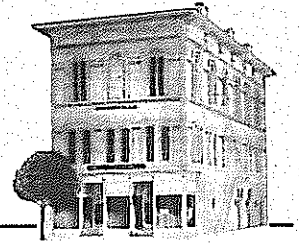




VILLAGE OF JONESVILLE

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VILLAGE OF JONESVILLE LOCAL DEVELOPMENT FINANCE AUTHORITY

AGENDA
JUNE 16, 2010
7:30 A.M. – VILLAGE HALL

- A. CALL TO ORDER
- B. PRESENTATIONS AND REGOGNITION
 - 1. **Brian Spry, Lynx Network Group, LLC**
- C. APPROVAL OF AGENDA – **June 16, 2010**
- D. APPROVAL OF MINUTES – **April 21, 2010**
- E. PUBLIC COMMENT
- F. NEW BUSINESS
 - 1. **Hillsdale County Economic Development Partnership Update**
 - 2. **Industrial Park Cell Tower Land Lease**
 - 3. **Fiscal Year 2011 LDFFA Budget Development Project**
 - 4. **Industrial Park Crop Proposal Agreement**
 - 5. **Business Appreciation Luncheon Mixer – August 18, 2010**
- G. OLD BUSINESS
- H. ROUNDTABLE DISCUSSION
- I. ADJOURNMENT – **Next Scheduled Meeting August 18, 2010**




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To: Jonesville LDFA Board
From: Adam R. Smith, Village Manager 
Date: June 10, 2010
Re: Manager Report & Recommendations for June 16, 2010 LDFA Meeting

B 1. Brian Spry, Lynx Network Group, LLC

The Lynx Network Group has been awarded federal stimulus funding to create a rural fiber optic network that includes Hillsdale County. Lynx is collaborating with Merit Networks Inc. and various for profit partners. Mr. Brian Spry will provide the Board with a fifteen minute overview presentation. *Please refer to the attached Google Earth map and Lynx article.*

F 1. Hillsdale County Economic Development Partnership (EDP)

The EDP conducted interviews with four candidates for its executive director position on June 2, 2010. JobFit Placement Reports were conducted on all four candidates. Reference/background checks are underway with an anticipated starting date during the month of July. A selection announcement is expected later this month.

F 2. Industrial Park Cell Tower Land Lease

SBA Network Services, Inc. has provided the Village with a proposal for a lump sum payment of \$125,000 for a 99 year ground lease of Lot 7 of the Jonesville Industrial Park (current tower site). A written counter offer letter in the amount of \$250,000 was sent June 2, 2010. SBA has confirmed receipt of the offer but has not responded at this time. Although the counter offer is double the initial offer, it is equivalent to less than 20 years (\$298,384) of annual revenue payments. The 2010 annual revenue payments are in the amount of \$10,804.92 or 10% of rent revenue (currently \$7,946) which ever is greater. The annual revenue payments increase 3% annually. The Board will need to provide direction in moving forward. *Please refer to SBA offer and counter offer letters and Lot 7 property description.*

F 3. Fiscal Year 2011 Development Project

The approved FY 2011 LDFA Budget includes a fund balance investment not to exceed \$200,000 for major development activity. Potential projects need to be prioritized by the board (i.e. removal of incompatible use, rail spur development, street lighting, fiber optics, and vacant building utilization).

F 4. Industrial Park Crop Proposal Agreement

Per Board Member Harding's request, the Industrial Park Crop Proposal Agreement has been added to the agenda for discussion. The current agreement is set to expire December 2010. The current crop agreement provides \$650 in alternative annual revenue. A representative of Michigan Farm Bureau has requested an opportunity to speak before the Board should consideration be given to the discontinuation of future crop proposal agreements. *Please refer to the 2005 Crop Proposal documents.*

F 5. Business Appreciation Luncheon Mixer – August 18, 2010

As a result of previous LDFA Mixer discussions and direction thereof, we anticipate holding an inaugural business appreciation luncheon mixer for both industrial and commercial business leaders, downtown at Carl Fast Park on August 18, 2010.