ 12,250.00	East/South side repair steel/paint exterior-Spring 2023
Doors/Ramps	<u>\$ 9,600.00</u>	South side ramps and overhead doors-Spring 2023
Total	\$ 97,070.00	



DOWNTOWN DEVELOPMENT AUTHORITY (DDA) FACADE IMPROVEMENT PROGRAM GUIDELINES

The purpose of the program is to encourage and stimulate improvements to the exterior of commercial buildings within the district. This includes the front, rear and sides of buildings where the public would regularly access the business. The Jonesville DDA finds that the creation and maintenance of a visually pleasing and inviting business sector is a public purpose which can be achieved in part through improvements to commercial building facades in the district. The improvement and maintenance of business facades will enhance our image as a consumer-friendly and economically prosperous community in which to shop, dine and do business. The intent of the facade improvement program is to strengthen the economic viability of the Downtown Development Authority district by providing financial incentives for improving the exterior appearances of its commercial buildings. The program provides an opportunity to preserve the architectural heritage of the downtown and enhance the other commercial sectors of our community.

Program Description:

Subject to funding availability and project approval, the Jonesville DDA may rebate up to 10% of the cost of eligible commercial building improvements. The total rebate for a facade improvement grant may not exceed **\$2,500.00** per project **and must be utilized entirely for exterior façade improvements.** The 90% applicant match may include structural improvements such as roof and foundation repair and/or electrical, HVAC, and plumbing upgrades. The match may also include improvements to parking areas and landscaping, provided these improvements are located between the front of the building and the street.

Eligible Applicants:

Owners, tenants with owner's approval, or both who have structures located within the Downtown Development Authority district may apply for facade improvement program funds for a building in which commercial business is conducted.

Eligible Buildings:

Any existing commercial building located within the DDA district that is used by an eligible applicant and is currently used or occupied by an operating commercial business is eligible. Newly constructed buildings and additions to existing structures are also eligible subject to funding availability. Storage buildings and other accessory buildings not accessible to the public are not eligible for funding.

If a building under one ownership is divided into more than one unit for purposes of commercial tenancy, each separate unit which has an individual storefront, side or rear facade and an independent ground floor entry shall be eligible to receive funding provided however, that the funding shall not exceed **\$5,000.00** for the entire building, subject to funding availability.

Program Financing:

The Jonesville DDA will reimburse 10% (up to **\$2,500.00**) of total eligible facade grant program expenses. Once a building has reached the maximum amount of **\$2,500** in facade grant reimbursement the building may not be eligible for additional funding for a period of **3 years** from the date of the final reimbursement.

Design Guidelines:

Projects approved for facade improvement program funds must comply with all applicable City of Jonesville ordinances, including the Design Standards for Downtown buildings described in Section 9.04 of the Zoning Ordinance and included in Appendix A of these program guidelines. Projects must comply with applicable building codes. Building permits and plan approvals, if applicable, shall be obtained prior to commencing work. Fees and costs associated with permit approvals are not eligible for reimbursement by the façade grant program funds.

Eligible Exterior/Facade Improvements:

Materials and wages for improvements to the front, rear and side facades of eligible buildings that are open to public access, when completed in conjunction with a significant renovation project, such as, but not limited to the following items:

Awnings	Carpentry	Doors/Entryways
Lighting	Masonry Cleaning	Painting
Removal/Demolition	Restoration	Signs
Storefront Constructions	Windows	

Ineligible Exterior Façade Expenses:

All expenses incurred prior to the DDA’s receipt, review and approval of a Facade Improvement Program application are ineligible. Examples of additional ineligible expenses include, but not limited to the following items:

- Property acquisition
- Mortgage or land contract refinancing expenses and interest
- Loan Fees, Building Permit Fees, Site Plan Fees, Sign Permit Fees
- Appraiser, attorney, interior decorator fees
- Wages paid to the applicant or relatives unless licensed to perform such work
- Furnishings, trade fixtures, display cases, counters or other items considered “personal property”
- Reusable or removable items
- Interior building work or improvements
- Site improvements completed in conjunction with a City of Jonesville special assessment district
- Any portion of expenses for which applicant pays a contractor in merchandise or service

Timetable:

Unless otherwise agreed in writing when the project is approved for Facade Improvement Program funding, in the event the actual physical construction on a project has not commenced within 90 days of the DDA funding commitment, the Jonesville DDA will re-evaluate the status of the project. At its discretion, the DDA reserves the right to cancel or extend the funding commitment.

Program Exceptions:

At the DDA’s discretion and with a majority vote of the Board, an exception to any facade improvement program guidelines may be granted due to special conditions or situations which were not apparent at the time of the program’s inception.

Application, Approval & Payment Procedures:

Contact the Jonesville City Hall for Facade Improvement Program information and application packet during normal business hours at 265 E. Chicago Street and review proposed facade improvement design with City Manager, City Zoning Administrator and/or DDA Chairperson.

Submit completed application, design plans, cost estimates to the Jonesville DDA via Jonesville City Hall, 265 E. Chicago Street, Jonesville, Michigan 49250. The DDA accepts applications throughout the year. The deadline for submission of facade improvement program applications containing all required information is the first of each month.

CONSTRUCTION WORK BEGUN PRIOR TO ISSUANCE OF A BUILDING PERMIT, IF REQUIRED, AND PRIOR TO DDA'S RECEIPT, REVIEW AND APPROVAL OF THE APPLICATION WILL NOT BE CONSIDERED AN ELIGIBLE EXPENSE AND WILL NOT BE REIMBURSED TO THE APPLICANT.

Appendix A: Design Guidelines for Façade Improvements

From Section 9.04 of the Zoning Ordinance

SECTION 9.04 DESIGN STANDARDS

In addition to standards set forth in this Chapter, all proposed development in the Downtown Form-Based Code (DFBC) Districts shall comply with the standards set forth herein.

A. Building Design and Materials:

1. **Overall Design:** It is the intent of this Chapter to improve the appearance of and add visual interest to the DFBC. Emphasis shall be placed upon methods that focus attention on attractive buildings that front on the adjacent right-of-way.
2. **Materials.** Durable building materials, simple configurations, and solid craftsmanship are required. Fifty percent (50%) of walls visible from public streets, exclusive of wall areas devoted to meeting transparency and ground story activation requirements, shall be constructed of brick, glass, fiber cement siding, metal (beams, lintels, trim elements, and ornamentation only), wood flap, split-faced block, or stone. Exterior Insulation Finishing Systems (E.I.F.S), stucco and vinyl or aluminum siding should only be used for accents.

B. Façade Variation: The maximum length of an uninterrupted building façade facing public streets and/or parks shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses), cornices, varying building materials or pilasters shall be used to break up the mass of a single building.

C. Ground Story Activation:

1. **Transparency:**
 - a. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a right-of-way in the D-1 sub-district shall be no less than seventy percent (70%) windows and doors, and the minimum transparency for facades facing a side street, side yard, or parking area shall be no less than thirty percent (30%) of the façade. The first floor of any front façade facing a right-of-way in the D-2 sub-district shall be no less than fifty percent (50%) windows and doors, and the minimum transparency for facades facing a side street, site yard, or parking area shall be no less than thirty percent (30%) of the façade.

When property in both the D-1 and D-2 sub-districts have frontage on US-12 and another street, any other street frontage is considered a side street.

- b. Transparency requirements shall not apply to sides which abut an alley.

- c. Windows for building sides shall be concentrated toward the front edge of the building, in locations most visible from an urban open space or public right-of-way.

Figure 9-1. Transparency and Building Façade Features



2. Transparency Alternatives: The following alternatives may be used singularly or in combination. They may count toward no more than fifty percent (50%) of the transparency requirement.
- a. Wall Design: Wall designs that provide visual interest and pedestrian-scale may count as a transparency alternative if they provide a minimum of three (3) of the following elements, occurring at intervals no greater than twenty-five (25) feet horizontally and ten (10) feet vertically:
- Expression of structural system and infill panels through change in plane not less than three (3) inches.
 - System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters, and the like (See Figure 9-1 on previous page).
 - System of horizontal and vertical reveals not less than one (1) inch in width/depth.
 - Variations in material module, pattern, and/or color.
 - System of integrated architectural ornamentation.
 - Green screen or planter walls.
 - Translucent, fritted, patterned or colored glazing.

- b. Outdoor Dining/Seating: Outdoor dining/seating located between the building and the primary street zone lot line may count toward the transparency requirement. Such spaces must be permanently created by a wall or other permanent improvement defining the outdoor dining area.
- c. Permanent Art. Non-commercial art or graphic design of sufficient scale and orientation to be perceived from the public right-of-way and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall may count toward the transparency requirement.

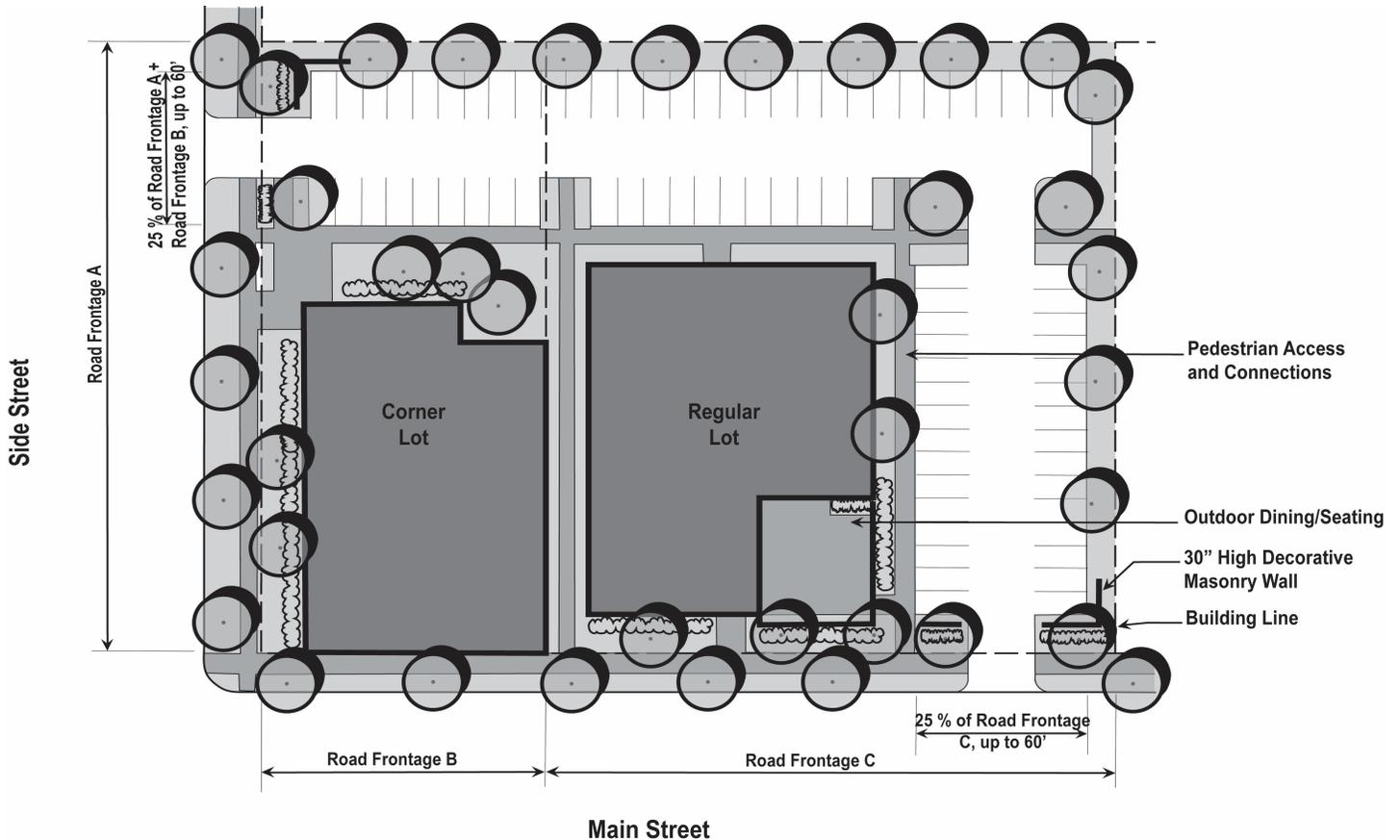
D. Pedestrian Access/Entrance:

- 1. The primary entrance for a non-residential and/or mixed-use building shall be clearly identifiable, useable and located facing the right-of-way.
- 2. A pedestrian connection shall provide a clear, obvious, publicly-accessible connection between the primary street upon which the building fronts and the building. The pedestrian connection shall comply with the following (for those public entryways recessed from the public sidewalk):
 - a. Fully paved and maintained surface not less than five (5) feet in width.
 - b. Unit pavers or concrete pavers distinct from the surrounding parking and drive lane surface.
 - c. Located either within a raised median or between wheel stops to protect pedestrians from vehicle overhangs where parking is adjacent.
- 3. Additional Entrances: If a parking area is located in the rear or side yard, it must also have a rear entrance to the building that is consistent with the materials and quality to that of the primary entrance.
- 4. Direct vehicular access to a building within the DFBC from the right-of-way is prohibited.

E. Parking: Parking may be provided in the D-1 and D-2 sub-districts. When provided on-site, whether required or not required, parking must comply with the following:

- 1. When parking is located in a side yard (behind the front building line) but fronts on a required building line, no more than twenty-five percent (25%) of the total site's linear feet along the required building line or sixty (60) feet, whichever is greater, shall be occupied by parking.
- 2. For a corner lot or lot with multiple frontages, no more than twenty-five percent (25%) of the total site's linear feet along the required building line or sixty (60) feet, whichever is greater, shall be occupied by parking on both frontages.

Figure 9-2. Parking Location



F. Landscape and Streetscape. Landscape and streetscape elements shall be required in accordance with the following:

1. Street furniture shall be provided at a ratio of one (1) element for every thirty (30) linear feet of frontage along a right-of-way. Street furniture may be located in the right-of-way or on private property, provided they are located between the front building line and the back-of-curb. Permitted street furniture features include:
 - a. A permanently mounted seating fixture constructed of decorative metal.
 - b. A permanently reserved planting bed with defined, durable edges. Such beds must be a minimum of twenty (20) square feet in area and should be raised or protected from the surrounding paved areas by a durable curb, edge, or other designed feature. Planting beds must be planted with hardy plants and general areas within planting beds must be planted with groundcover to reduce soil loss.
 - c. Waste receptacle constructed of decorative metal.
2. Parking areas which front a right-of-way shall be screened from the public right-of-way by a thirty (30)-inch decorative masonry wall. Such wall may be located directly along the front property line or may be recessed and buffered by a landscape bed three (3) feet in depth.



CHICAGO ST CROSSING (M-99)
 JERRY RUSSELL TRAIL

DATE: 10/20/2014
 SCALE: 1" = 20'





CHICAGO ST. CROSSING (M-99)
 WRIGHT STREET INTERSECTION
 JONESVILLE, MI HILLSDALE COUNTY
 CONCEPTUAL PLAN





21 089 001 146
 GADEKARI, JOSEPH THAR AT
 264 CHICAGO ST

LEGEND

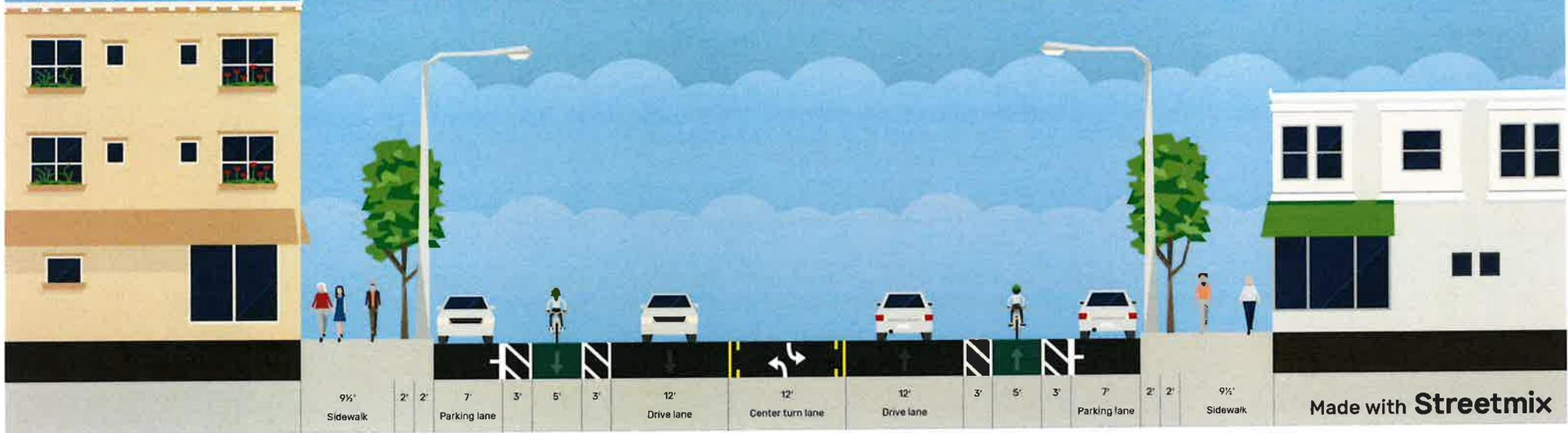
-  PROPOSED LED LIGHT RETROFIT
-  PROPOSED LED LIGHT RETROFIT
-  PROPOSED BICYCLE LANE CAUTION ZONE
-  PROPOSED BICYCLE LANE
-  PROPOSED BUFFER ZONE
-  PROPOSED CROSSWALK
-  PROPOSED BARRIER FREE PARKING



CHICAGO ST. (US-12 & M-99)
MAUMEE ST. TO WEST ST.
 JONESVILLE, MI HILLSDALE COUNTY
 CONCEPTUAL
 STREETScape PLAN



E Chicago Street - West Street to Maumee Street





**DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
2023 ANNUAL MEETING CALENDAR
SECOND TUESDAY / EVERY OTHER MONTH**

TUESDAY	JANUARY 10, 2023	8:30 A.M.
TUESDAY	MARCH 14, 2023	8:30 A.M.
TUESDAY	MAY 9, 2023	8:30 A.M.
TUESDAY	JULY 11, 2023	8:30 A.M.
TUESDAY	SEPTEMBER 12, 2023	8:30 A.M.
TUESDAY	NOVEMBER 14, 2023	8:30 A.M.

Meetings are held at the Jonesville City Hall, 265 E. Chicago Street, Jonesville, MI 49250, unless otherwise noted.

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**