

Economic Development Corporation City of Hillsdale

**Regular Meeting
3rd Floor Council Chambers, City Hall
February 18, 2025 – 7:30AM**

AGENDA

- A. MEETING CALL TO ORDER**
- B. ROLL CALL**
- C. PUBLIC COMMENT ON AGENDA ITEMS ONLY**
- D. CONSENT AGENDA**
 - 1. Minutes from December 17, 2024 Regular Meeting
 - 2. Financial Statements as of January 31, 2025
- E. COMMUNICATIONS**
 - 1. News Release: Match on Main Grant Funding Opportunity
 - 2. AMP-ED Community Promotion Newsletter Featuring Hillsdale
 - 3. Spring 2025 City Newsletter
 - 4. 2025 Meeting Dates
- F. OLD BUSINESS**
- G. NEW BUSINESS**
 - 1. Real Estate Purchase Agreement Addendum
 - 2. Hillsdale Hornets Robotics Sponsorship
 - 3. Set Special Meeting to Review and Consider Match on Main Grant Applications
 - 4. Abatement/Incentive Policy Review (Discussion)
- H. COMMITTEE REPORTS**
- I. BOARD ROUNDTABLE/ECONOMIC DEVELOPMENT UPDATE**
- J. PUBLIC COMMENT**
- K. ADJOURNMENT**

NEXT REGULAR MEETING: April 15, 2025

Economic Development Corporation City of Hillsdale

Regular Meeting
3rd Floor Council Chambers, City Hall
December 17, 2024 – 7:30AM

MINUTES

A. **MEETING CALL TO ORDER**

Meeting called to order at 7:31 a.m.

B. **ROLL CALL**

Board Members Present: John Condon, Clark Judge, Ken Joswiak, Russell Richardson, Kyrsten Newlon

Board Members Absent: Don Germann, Sam Waldvogel, Nolan Sullivan, Gianna Green

Others Present: Sam Fry, Economic Development Office, Staff Liaison to EDC Board

C. **PUBLIC COMMENT ON AGENDA ITEMS ONLY**

None

D. **CONSENT AGENDA**

1. **Minutes from October 15, 2024 Regular Meeting**

2. **Financial Statements as of November 30, 2024**

Motion by Ken Joswiak, supported by Clark Judge, to approve minutes from October 15, 2024 regular meeting, and place on file the financial statements, as presented. Motion carried unanimously by voice vote.

E. **COMMUNICATIONS**

1. **City of Hillsdale 2025 Meeting Dates**

F. **NEW BUSINESS**

1. **Wayfinding Signage Project (Phase III) Purchase**

Sam Fry reviewed with the board the updated quote from Valley City Sign for the purchase and installation of six pedestrian wayfinding signs, as the third and final phase of the ongoing Wayfinding Signage Project originally began in 2021. If approved, the signs would be installed in the spring, after final review of design and lettering by city staff. This phase of the project was also reviewed in a joint TIFA, Planning Commission, and Community Development Committee work session in fall 2024.

Motion by Clark Judge, supported Russell Richardson, to authorize the purchase from Valley City Sign. Motion carried unanimously by voice vote.

2. **Years of Service/Recognition Resolutions: Dean Affholter, Richard Moeggenberg, David Loader**

Sam Fry and Chairman John Condon briefly discussed with the board how previously the EDC board had adopted resolutions thanking longtime board members for their service to EDC. Motion by John Condon, supported by Ken Joswiak, to adopt all three resolutions. Motion carried unanimously by voice vote.

G. OLD BUSINESS

None

H. COMMITTEE REPORTS

None

I. BOARD ROUNDTABLE/ECONOMIC DEVELOPMENT UPDATE

Brief discussion of recently opened business in downtown Hillsdale. Chairman John Condon requested adding to the next agenda the EDC's annual Hillsdale Hornets Robotics Sponsorship.

J. PUBLIC COMMENT

None

K. ADJOURNMENT

Motion by Ken Joswiak, supported by Clark Judge, to adjourn the meeting. Meeting was adjourned at 8:11 a.m.

NEXT REGULAR MEETING: February 18, 2025

PERIOD ENDING 01/31/2025

GL NUMBER	DESCRIPTION	BALANCE		END BALANCE
		NORMAL (ABNORMAL)	2024-25 AMENDED BUDGET	01/31/2025 NORMAL (ABNORMAL)
Fund 244 - ECONOMIC DEVELOPMENT CORP FUND				
Assets				
Function: Unclassified				
244-000.000-001.000	CHECKING ACCOUNT - COMMON	134,143.34		205,409.69
244-000.000-001.002	CHECKING ACCOUNT - ACCTS PAYABLE	0.00		100.52
244-000.000-017.110	INVESTMENTS - HUNTINGTON	56,627.85		58,816.26
244-000.000-017.700	INVESTMENTS - MICHIGAN CLASS	49,494.70		52,119.42
244-000.000-130.000	LAND	93,726.76		41,715.38
244-000.000-159.000	INFRASTRUCTURE	29,226.00		29,226.00
244-000.000-160.000	ACCUMULATED DEPRECIATION-INFRAS'	0.00		(2,922.60)
Total - Function Unclassified		363,218.65		384,464.67
TOTAL ASSETS		363,218.65		384,464.67
Liabilities				
Function: Unclassified				
244-000.000-202.000	ACCOUNTS PAYABLE	400.00		0.00
Total - Function Unclassified		400.00		0.00
TOTAL LIABILITIES		400.00		0.00
Fund Equity				
Function: Unclassified				
244-000.000-390.000	FUND BALANCE	329,579.52		346,319.25
Total - Function Unclassified		329,579.52		346,319.25
TOTAL FUND EQUITY		329,579.52		346,319.25
Revenues				
Function: Unclassified				
244-000.000-665.000	INTEREST	4,223.49	5,000.00	4,101.81
244-000.000-669.000	CHANGE IN INVESTMENTS	1,384.58	0.00	1,047.02
244-000.000-673.000	SALE OF CITY PROPERTY	28,312.40	0.00	34,529.17
244-000.000-692.000	OTHER REVENUE	0.00	0.00	24.10
Total - Function Unclassified		33,920.47	5,000.00	39,702.10
TOTAL REVENUES		33,920.47	5,000.00	39,702.10
Expenditures				
Function: Unclassified				
244-728.000-801.000	CONTRACTUAL SERVICES	645.00	18,250.00	1,512.00
244-728.000-806.000	LEGAL SERVICES	0.00	1,000.00	0.00
244-728.000-955.000	MISCELLANEOUS/CONTINGENCY	0.00	100.00	0.00
244-728.000-957.000	PROPERTY TAXES	0.00	0.00	9.56
244-728.000-960.000	BANK FEES	36.34	0.00	35.12
244-728.000-970.000	CAPITAL OUTLAY	0.00	30,000.00	0.00
Total - Function Unclassified		681.34	49,350.00	1,556.68
TOTAL EXPENDITURES		681.34	49,350.00	1,556.68

PERIOD ENDING 01/31/2025

GL NUMBER	DESCRIPTION	2024-25		YTD BALANCE	ACTIVITY FOR	AVAILABLE		% BDT USED
		AMENDED BUDGET	NORMAL	01/31/2025 (ABNORMAL)	MONTH 01/31/2025 INCREASE (DECREASE)	NORMAL	BALANCE (ABNORMAL)	
Fund 244 - ECONOMIC DEVELOPMENT CORP FUND								
Revenues								
Dept 000.000								
244-000.000-665.000	INTEREST	5,000.00		4,101.81	285.95		898.19	82.04
244-000.000-669.000	CHANGE IN INVESTMENTS	0.00		1,047.02	160.47		(1,047.02)	100.00
244-000.000-673.000	SALE OF CITY PROPERTY	0.00		34,529.17	0.00		(34,529.17)	100.00
244-000.000-692.000	OTHER REVENUE	0.00		24.10	0.00		(24.10)	100.00
Total Dept 000.000		5,000.00		39,702.10	446.42		(34,702.10)	794.04
TOTAL REVENUES		5,000.00		39,702.10	446.42		(34,702.10)	794.04
Expenditures								
Dept 728.000 - ECONOMIC DEVELOPMENT								
244-728.000-801.000	CONTRACTUAL SERVICES	18,250.00		1,512.00	0.00		16,738.00	8.28
244-728.000-806.000	LEGAL SERVICES	1,000.00		0.00	0.00		1,000.00	0.00
244-728.000-955.000	MISCELLANEOUS/CONTINGENCY	100.00		0.00	0.00		100.00	0.00
244-728.000-957.000	PROPERTY TAXES	0.00		9.56	9.56		(9.56)	100.00
244-728.000-960.000	BANK FEES	0.00		35.12	5.86		(35.12)	100.00
244-728.000-970.000	CAPITAL OUTLAY	30,000.00		0.00	0.00		30,000.00	0.00
Total Dept 728.000 - ECONOMIC DEVELOPMENT		49,350.00		1,556.68	15.42		47,793.32	3.15
TOTAL EXPENDITURES		49,350.00		1,556.68	15.42		47,793.32	3.15
Fund 244 - ECONOMIC DEVELOPMENT CORP FUND:								
TOTAL REVENUES		5,000.00		39,702.10	446.42		(34,702.10)	794.04
TOTAL EXPENDITURES		49,350.00		1,556.68	15.42		47,793.32	3.15
NET OF REVENUES & EXPENDITURES		(44,350.00)		38,145.42	431.00		(82,495.42)	86.01



FOR IMMEDIATE RELEASE
Wednesday, January 16, 2025

Media Contact: Sam Fry, Marketing & Development Coordinator
(517) 437-6431 (office), sfry@cityofhillsdale.org

Match on Main – Potential Grant Funding Opportunity

HILLSDALE, Mich.—The Michigan Economic Development Corporation has announced another round of [Match on Main](#) funding. The City of Hillsdale intends to apply for funding to assist a small business looking to launch or grow in downtown Hillsdale.

Match on Main is a reimbursement grant program that serves as a tool to support new or expanding place-based businesses by providing up to \$25,000 in funding to eligible small businesses through an application submitted, administered, and managed by the local unit of government, or other downtown management or community development organization where the business is located. Grant awardees are required to provide a 10% cash match.

Eligible Businesses:

- The business is located within a traditional downtown, historic neighborhood commercial corridor, or area planned and zoned for concentrated commercial development that contributes to a dense, mixed-use area with multi-story elements
- The business is a for-profit or non-profit headquartered in Michigan
- The business sells products or services face-to-face and has a physical location in a traditional downtown
- The business will have, or intends to have, control over the site for which they are applying prior to Match on Main application (proof of lease may be required)
- The business must be able to meet the ten percent (10%) cash match required as part of this program

Ineligible Businesses:

- Franchises
- Businesses located in strip malls
- “Big box” retailers
- Marijuana, CBD, or tobacco-related business

Eligible Uses of Grant Funds:

Grant funds may be used by the business for expenses related to technical assistance, interior building renovation, permanent or semi-permanent activation of an outdoor space, or for general marketing, technology, operational changes, or inventory expenses related to retail goods. Additional needs identified by the business and supported by the local community will also be considered. Expenses incurred must be paid by the business to an independent third party.

Key Dates:

- Application window will open Monday, Jan. 20, 2025, to submit your application to the City of Hillsdale's Economic Development Office.
- All applications must be submitted to the City of Hillsdale's Economic Development Office by 5 p.m. on Friday, March 7, 2025. Any application submitted after that time will not be accepted.
- The City of Hillsdale Economic Development Corporation will review and select the recommended application(s), which city staff must submit to the MEDC no later than Monday, April 7, 2025.
- The MEDC will notify applicants of the status of their grant applications on Thursday, June 26, 2025.
- Grant Agreements will be executed September 2025.

Application Process:

Step 1: Interested businesses should first review the [Match on Main Program User Guide](#), and then complete a [Local Business Worksheet](#), and submit the worksheet to the City of Hillsdale's Economic Development Office (may be sent by email to econdev@cityofhillsdale.org or delivered in person), no later than 5 p.m. Friday, March 7, 2025.

Step 2: The City of Hillsdale Economic Development Corporation, either by committee of the whole, or its Business Review Committee, will evaluate the worksheets to determine which business(es) will be included in the overall application to the MEDC. *Please note: Submitting a business application does not guarantee inclusion in the City of Hillsdale's grant application. The City can select up to two eligible local businesses to put forward for consideration for this grant award.*

Step 3: The City of Hillsdale will submit grant application(s) for review and consideration by the MEDC by Monday, April 7, 2025. Awardees will be announced by the MEDC on Thursday, June 26, 2025.

Learn more about the Match on Main program here: <https://www.miplace.org/small-business/match-on-main/>

This is a valuable opportunity to apply for financial assistance for your local business, so interested parties should act quickly to apply before the deadline. Feel free to contact me at sfry@cityofhillsdale.org or 517-437-6426 if you have any questions. Let's do something great together!

Sincerely,

Sam Fry
Marketing and Economic Development Coordinator
City of Hillsdale
(517) 437-6426

Newsroom

Hillsdale Economic Development Opportunities Report December 2024



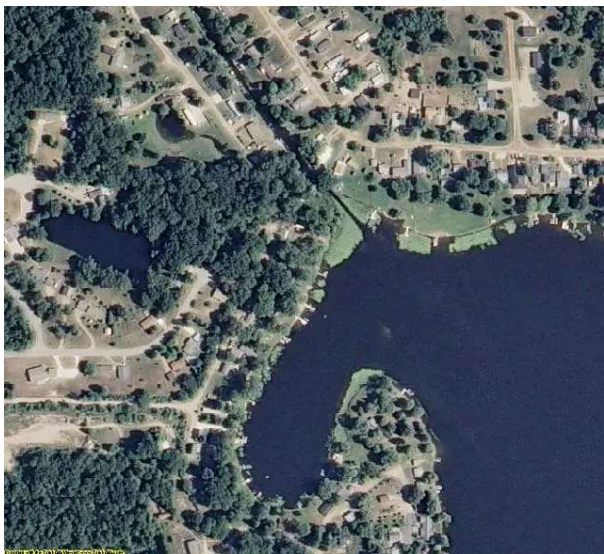
Available Properties in Hillsdale, MI

Nestled in the heart of southern Michigan, Hillsdale is a vibrant community that combines small-town charm with a forward-thinking approach to economic development. Known for its rich agricultural heritage, growing industrial base, and the renowned Hillsdale College, the city is a hub of opportunity and innovation.



Location, Location, Location

Hillsdale, Michigan's strategic location makes it an attractive destination for businesses and industries. The city is situated near the Ohio and Indiana borders and offers easy access to major highways and rail lines, providing seamless connectivity to regional and national markets.



Within an hour's commute, Hillsdale is easily accessible to many major metropolitan areas, including the Michigan cities of Lansing, Jackson, Battle Creek, and Ann Arbor, as well as Toledo, Ohio. Interstate 69 and I-80 can be reached in 30 minutes or less, and I-94 is just 45 minutes

away. The city-owned Hillsdale Municipal Airport handles commercial air traffic with a recently upgraded 5,000-foot by 100-foot runway. Other nearby airports include Capital Region International Airport, Detroit Metropolitan Wayne County Airport, and Toledo Express Airport. The city's location enhances its appeal, allowing businesses to enjoy the benefits of a small community while staying connected to key commercial hubs.

Hillsdale's schools are a vital part of the community, providing a strong foundation for the city's future through quality education. The Hillsdale Community Schools district serves students from kindergarten through high school, offering a comprehensive curriculum that emphasizes academic achievement, extracurricular activities, and personal growth. In addition to the public school system, Hillsdale is home to Hillsdale Academy, a Kindergarten-12 private school known for its rigorous classical education approach. Beyond K-12 education, Hillsdale College plays a significant role in the community, offering higher education opportunities and enriching the intellectual and cultural life of the area. Together, these institutions ensure that Hillsdale's students are well-prepared for future college and workforce success.



Hillsdale's culture is deeply rooted in a strong sense of community and tradition. The city hosts numerous festivals, farmers markets, and community events throughout the year, celebrating its agricultural heritage and close-knit values. Hillsdale College enriches the local culture with its academic programs, arts, and public lectures that attract visitors across the region. The city's commitment to preserving its history while embracing new opportunities creates a unique blend of past and present, giving Hillsdale a vibrant yet timeless character.



Outdoor enthusiasts can explore the scenic beauty of nearby Baw Beese Lake and the expansive state parks, which offer hiking, fishing, and camping opportunities. The city also features picturesque parks and recreational facilities, perfect for family gatherings and community events.



For those interested in history and culture, the Hillsdale County Historical Museum showcases the area's rich heritage, while the vibrant downtown district is home to unique shops, dining options, and seasonal farmers' markets. Additionally, local events such as the annual Hillsdale County Fair and various festivals celebrate the community's spirit and traditions. With its blend of outdoor adventures, cultural experiences, and community events, Hillsdale offers something for everyone to enjoy.



Why Hillsdale?

From creative incentives to affordable real estate and industrial training, Hillsdale supports every aspect of business. The city is well known for its business-friendly operations that attract companies looking to expand. With low and stable tax rates and a solid economy, it makes sense that more businesses are looking to move here.



Various industries and several companies proudly call Hillsdale home, including:

- Hillsdale Terminal
- Bob Evans Farms
- DuPont
- Paragon Metals
- Mar-Vo Mineral Company
- Indiana Northeastern Railroad Company

Hillsdale has the resources to help businesses launch and thrive. Although a wide variety of assistance is available, some notable ones include employee recruitment and training programs to ensure employers have a skilled workforce.

Electric, water, and wastewater services are available through the municipally owned Hillsdale Board of Public Utilities, aiming to meet or exceed customers' needs and expectations for reliable, economical, and environmentally responsible public utility services. Twenty-four strands of high-speed, dark fiber (with future triple redundancy) are available for commercial traffic in the Hillsdale Manufacturing and Technology Park.

Why not check it out? Call 517.437.6426 or stop by City Hall at 97 N. Broad St. to see all that Hillsdale has to offer.

Site opportunities include:

[3350 W Carleton Road](#)

- 10 acres of retail space

[3911 W Carleton Road](#)

- 90 acres of vacant land and commercial space



96 W Carleton Road

- 648 sq. ft. of retail space

75 W Carleton Road

- 2,356 sq. ft. of retail space

2928 W Carleton Road, 1 – 4

- 12,544 sq. ft. of retail space

Public Power and AMP

Public power utilities are not-for-profit, community-owned electric systems that work to provide the highest-quality, most reliable power to residents and businesses. They are part of the communities and focus on what is best for the people and businesses they serve.

American Municipal Power, Inc. (AMP) is the nonprofit wholesale power supplier and services provider for more than 130 Members in the states of Indiana, Kentucky, Maryland, Michigan, Ohio, Pennsylvania, Virginia, and West Virginia, as well as the Delaware Municipal Electric Corporation, a joint action agency with eight Delaware municipal members. Combined, these Member municipal electric utilities serve approximately 650,000 customers. AMP Members receive their power supply from a diversified resource mix that includes wholesale power purchases through AMP and the open market and energy produced at AMP and Member-owned generating facilities utilizing fossil fuel, hydroelectric, solar, wind, and other renewable resources.

For more information about our Member communities and programs, visit searchampsites.com.

Archives

City of Hillsdale: 97 N Broad St, Hillsdale, MI 49242 | P: (517) 437-6440 | F: (517) 437-6448 | www.cityofhillsdale.org

BPU: 45 Monroe St, Hillsdale, MI 49242 | P: (517) 437-3387 | F: (517) 437-3388 | After Hours Emergencies: 1-844-427-8633

2025 SPRING CITY COUNCIL MEETING DATES

Meetings are held in the Council Chambers (3rd floor) at Hillsdale City Hall - 97 N Broad St, Hillsdale, MI 49242 and begin at 7:00 PM.

MARCH

3 & 17

APRIL

7 & 21

MAY

5 & 19

2025 SPRING HOLIDAY CLOSURES

City administrative offices will be closed during normal business hours (unless otherwise noted) to observe the following holidays:

- **Friday, April 18, 2025 - Good Friday**
- **Monday, May 26, 2025 - Memorial Day**

Call (517) 437-3387 to speak to a customer service representative today



The Hillsdale Board of Public Utilities kindly requests that you contact our Customer Service Team to verify that we have a current phone number on file for your account.

This is important because when reporting a power outage, our automated system uses the caller's phone number to determine the location of the incident, but it can only do so if the number matches one listed on a customer's BPU account.

REDUCE THE CLUTTER. SIGN UP FOR E-BILLING.

GET YOUR MONTHLY UTILITY BILL DELIVERED RIGHT TO YOUR INBOX AND STILL PAY HOWEVER YOU LIKE.

WWW.CITYOFHILLSDALE.ORG/BPU/WEBFORM/EBILL-REQUEST

SIGN UP TODAY!



HILLSDALE MUNICIPAL AIRPORT

Hillsdale_Airport@cityofhillsdale.org
(517) 797-4833
1697 Airport Rd, Hillsdale, MI 49242

A letter from Susan Smith, Executive Director of the Economic Development Partnership of Hillsdale County:

"The City of Hillsdale's Airport is an essential part of the infrastructure that is critical for the continued attraction and growth of Hillsdale County. Business, education and pleasure are driving forces that create the need for our airport to provide services that welcome investment to our county.

The economic impact of the airport has been reported by a professional analyst from the Office of Aeronautics at the Michigan Department of Transportation. The final number, with the direct and multiplier together, is **\$5 million** in local labor, **\$7.9 million** in statewide labor income, **over \$16 million** in local output and **over \$24.7 million** in statewide output per year.

The importance of continued operations and investment in the Hillsdale Airport cannot be overstated and is fully supported by the Economic Development Partnership of Hillsdale County."

CITY ASSESSOR

assessor@cityofhillsdale.org
(517) 437-6455

97 N Broad St, Hillsdale, MI 49242 (2nd Floor)

The Board of Review will meet to hear appeals of the 2025 assessed and taxable values the following dates and times:

Monday, March 10 | 9:00 AM - 3:00 PM

Tuesday, March 11 | 3:00 PM - 9:00 PM

This is an open meeting to be held in the 2nd floor conference room at City Hall.

Appointments are recommended but not required. Please feel free to contact our office with any questions or to schedule an appointment for review.

CITY CLERK

clerk@cityofhillsdale.org
(517) 437-6441

97 N Broad St, Hillsdale, MI 49242 (1st Floor)

There will be a mayoral election held on **Tuesday, August 5, 2025, 7:00 AM - 8:00 PM at the Hillsdale Community Library, 11 E Bacon St, Hillsdale, MI 49242.** No early election will be held, but, absentee ballots will be available.

Please contact the Clerk's Office with any questions or for additional information.

DEPARTMENT OF PUBLIC SERVICES

publicservices@cityofhillsdale.org
(517) 437-6490

149 Waterworks Dr, Hillsdale, MI 49242

SPRING CEMETERY CLEAN UP

The annual spring clean up of Lakeview and Oak Grove Cemeteries (within the City of Hillsdale) is scheduled to begin on **Monday, March 17, 2025.**

Please remove items for safekeeping on or before **Sunday, March 16, 2025.**

Remaining seasonal and/or temporary decorations, grave blankets, loose items, or any item determined by the City to be in poor condition will be discarded.

New or returning items can be placed in either cemetery on or after **Saturday, March 29, 2025.**

For more information, please contact the Department of Public Services (DPS).

NO SPRING LEAF COLLECTION

There will **NOT** be a leaf collection this spring.

Contact the Department of Public Services for information on additional options to help take care of your yard debris this spring.

ECONOMIC DEVELOPMENT & MARKETING

econdev@cityofhillsdale.org
(517) 437-6426

97 N Broad St, Hillsdale, MI 49242 (3rd Floor)

DOWNLOAD
MY HILLSDALE



RECEIVE
NOTIFICATIONS
TO YOUR PHONE!



Stay connected to your community with the MyHillsdale app. It is available as a free download on the Apple App and Google Play Stores.

This app puts all City and BPU communications within your fingertips. Enable push notifications to be the first to know about street closures, power outages, upcoming City events, and more.

To get started, search for "MyHillsdale" on your app store and download it. No account creation needed. You can register with your email address if you want to receive email notifications as well.

ECONOMIC DEVELOPMENT SPOTLIGHTS

Join us in welcoming these new businesses to the City of Hillsdale:

- **Big Pines Brewing - 89 McCollum St**
- **St Joe's Cafe - 92 N Broad St**

Are you looking to grow or expand your business in the City of Hillsdale? Contact the City's Economic Development Office to discuss your vision and learn how local or state assistance, programs, or resources can help you achieve your goals.

INDIANA RAIL EXPERIENCE TO RETURN TO HILLSDALE IN 2025

The Indiana Rail Experience will be returning to Hillsdale this year.

The schedule of events is still being finalized. To stay up-to-date, visit their website www.indianarailexperience.org and check back frequently for announcements about upcoming rail excursions and ticket sales. When the full schedule of events is published, we will share the dates for the Hillsdale arrivals or departures on our website and social media.

HUMAN RESOURCES (HR)

lsergent@cityofhillsdale.org
(517) 437-6443

45 Monroe St, Hillsdale, MI 49242

Please join us in welcoming the following new hire:

- **Harlie Bump - Department of Public Services (DPS)**
- **Jeff Stanton - Lineman, Board of Public Utilities (BPU)**

We wish you both the very best during your time here at the City of Hillsdale. Welcome aboard!

For current open jobs with the City, please visit www.cityofhillsdale.org/jobs.

HILLSDALE COMMUNITY LIBRARY

info@hillsdale-library.org
(517) 437-6470

11 E Bacon St, Hillsdale, MI 49242



BUILD-A-TEDDY WORKSHOP

The Hillsdale Community Library is bringing the Build-A-Bear experience to Hillsdale at **NO COST** to you! Keep an eye on their event's page for additional information and details about this Spring Break program. Space is limited, so make sure you register!

RECURRING LIBRARY PROGRAMS

The Hillsdale Community Library offers many recurring programs that are for children of all ages, **FREE**, and do not require a library card to participate.

- **Lego Club - Wednesdays @ 3:30 PM**
- **Little Bookworms - Thursdays @ 10:30 AM**
- **After-School Bingo - Fridays @ 3:30 PM (as of Feb. 7th)**
- **Saturday Story Time - Saturdays @ 10:30 AM**

For more information on these programs and others offered by the Library, please visit their "Events" page on their website at www.hillsdale-library.org/events/.

POLICE DEPARTMENT

police@cityofhillsdale.org
(517) 437-6481

97 N Broad St, Hillsdale, MI 49242 (1st Floor)



KRISTIN TOWNSEND WARREN GRANT FUNDS WRAP OF SCHOOL RESOURCE OFFICER (SRO) VEHICLE

Supporting information from the Hillsdale Community Foundation press release "Kristin Townsend Warren Grant Award Winner Announced" published on 01/06/2025 :

In January, the Hillsdale County Community Foundation announced Hillsdale Community Schools as the recipient of the Kristin Townsend Warren Grant.

The press release states, "This year's award honors a project that epitomizes community spirit and collaboration: the wrap of the School Resource Officer (SRO) vehicle in Hillsdale Community School's Hornet blue and yellow."

The project was birthed by a contest organized by Officer Kyle Kirsten, the School Resource Officer and Sarah Walworth, the Hillsdale High School Art Teacher. The winning designs were created by students Abby Amburgey and Landon Leach.

The press release continues, "In partnership with the Hillsdale City Police, the introduction of Officer Kyle Kirsten, the School Resource Officer has greatly enhanced the sense of safety and collaboration within the school district. The SRO fulfills vital roles as a law enforcement officer, informal counselor/mentor, and an educator."

Hillsdale High School Principal Josh Perrin remarked, "The wrap of the SRO police car serves as another means to spread the positivity he has brought to our district, extending its reach beyond Hillsdale High School campus... This grant and project are yet another step toward strengthening our community and making a positive impact."

City of Hillsdale 2025 Meeting Dates

	January	February	March	April	May	June	July	August	September	October	November	December
City Council (tentative)	6, 21	3, 17	3, 17	7, 21	5, 19	2, 16	7, 21	4, 18	2, 15	6, 20	3, 17	1, 15
Finance Comm.	6, 21	3, 17	3, 17	7, 21	5, 19	2, 16	7, 21	4, 18	2, 15	6, 20	3, 17	1, 15
BPU	14	11	11	8	13	10	8	12	9	14	11	9
Planning Comm.	15	19	19	16	21	18	16	20	17	15	19	17
Housing Comm.	15	-	19	-	21	-	16	-	17	-	19	-
Library	9	13	13	10	8	12	10	14	11	9	13	11
TIFA	21	-	18	15*	20	-	15	19*	16	-	18	-
Airport	11	-	-	12	-	-	12	-	-	11	-	-
EDC	-	18	-	15	-	17	-	19	-	21	-	16
Shade Tree	-	5	-	-	7	-	-	6	-	-	5	-
Cemetery	-	5	-	-	7	-	-	6	-	-	5	-
Board of Review	-	-	4,10,11	-	-	-	22	-	-	-	-	9

Meeting Locations & Times

City Council	Council Chamber, City Hall	7:00 p.m.
Finance	Conference Room, City Hall	6:30 p.m.
BPU	45 Monroe Street	7:00 p.m.
Planning Commission	Conference Room, City Hall	5:30 p.m.
Housing Commission	Hilltop Community Room	8:30 a.m.
Library	11 E. Bacon	5:00 p.m.
TIFA	Council Chamber, City Hall	7:30 a.m.
	*Informational Meeting	6:00 p.m.
Airport	Hillsdale Municipal Airport	10:00 a.m.
EDC	Conference Room, City Hall	7:30 a.m.
Shade Tree	Conference Room, City Hall	3:00 p.m.
Cemetery Board	Conference Room, City Hall	2:00 p.m.
Board of Review	Conference Room, City Hall	Vary

City Hall
97 N. Broad Street
Hillsdale, MI 49242
(517) 437-6440

City of Hillsdale Economic Development Corporation Agenda Item Summary

Meeting Date: February 18, 2025

Agenda Item: New Business

SUBJECT: Approval of Addendum to Real Estate Purchase Agreement

BACKGROUND PROVIDED BY: Sam Fry, Marketing & Economic Development Coordinator, Staff Liaison to City of Hillsdale Economic Development Corporation

Allen Edwin Homes is requesting an addendum to the purchase agreement for the City of Hillsdale Economic Development Corporation's remaining (EDC) property in Three Meadows. Under the original purchase agreement, entered into on March 27, 2023, the developer was granted an exclusive option to purchase the land in one or more phases. To date, Allen Edwin Homes has closed on approximately 13.87 of the total 26.5 acres. Following the local approval of the developer's Three Meadows North brownfield redevelopment project, a land division was approved pursuant to the City of Hillsdale Land Division Ordinance (Hillsdale Municipal Code Part II, Chapter 18, Division 3) and the State of Michigan Land Division Act (Public Act 288 of 1967, as amended). The land division split 300 Hidden Meadows North into two parcels (Phase 1: 9.96 acres, Phase 2: 12.67 acres), to better align with the developer's buildout of the residential development, which will happen in two phases. On December 16, 2024, the developer closed on the 9.96 acres in Phase 1 with EDC in preparation to commence the project. Since then, the developer has begun clearing trees and brush and is preparing for site prep work and infrastructure installation, including grading, paving, and utility work, to commence this spring. However, the existing purchase agreement granting Allen Edwin Homes an exclusive option to acquire the remaining 12.67 acres for Phase 2 of the development is set to expire unless extended by the EDC Board. The developer is requesting an extension of the exclusive option until June 11, 2026. This additional year will provide the necessary time to complete site work and initiate Phase 1 before proceeding with the purchase of the remaining land for Phase 2.

RECOMMENDATION:

City staff recommend approval of the addendum. Allen Edwin Homes has demonstrated consistent progress in advancing the development, and their request aligns with their approved phased construction approach. Given their sizable investment in the project, their proactive site preparation, and the long-term economic benefits of the completed development, staff believe granting this extension is a reasonable and beneficial action for the EDC. The proposed addendum is attached for review before the board vote.

ADDENDUM NO. 1 TO REAL ESTATE PURCHASE AGREEMENT

This Addendum No. 1 to Real Estate Purchase Agreement (“Addendum”) is entered into on _____ between Green Development Ventures, LLC, a Michigan limited liability company, of 2186 E. Centre Ave., Portage, MI 49002 ("Purchaser"), and THE ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF HILLSDALE, an Economic development Corporation, of 97 N. Broad St., Hillsdale, MI 49242-1617 (“Seller”) as follows:

BACKGROUND

- A. On March 27, 2023, Purchaser and Seller entered into a Real Estate Purchase Agreement (the “Agreement”), regarding the purchase of Land located in a platted community known as Three Meadows.
- B. The parties now seek to extend the Option Purchase Period, as defined in Section 5(B) of the Agreement, to expire June 11, 2026, at no additional cost to Purchaser.
- C. The parties further seek to amend the Agreement by adding the below provision to the Agreement.

AGREEMENT

Based upon satisfactory consideration, acknowledged by the parties, they agree as follows:

- 1. The Option Purchase Period shall be and is hereby extended until June 11, 2026, at no additional cost to Purchaser.
- 2. The parties now seek to amend the Agreement to add the following provision:

Phase 1 of the project requires that the Purchaser excavate in portions of phase 2 for the purposes of sitework and storm water management improvements. Therefore, the parties agree to the following:

- Seller shall permit Purchaser the right to grade and pave within the phase 2 parcel. If needed, seller permits purchaser to temporarily stockpile excess dirt generated from Phases 1 onto the site of Phase 2.
- Purchaser has the right to install utilities within the phase 2 parcel that are necessary for the construction of phase 1.
- Seller shall permit Purchaser the right to remove any trees necessary to manage dirt or utilities within phase 2.
- Seller shall refrain from selling, using, or distributing the excess stockpiled soils.
- Purchaser agrees to indemnify Seller for any claims that may arise from the storage of excess soil, and all related activities thereto.

- 3. Except as modified by this Addendum No. 1, the parties verify and affirm the Real Estate Purchase Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date first written above.

PURCHASER:
GREEN DEVELOPMENT VENTURES, LLC

SELLER:
THE ECONOMIC DEVELOPMENT
CORPORATION OF THE CITY OF
HILLSDALE

By: _____
Thomas M. Larabel
Its: Vice President

By: _____
Its: _____

City of Hillsdale Economic Development Corporation Agenda Item Summary

Meeting Date: February 18, 2025

Agenda Item: New Business

SUBJECT: Hillsdale Hornets Robotic Club Sponsorship

BACKGROUND PROVIDED BY: Sam Fry, Marketing & Economic Development Coordinator, Staff Liaison to City of Hillsdale Economic Development Corporation

The City of Hillsdale Economic Development Corporation has long supported the Hillsdale High School robotics program as a means to encourage the development of technical skills in students. These skills—ranging from programming and mechanical engineering to problem-solving and teamwork—are essential in industries such as electrical, manufacturing, and mechanical engineering. In today’s economy, Michigan is experiencing a skilled labor shortage, particularly in advanced manufacturing and technical fields. Programs like the Hillsdale Hornets Robotics Club help bridge this gap by equipping students with in-demand experience that can lead to careers in these high-demand industries. By fostering interest in these fields and technical proficiency at the high school level, this small sponsorship investment directly contributes to the local workforce pipeline, helping to grow a skilled labor force for Hillsdale’s manufacturing and industrial firms. The EDC has \$500.00 allocated in the current fiscal year budget to sponsor this program.

RECOMMENDATION:

Staff recommend approving the \$500 sponsorship for the Hillsdale Hornets Robotics Team as an investment in the future workforce of Hillsdale.