

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 2024-25 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**

- With a number of capital projects prioritized in other areas of the City, the LDFA has identified the following three top priorities:
  - Entrepreneurial Park Development
  - Workforce and Training Support
  - Housing Development Support

### **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 fifth 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. These investments will be key in accomplishing Strategic Planning objectives in the future.
- Discussed models for development of new entrepreneurial buildings in the Industrial Park.

### **Events and Promotions**

- Engaged in business recruiting, marketing parcels. With the Economic Development Partnership of Hillsdale County (EDP), collaborated with the Michigan Economic Development Corporation (MEDC) on an incentive package for the new owner, Triple Diamond Plastics that includes an Industrial Facilities Tax Abatement for \$2.4 million in building improvements.
- Supported an Industrial Facilities Tax Abatement for \$300,000 in new investment associated with a 6,000 square foot addition to the NEFCO facility in the Jonesville Industrial Park.

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

The LDFA retains an estimated fund balance at the close of the fiscal year of approximately \$4 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. \$495,000 is reserved for future expansion, \$395,000 for special projects and development incentives, and \$425,000 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.

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).