



**CITY OF JONESVILLE  
DOWNTOWN DEVELOPMENT AUTHORITY  
LOCAL DEVELOPMENT FINANCE AUTHORITY  
PA 57 INFORMATIONAL MEETING AGENDA  
JANUARY 10, 2023, 8:30 A.M.  
JONESVILLE CITY HALL, 265 E. CHICAGO STREET**

- 1. CALL TO ORDER**
- 2. PUBLIC COMMENTS**
- 3. INFORMATIONAL PRESENTATION**
  - A. Local Development Finance Authority Activities **[Discussion/Information Item]**
  - B. Downtown Development Authority Activities **[Discussion/Information Item]**
- 4. ADJOURN TO DDA REGULAR MEETING**

**CITY OF JONESVILLE  
DOWNTOWN DEVELOPMENT AUTHORITY AGENDA  
JANUARY 10, 2023  
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. November 8, 2022 Regular Meeting
  - B. December 14, 2022 Special Meeting
- 4. PUBLIC COMMENT**
- 5. FINANCIAL REPORTS**
  - A. Through November 30, 2022
- 6. NEW BUSINESS**
  - A. Klein Tool Redevelopment Update **[Action Item]**
  - B. Road Diet Study and Downtown TAP Grant Application **[Information Item]**
  - C. MDOT Sign Replacement Project **[Action Item]**
- 7. OTHER BUSINESS**
- 8. ADJOURNMENT**– Next Scheduled Meeting: Tuesday, March 14, 2023 8:30 a.m.



To: Jonesville DDA Board  
From: Jeffrey M. Gray, City Manager   
Date: January 6, 2023  
Re: Manager Report and Recommendations – January 10, 2023 DDA Meeting

**DDA Project Priorities:**

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

**PA 57 INFORMATIONAL MEETING AGENDA:**

**3. Informational Presentations – LDFA and DDA [Discussion/Information]**

Effective January 1, 2019, the State of Michigan has adopted new public informational meeting requirements that effect both the DDA and the LDFA. This item on the agenda is reserved for updates from the LDFA and DDA regarding recent development projects and near-term priorities. LDFA Chair Rick Schaerer will be our guest to cover LDFA activities. Chair Don Toffolo will attend the City Council meeting on January 18<sup>th</sup> to provide a similar update. The session will focus on the contents of the Fiscal Year 2021-22 Annual Reports for each of the boards and the results of the recent LDFA strategic planning. Notice of the meeting has been provided to the City Council and Hillsdale County Board of Commissioners, as required in the act. *Please refer to the attached 2021-22 LDFA and DDA Activity Reports, the LDFA Strategic Planning document, and the Informational Meeting Notice.*

**REGULAR MEETING AGENDA:**

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

Attached is a revenue and expenditure report for the DDA through November 30<sup>th</sup>. The report shows revenue and expenditure activity for the month of September 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 November 30<sup>th</sup>. I recommend a motion to accept the financial report through November 30, 2022. *Please refer to the attached revenue and expenditure report and cash balance report.*

**6. A. Klein Tool Redevelopment Update [Action]**

Staff is working with DH Roberts Construction and the City Attorney to negotiate a development and sales agreement to make the Riverview Flats redevelopment possible. As proposed during the presentation of the development plan, the City would grant the property subject to the development proceeding in accordance with certain development milestones. The attached tentative construction schedule describes the current milestones that are under discussion. The agreement would include provisions for the City to take back possession of the property if the project does not proceed. The final agreement will be brought to the DDA and City Council for action. This agenda item is reserved for discussion and possible action on any agreement terms that are important to the DDA. *Please refer to the development proposal and tentative construction schedule.*

**8. B. Road Diet Study and Downtown TAP Grant Application** **[Information]**

This agenda item is reserved for updates regarding the Downtown streetscape and road improvement projects that are being coordinated with the Michigan Department of Transportation (MDOT).

**8. C. MDOT Sign Replacement Project** **[Action]**

MDOT has informed that it intends to replace traffic signs along US-12 in Hillsdale County in 2023. Our Downtown "no overnight parking" signs do not meet Federal standards, are unenforceable, and must be removed. MDOT is willing to place signs that meet standards at no cost to the City or DDA and to return our signs to us. I'd recommend a motion to approve placement of signs matching the design below or similar by the Michigan Department of Transportation at no cost to the City or DDA.



**9. A. Project Updates** **[Information]**

This item is reserved to address status updates on projects, and to address others that members may have questions about.



## City of Jonesville Downtown Development Authority FY 2021-22 Annual Report

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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 1<sup>st</sup> and ends June 30<sup>th</sup>.

### **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](http://www.jonesville.org).



## City of Jonesville Local Development Finance Authority FY 2021-22 Annual Report

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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 1<sup>st</sup> and ends June 30<sup>th</sup>.

### **Authority Accomplishments**

- Accepted bids for private crop lease on the undeveloped Industrial Park lots. The lease price per acre increased by \$50 to \$130 per acre. The lease helps to offset maintenance expenses that the LDFA would have for mowing of the vacant parcels.
- Completed preventative maintenance on Industrial Park streets.

### **Projects and Investments**

- Continued annual investment of \$15,000 to support the collaborative economic development activities of the Hillsdale County EDP.
- Invested in the City's water system improvement project with a commitment of \$25,000 per year for the third of 10 years to maximize affordability of water utility costs, especially for industrial customers, with benefits to residential and commercial customers, as well.
- Invested \$105,000 in dedicated reserves for future projects – \$45,000 for future expansion of the Industrial Park, \$35,000 for future infrastructure needs, and \$35,000 for other special projects called out in the development plan.

### **Events and Promotions**

- Engaged in business recruiting, marketing parcels. With the Economic Development Partnership of Hillsdale County (EDP) met with owners for a building tour of the Interdyne building; discussed expansion of a Canadian firm within the Industrial Park.

### **Fund Balance and Capital Project Planning**

The LDFA retains an estimated fund balance at the close of the fiscal year of approximately \$2.3 million. Due to sizable future projects, as well as uncertainty of future revenues following the elimination of personal property taxes in Michigan, the LDFA has established several designated reserves. \$360,000 is reserved for future expansion, \$290,000 for special projects and development incentives, and \$320,000 for future infrastructure improvements. The balance of the reserve is undesignated for projects authorized in the Development Plan.

Savings will be needed to accomplish the long-term goals of the Development Plan, including Industrial Park expansion. These investments are more likely to take place nearer the end of the term of the plan in 2036.

The LDFA is currently engaged in strategic planning to identify future project priorities.

Projects are summarized in the LDFA Development and Tax Increment Financing Plan, available for review at City Hall or on the City's website, [www.jonesville.org](http://www.jonesville.org).

## LDFA Project Priorities

Cumulative Scoring – LDFA Board, December 15, 2022 Meeting

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



City of  
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

(517) 849-2104  
(517) 849-9037 Fax  
[www.jonesville.org](http://www.jonesville.org)

## **NOTICE OF PUBLIC ACT 57 INFORMATIONAL MEETINGS**

### **DOWNTOWN DEVELOPMENT AUTHORITY LOCAL DEVELOPMENT FINANCE AUTHORITY**

**PLEASE TAKE NOTICE** that the City of Jonesville Downtown Development Authority (DDA) and Local Development Finance Authority (LDFA) will hold Informational Meetings, pursuant to Public Act 57 of 2018.

The first meeting will be held on Tuesday, January 10, 2023 at 8:30 a.m. in conjunction with the DDA regular meeting. The second meeting will be held on Wednesday, January 18, 2023 at 6:30 p.m. in conjunction with the City Council regular meeting. Both meetings will be held at the Jonesville City Hall, located at 265 E. Chicago Street, Jonesville, MI 49250. The meetings are open to the public.

Individuals with disabilities requiring auxiliary aids or services should contact the City of Jonesville in writing at 265 E. Chicago Street, Jonesville, MI 49250 or by calling (517) 849-2104.

Respectfully,

Cynthia D. Means, Clerk

**Jonesville Downtown Development Authority**  
**Regular Meeting**  
**Minutes of November 8, 2022**

Present: Don Toffolo, Gerry Arno, Chris Fast, Joe Ruden, Penny Sarles, Mary Ellen Sattler, and Anthony Smith.

Absent: Gale Fix and Abe Graves.

Also Present: Jeff Gray.

Chairman Don Toffolo called the meeting to order at 8:31 a.m.

Chris Fast made a motion and was supported by Penny Sarles to approve the agenda as presented. All in favor. Absent: Gale Fix and Abe Graves. Motion carried.

Gerry Arno made a motion and was supported by Chris Fast to approve the minutes of September 13, 2022. All in favor. Absent: Gale Fix and Abe Graves. Motion carried.

Gerry Arno made a motion and was supported by Chris Fast to approve the minutes of the September 13, 2022 regular meeting. All in favor. Absent: Gale Fix and Abe Graves. Motion carried.

Gerry Arno made a motion and was supported by Penny Sarles to accept the June 30, 2022 and September 30, 2022 financial reports. All in favor. Absent: Gale Fix and Abe Graves. Motion carried.

Gerry Arno made a motion and was supported by Mary Ellen Sattler to approve the Annual Report on Status of Tax Increment Financing Plan and to authorize staff to submit the report to the Michigan Department of Treasury. The report will also be posted on the DDA section of the City Website. All in favor. Absent: Gale Fix and Abe Graves. Motion carried.

Penny Sarles made a motion and was supported by Joe Ruden to approve a Façade Request from Dallas Hawkins for 107 Olds Street. The grant is for 10% of the qualifying costs up to \$5,000 for a multi-tenant facility. All in favor. Absent: Gale Fix and Abe Graves. Motion carried.

Manager Gray gave an update on the status of the Chicago Street Road Diet, TAP Grant application and Streetscape design. He stated that we should get comments on the preliminary review back soon, and that they are planning to pave in 2024.

Chairman Toffolo gave an update on Christmas in Jonesville, which is planned for December 2<sup>nd</sup> – December 4<sup>th</sup>. He stated that they are planning a small procession from Wright Street Park starting at 5:30 p.m. Lighting of the tree will be as soon as Santa arrives at the G. Carl Fast Park. He also stated that most businesses will remain open until 8:00 p.m. on December 2<sup>nd</sup>.

Gerry Arno made a motion and was supported by Penny Sarles to pursue the replacement of the electric car charging station. All in favor. Absent: Gale Fix and Abe Graves. Motion carried.

Anthony Smith made a motion and was supported by Joe Ruden to approve the 2023 Annual Meeting Calendar with one change. The November 2023 meeting will be scheduled for Tuesday, November 7th. All in favor. Absent: Gale Fix and Abe Graves. Motion carried.

The next scheduled DDA Meeting is Tuesday, January 10, 2023 at 8:30 a.m.

Penny Sarles made a motion and was supported by Joe Ruden to adjourn the meeting at 9:15 a.m. All in favor. Absent: Gale Fix and Abe Graves. Motion carried.

Submitted by,

Lenore M. Spahr  
Deputy Clerk

**Jonesville Downtown Development Authority  
Special Meeting  
Minutes of December 14, 2022**

Present: Abe Graves, Don Toffolo, Joe Ruden, Chris Fast and Gale Fix.

Absent: Penny Sarles, Anthony Smith and MaryEllen Sattler.

Also Present: Jeff Gray, Dan Loew (DH Roberts Construction), Victor Face, Mike Karpatian, Gerry Arno, Tim Bowman, Brenda Guyse, George Humphries Jr., Delesha Padula, Andy Penrose and Christine Bowman.

Chairman Don Toffolo called the meeting to order at the Jonesville City Hall, 265 E. Chicago Street, Jonesville, MI to order at 5:30 p.m.

Joe Ruden made a motion and was supported by Gale Fix to approve the agenda as presented. All in favor. Absent: Penny Sarles, Anthony Smith and MaryEllen Sattler. Motion carried.

Dan Loew of DH Roberts Construction spoke to the DDA and provided information regarding the plans for redeveloping the Klein Tool Building and that they see numerous opportunities for businesses on the ground floor to residential accommodations on the upper floors. Full development occupation will be in approximately five (5) years.

A motion was made by Abe Graves and supported by Chris Fast to recommend that the Conceptual Development Plan meets the goals for the property and the City Council enter into a 60-day negotiation period to create a Development and Sale Agreement with the developer. All in favor. Absent: Penny Sarles, Anthony Smith and MaryEllen Sattler. Motion carried.

A motion was made by Gale Fix and supported by Joe Ruden to adjourn the meeting at 5:56 p.m. All in favor. Absent: Penny Sarles, Anthony Smith, and MaryEllen Sattler. Motion carried.

Submitted by,

Cynthia D. Means  
Clerk

User: LSPAHR

DB: Jonesville

PERIOD ENDING 11/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2022-23	AVAILABLE	% BDGT
		MONTH 11/30/2022	11/30/2022		BALANCE	
		INCREASE (DECREASE)	NORMAL (ABNORMAL)	AMENDED BUDGET	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	11,607.11	17,000.00	5,392.89	68.28
248-000-665.000	INTEREST EARNINGS	151.13	567.12	25.00	(542.12)	2,268.48
248-000-698.000	BOND PROCEEDS	0.00	0.00	600,000.00	600,000.00	0.00
Total Dept 000 - BALANCE SHEET/REVENUE		151.13	12,174.23	773,829.00	761,654.77	1.57
TOTAL REVENUES		151.13	12,174.23	773,829.00	761,654.77	1.57
Expenditures						
Dept 442 - PARKING LOTS						
248-442-921.000	ELECTRICITY	24.30	280.69	1,500.00	1,219.31	18.71
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		24.30	280.69	210,990.00	210,709.31	0.13
Dept 443 - SIDEWALKS						
248-443-702.000	SALARIES AND WAGES	0.00	296.79	600.00	303.21	49.47
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	0.00	22.02	50.00	27.98	44.04
248-443-716.000	HEALTH INSURANCE	0.00	36.16	50.00	13.84	72.32
248-443-718.000	DISABILITY	0.00	2.33	5.00	2.67	46.60
248-443-719.000	RETIREMENT - EMPLOYER PORTION	0.00	15.83	50.00	34.17	31.66
248-443-721.000	LIFE INSURANCE	0.00	1.84	3.00	1.16	61.33
248-443-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.00	0.20	1.00	0.80	20.00
248-443-723.000	DENTAL INSURANCE	0.00	5.36	10.00	4.64	53.60
248-443-724.000	OPTICAL INSURANCE	0.00	0.96	2.00	1.04	48.00
248-443-940.000	EQUIPMENT RENTAL	0.00	52.10	800.00	747.90	6.51
Total Dept 443 - SIDEWALKS		0.00	433.59	1,621.00	1,187.41	26.75
Dept 729 - DEVELOPMENT ACTIVITIES						
248-729-727.000	OFFICE SUPPLIES	0.00	9.74	0.00	(9.74)	100.00
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	0.00	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		0.00	17,032.99	508,338.00	491,305.01	3.35
Dept 733 - DOWNTOWN/STREETScape						
248-733-702.000	SALARIES AND WAGES	333.00	1,856.81	5,500.00	3,643.19	33.76
248-733-715.000	EMPLOYERS SHARE - FICA & MEDICARE	24.77	137.57	500.00	362.43	27.51
248-733-716.000	HEALTH INSURANCE	27.97	230.98	500.00	269.02	46.20
248-733-718.000	DISABILITY	1.52	13.36	50.00	36.64	26.72
248-733-719.000	RETIREMENT - EMPLOYER PORTION	23.31	108.02	300.00	191.98	36.01
248-733-721.000	LIFE INSURANCE	1.57	11.46	30.00	18.54	38.20
248-733-722.000	EMPLOYEE ASSISTANCE PROGRAM	0.17	1.18	5.00	3.82	23.60
248-733-723.000	DENTAL INSURANCE	6.22	39.52	100.00	60.48	39.52

User: LSPAHR

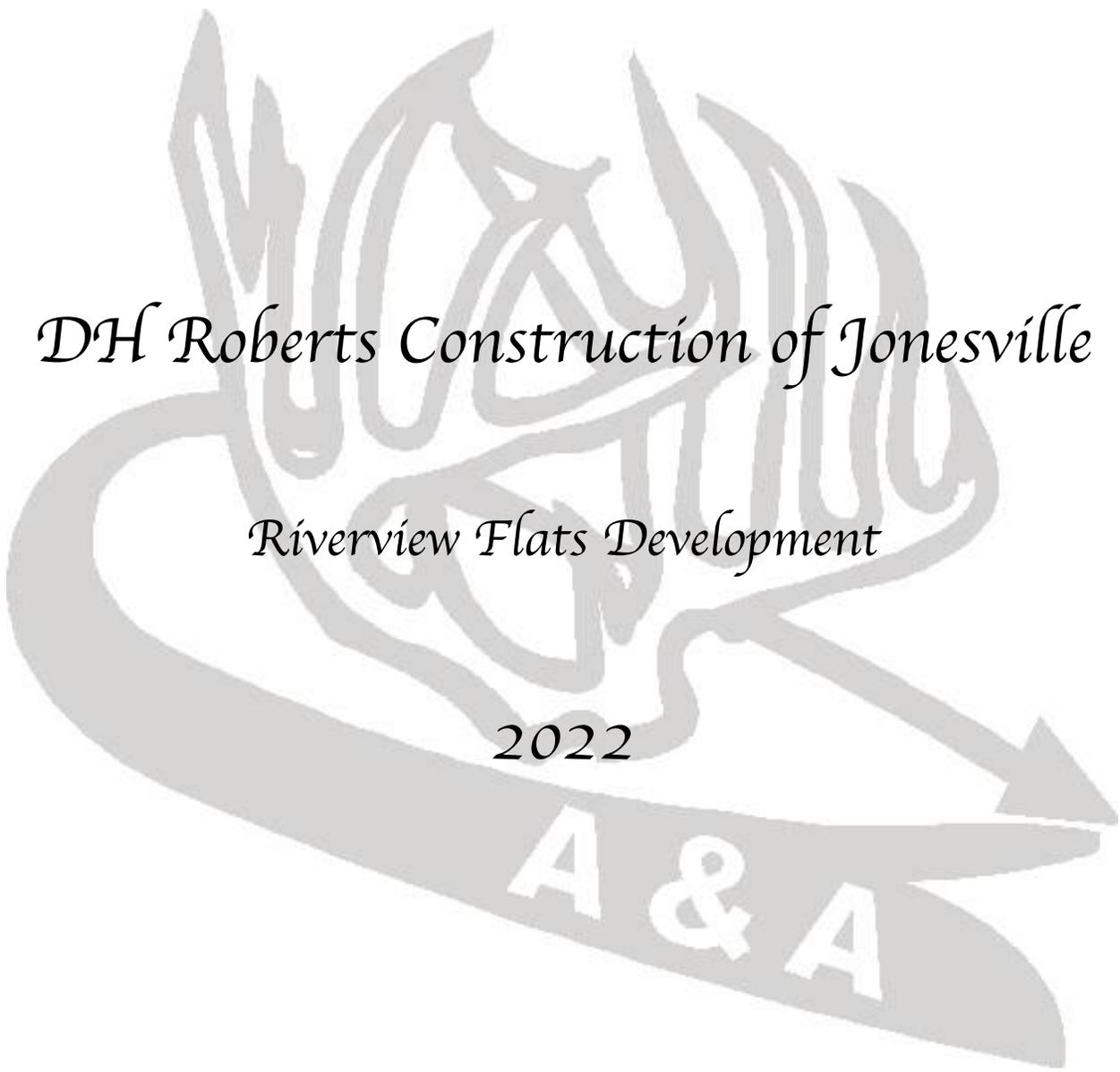
DB: Jonesville

PERIOD ENDING 11/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 11/30/2022	2022-23 AMENDED BUDGET	AVAILABLE		% BDGT USED
		MONTH 11/30/2022	INCREASE (DECREASE)			NORMAL	(ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Expenditures								
248-733-724.000	OPTICAL INSURANCE		1.33	7.27	25.00		17.73	29.08
248-733-740.000	OPERATING SUPPLIES		0.00	89.99	500.00		410.01	18.00
248-733-910.000	INSURANCE		0.00	216.00	200.00		(16.00)	108.00
248-733-921.000	ELECTRICITY		354.13	719.00	5,000.00		4,281.00	14.38
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	5.90	200.00		194.10	2.95
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		52.78	962.48	2,700.00		1,737.52	35.65
Total Dept 733 - DOWNTOWN/STREETScape			826.77	5,050.49	20,010.00		14,959.51	25.24
Dept 895 - PROMOTIONS								
248-895-702.000	SALARIES AND WAGES		320.01	915.40	4,300.00		3,384.60	21.29
248-895-715.000	EMPLOYERS SHARE - FICA & MEDICARE		23.92	68.60	400.00		331.40	17.15
248-895-716.000	HEALTH INSURANCE		22.32	55.85	350.00		294.15	15.96
248-895-718.000	DISABILITY		1.98	5.77	30.00		24.23	19.23
248-895-719.000	RETIREMENT - EMPLOYER PORTION		20.34	58.26	300.00		241.74	19.42
248-895-721.000	LIFE INSURANCE		1.69	4.77	20.00		15.23	23.85
248-895-722.000	EMPLOYEE ASSISTANCE PROGRAM		0.17	0.50	5.00		4.50	10.00
248-895-723.000	DENTAL INSURANCE		5.28	13.80	50.00		36.20	27.60
248-895-724.000	OPTICAL INSURANCE		1.06	2.80	10.00		7.20	28.00
248-895-882.000	DECORATIONS-CHRISTMAS/BANNERS/BOWS		241.18	2,131.65	2,000.00		(131.65)	106.58
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		111.32	261.80	1,100.00		838.20	23.80
Total Dept 895 - PROMOTIONS			749.27	3,519.20	11,665.00		8,145.80	30.17
Dept 897 - OTHER ACTIVITIES								
248-897-965.301	CONTRIB TO DEBT SERVICE		2,173.00	2,173.00	58,346.00		56,173.00	3.72
Total Dept 897 - OTHER ACTIVITIES			2,173.00	2,173.00	58,346.00		56,173.00	3.72
TOTAL EXPENDITURES			3,773.34	28,489.96	810,970.00		782,480.04	3.51
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:								
TOTAL REVENUES			151.13	12,174.23	773,829.00		761,654.77	1.57
TOTAL EXPENDITURES			3,773.34	28,489.96	810,970.00		782,480.04	3.51
NET OF REVENUES & EXPENDITURES			(3,622.21)	(16,315.73)	(37,141.00)		(20,825.27)	43.93

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
248-000-001.000	CASH - CHECKING	3,560.18
248-000-007.000	CASH - MI CLASS INVESTMENT ACCT	48,739.31
248-000-123.000	PREPAID EXPENSES	126.00
<b>Total Assets</b>		<b>52,425.49</b>
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	619.61
248-000-214.101	DUE TO GENERAL FUND	2.33
<b>Total Liabilities</b>		<b>621.94</b>
*** Fund Balance ***		
248-000-390.000	FUND BALANCE	68,119.28
<b>Total Fund Balance</b>		<b>68,119.28</b>
<b>Beginning Fund Balance</b>		<b>68,119.28</b>
<b>Net of Revenues VS Expenditures</b>		<b>(16,315.73)</b>
<b>Ending Fund Balance</b>		<b>51,803.55</b>
<b>Total Liabilities And Fund Balance</b>		<b>52,425.49</b>

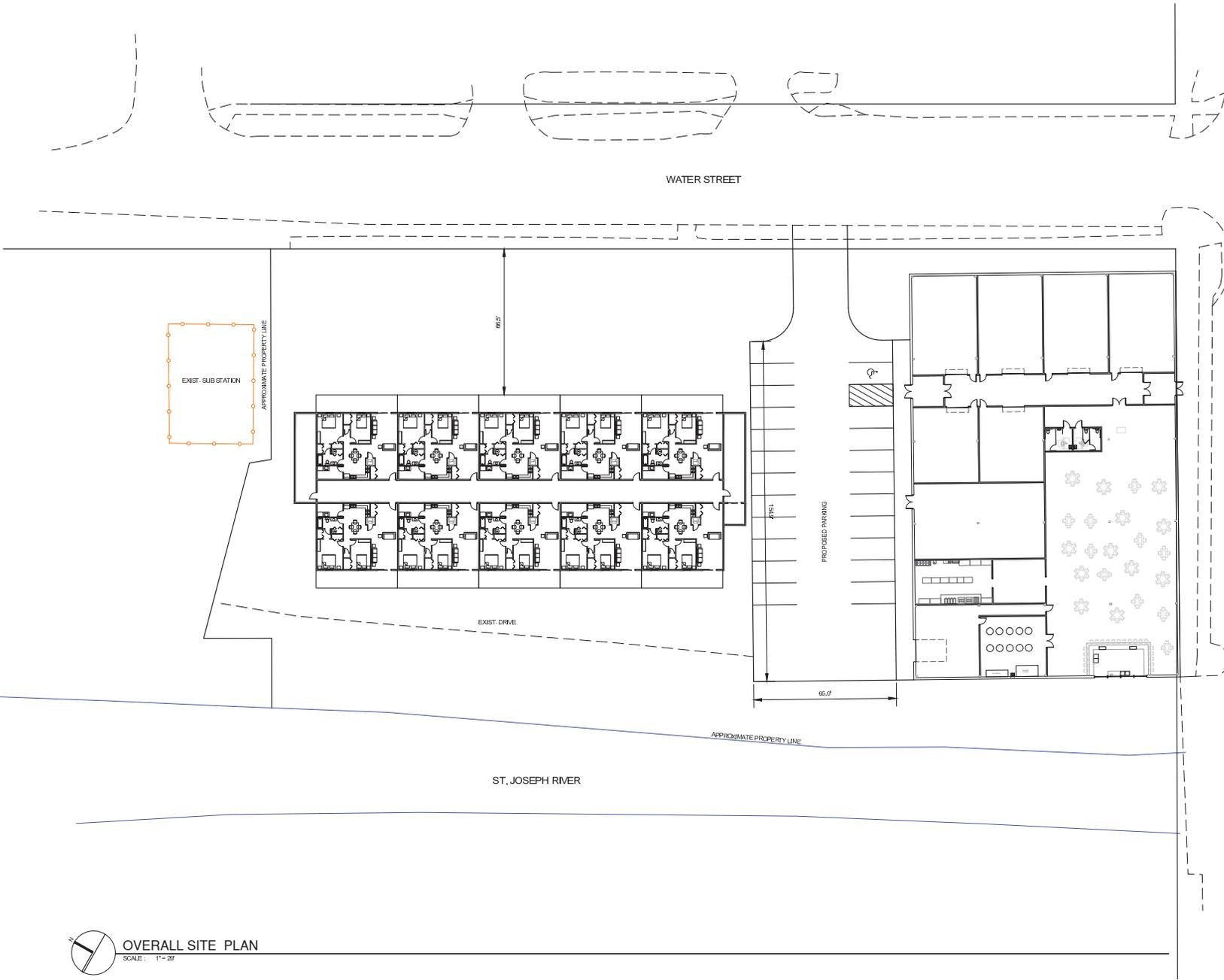


*DH Roberts Construction of Jonesville*

*Riverview Flats Development*

*2022*

**A & A**

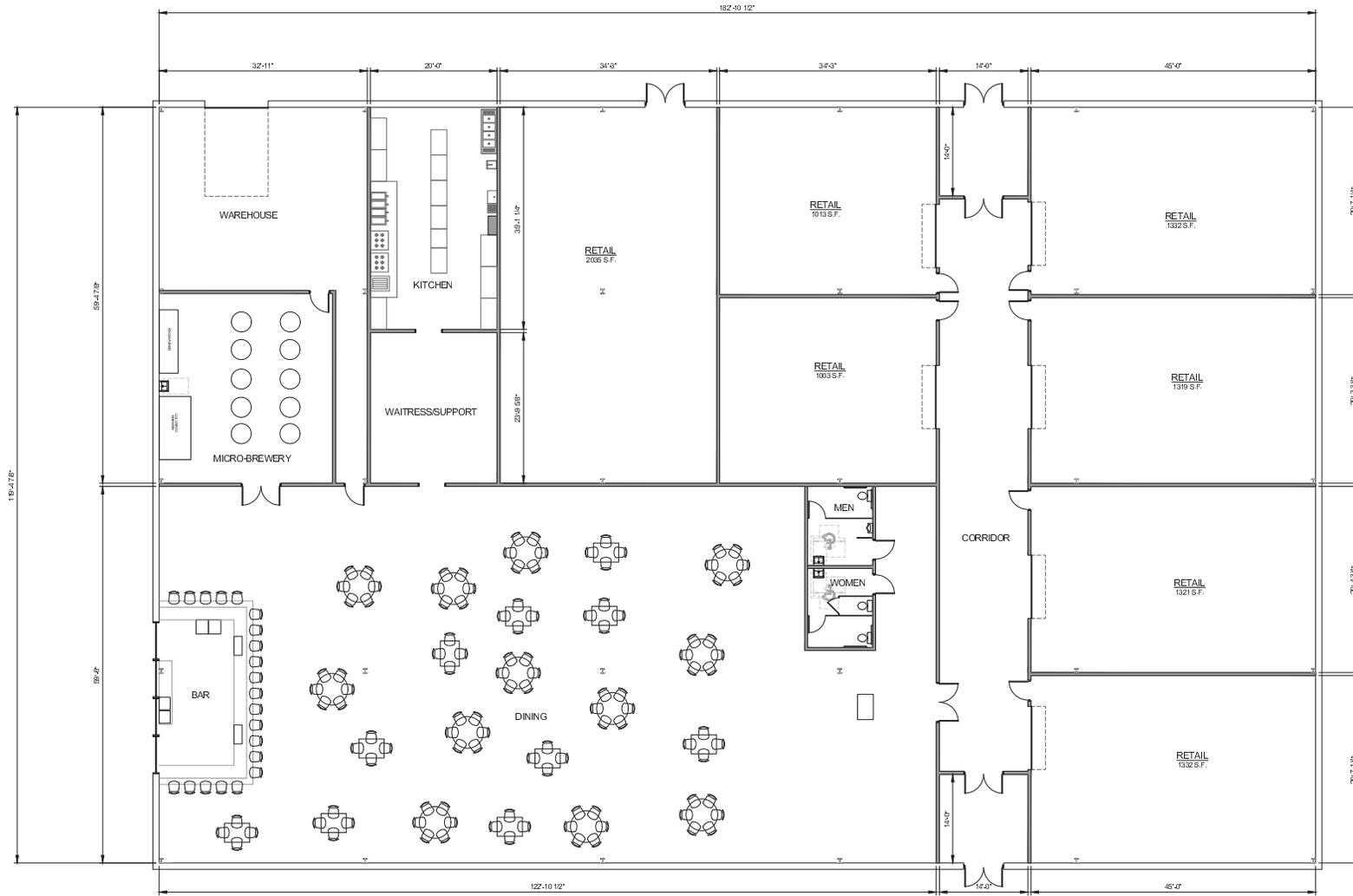


5691 Sage Route #15  
 Bryan, Ohio 43206  
 Tel: 419-436-2324  
 Fax: 419-436-2324

PROPOSED PROPERTY DEVELOPMENT for  
**D.H. ROBERTS CONSTRUCTION, INC.**  
 JONESVILLE, MICHIGAN  
**OVERALL SITE PLAN**

Job No:  
**22-061**

**C0.1**



EXISTING BUILDING ~ 21,836 S.F.

**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



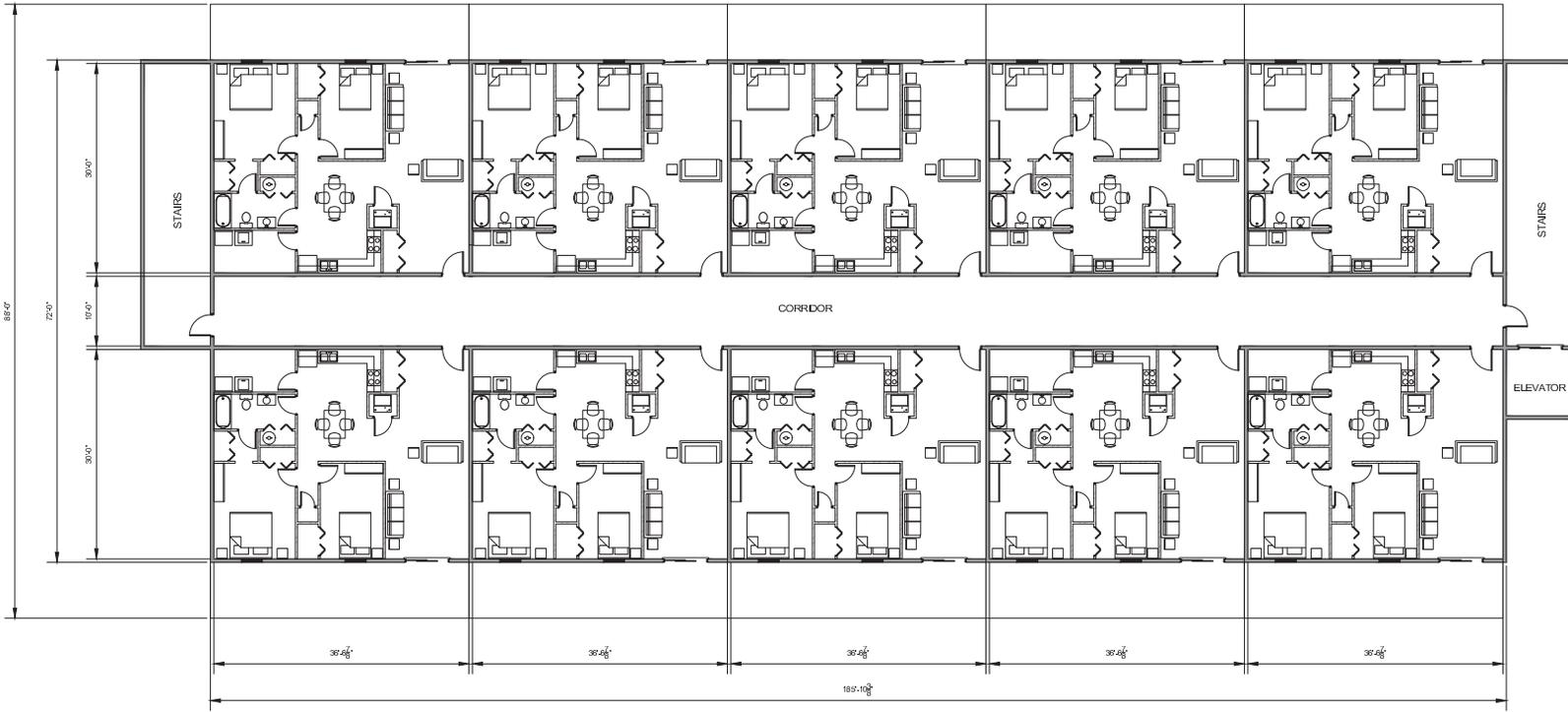
**Bell Engineering & Construction Inc.**  
5891 State Route 15  
Brynar, Ohio 43208  
Tel: 614-885-8400  
Fax: 614-885-8425

PROPOSED BUILDING RENOVATION for  
**D.H. ROBERTS CONSTRUCTION INC.**  
JONESVILLE, MICHIGAN  
**FLOOR PLAN**

Job No:  
**22-061**

ISSUE DATES:

**A1.1**



**FIRST & SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



Bell Engineering Limited Inc.  
 5691 State Route 15  
 P.O. Box 1000  
 Bryan, PA 16804  
 412.838.2855  
 fax: 412.838.0561

PROPOSED RESIDENTIAL APARTMENTS for  
**D.H. ROBERTS CONSTRUCTION, INC.**  
 JONESVILLE, MICHIGAN

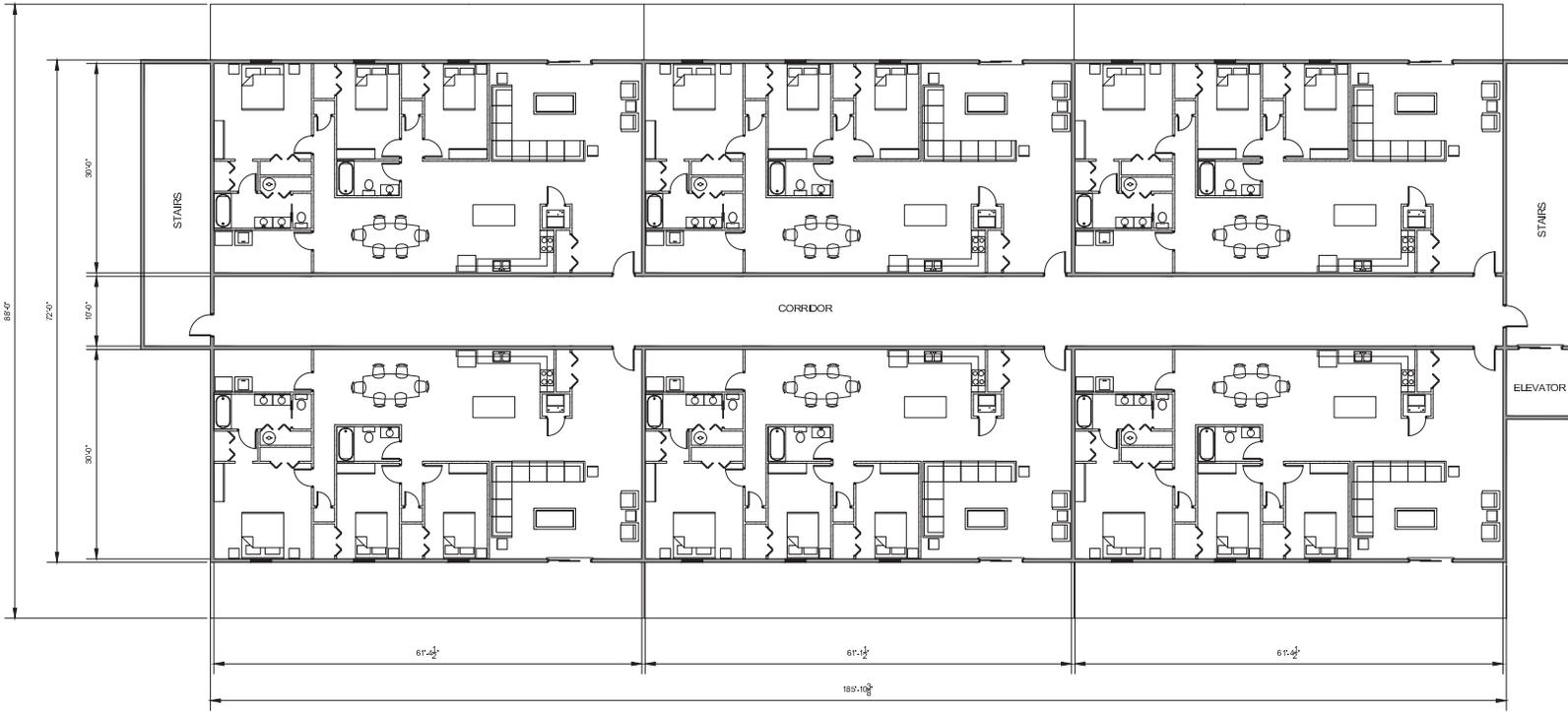
**OVERALL FLOOR PLAN  
 FIRST & SECOND FLOOR**

Job No:  
**22-061**

12-07-22 PRELIMINARY

**A1.1**





**THIRD & FOURTH FLOOR PLAN**

SCALE: 1/8" = 1'-0"



Bell Engineering & Construction, Inc.  
 5691 State Route 16  
 P.O. Box 1000  
 Bryan, TX 77802  
 409.836.2855  
 Fax: 409.836.9351

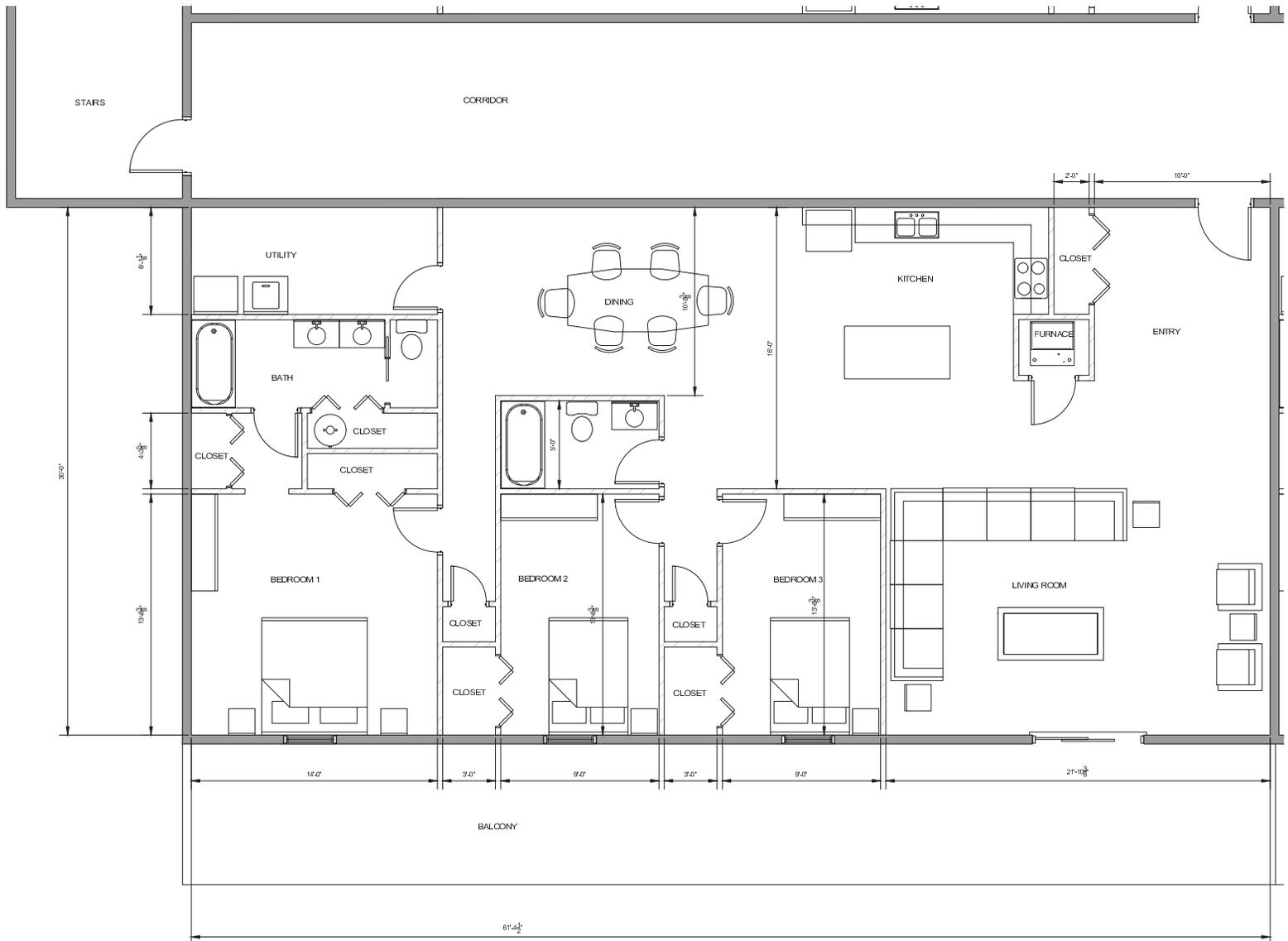
PROPOSED RESIDENTIAL APARTMENTS for  
**D.H. ROBERTS CONSTRUCTION, INC.**  
 JONESVILLE, MICHIGAN

OVERALL FLOOR PLAN  
 THIRD & FOURTH FLOOR

Job No:  
**22-061**

12-07-22 PRELIMINARY

**A1.2**



**ENLARGED UNIT FLOOR PLAN - THIRD & FOURTH FLOOR UNITS**

SCALE: 3/8" = 1'-0"



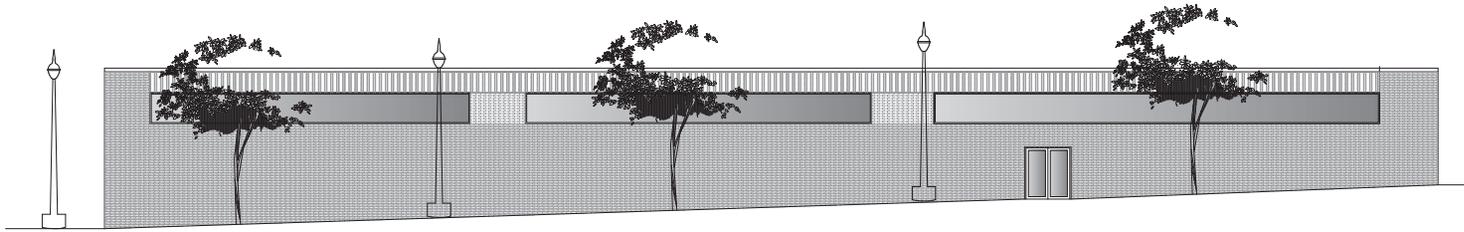
Bell  
Engineering  
& Construction, Inc.  
5691 State Route 110  
P.O. Box 1000  
Bryn Mawr, PA 19005  
412.681.2800  
fax 412.681.0261

PROPOSED RESIDENTIAL APARTMENTS for  
**D.H. ROBERTS CONSTRUCTION, INC.**  
JONESVILLE, MICHIGAN

**ENLARGED UNIT FLOOR PLAN  
THIRD & FOURTH FLOOR**

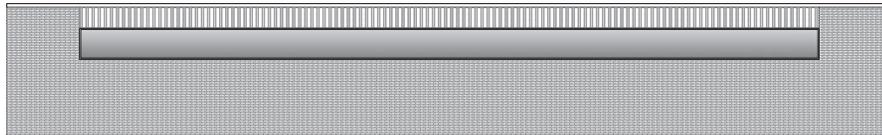
Job No:  
**22-061**  
12-07-22 PRELIMINARY

**A6.2**



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



5891 Bane Road #15  
 Blynn, Ohio 43208  
 Phone: 614-885-4400  
 Fax: 614-885-4401

PROPOSED BUILDING RENOVATION for  
**D.H. ROBERTS CONSTRUCTION INC**  
 JONESVILLE, MICHIGAN  
 EXTERIOR ELEVATIONS

Job No:  
**22-061**

ISSUE DATES:

**A3.1**



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by Getty Images™

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by Getty

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by Getty Images™

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by Getty Images™

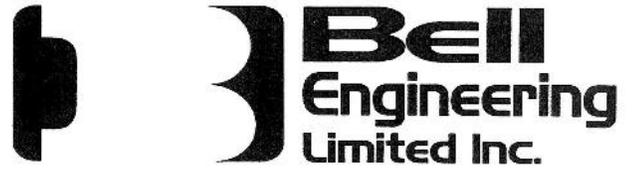
iStock  
by Getty





The image shows the exterior of a building for Elation Brewing. The building has a vibrant blue facade. A central sign reads "ELATION BREWING" in white, with "ELATION" in a larger font and "BREWING" in a smaller font below it. Above the sign, a string of white, cone-shaped lights is strung across the facade. Below the sign, there is a row of seven large, multi-paned windows with dark frames. The windows reflect the surrounding environment, including trees and other buildings. The ground in front of the building is a paved parking lot with white lines and concrete curbs. A yellow curb runs along the base of the building. The sky is a clear, light blue. In the upper left corner, there are some bare tree branches with small white flowers.

ELATION  
BREWING



December 12, 2022

Mr. Dan Loew  
D.H. Roberts Construction Co., Inc.  
Jonesville, MI

Re: Existing Building  
121 Water Street  
Jonesville, MI

Dan:

In accordance with your verbal request, I have completed an evaluation of the structural condition of the existing building located at the above address. This evaluation will be for approximately 120 feet of the existing building at the South end adjacent to the intersection of E. Chicago Street and Water Street. The area of the existing building that I reviewed is approximately 21,836 square feet. It is my understanding that the existing building that lies North of the section being reviewed in this letter will be demolished. Therefore, my review does not include the Northern portion of the existing building.

This building was previously a manufacturing facility and is now currently vacant and owned by the City of Jonesville.

The existing building structure consists of steel columns and beams that support a steel bar joist roof with metal deck. The exterior walls of the building are concrete masonry units on the inside with brick veneer on the exterior of the concrete masonry units.

The structural steel components of the building appeared to be in good condition and appear to be performing as originally intended. Based on some staining observed on the concrete floor, the roof may have some areas that are allowing water to leak in. The day I was at the building was a dry day and no standing water was observed on the floor.

The concrete masonry and brick veneer appeared to be in reasonable condition. Some minor settlement cracking was observed, but this would be expected in a building of this age.

Feel free to contact me at this office with any questions regarding the above information.

Respectfully,

A handwritten signature in blue ink that reads 'Dennis M. Bell'.

Dennis M. Bell, P.E., P.S.

# **DH Roberts Construction**

## *Riverview Flats Development*

**2022**

### **Financial Pro-Forma**

#### **Financial Sources**

- Self-Finance
  - DH Roberts Construction of Jonesville LLC
  - Biggby Coffee – 4 locations
  - Wolverine Steel and Welding
- County National Bank – Don Germann, Bank President
- Federal/State Grants

#### **Estimated Construction Cost**

- |   |                   |
|---|-------------------|
| • Demo  | 1,500,000         |
| ○ Phase 1 and Baseline assessment.  | \$5,000.00        |
| ○ Pre-Renovation Hazardous Materials Inspection   | \$11,000.00       |
| ○ Abatement Project Design and Bid Documents  | \$ 4,200.00       |
| ○   |                   |
| • Re-construction (Retail)  | \$1-\$2,000,000   |
| • New Apartment Build   | \$2 – \$4,000,000 |
| • Remediation – Eagle grant, could reclaim upwards of                                   | \$1,000,000.00    |
| ○ Grant to cover Environmental and hazardous material disposal along with all demo work |                   |

#### **Other Development Cost**

- |                                    |               |
|------------------------------------|---------------|
| Parking/river cleanup development. | \$ 500,000.00 |
| Developing Grass Lot w/ City       | \$ 250,000.00 |

#### **Tentative Land Value**

- Per City Assessor
  - Cash Value – 300,000
  - SEV - 150,000
  - Tax/year. 10,000

#### **Proposed Purchase Price**

We propose to purchase for \$1

#### **Connection Fees**

- Multiple Planned Connections throughout the new project



## **Riverview Flats Development Construction Schedule**

The project includes the development of two buildings and related site improvements on the site, as depicted in the Concept Plan:

1. Retail Building – Retain and redevelop approximately 22,000 square feet of the existing building adjacent to Chicago Street/US-12 for retail space.
2. Residential Building – Construction of a new building that includes approximately 26-32 market rate apartments/condominiums

The schedule and collaboration associated with the construction of new public/private parking lot on the City lot on the east side of Water Street (Parcel IV in the project RFP) are still being discussed and are not yet determined.

Milestones are measured from the start of 2023, and subject to adjustment pending actual date of execution of the Development and Purchase Agreements for the property by the City and DH Roberts Construction.

### Within Six Months (by July 2023):

- Final project financing, including State grants to be issued to the City and/or developer, necessary to complete the project will be determined.
- Final development plan drawings completed.
- Submit Site Plan and Special Land Use applications and plan drawings, consistent with the requirements of the City's Zoning Ordinance, for review by the Planning Commission.

### Within One Year (by January 2024):

- Submit building permit application to Hillsdale County Building Inspection Department and building design documents for the retail building. Build-out of tenant spaces will be future construction, as tenants are secured.
- Demolition of the other portions of the former factory to begin.

### Within 18 Months (by July 2024):

- Submit building permit application to Hillsdale County Building Inspection Department and building design documents for the residential building.

### Within Two Years (by January 2025):

- Occupancy permits issued for retail building, pending final tenant build-out.
- Construction begins on residential building.

### Within Three Years (by January 2026):

- Occupancy permits issued for the residential building.