



Blackman Charter Township  
Local Development Finance Authority  
**Served By The Enterprise Group**

**BLDFA Quarterly Board Meeting**

Wednesday, February 21, 2024 at 6:00 pm  
Blackman Charter Township Hall – Upstairs Conference Room  
1990 W. Parnall Rd., Jackson, MI 49201

**Agenda**

- I. Call to Order by Chair
- II. Public Comment
- III. \*Approval of Minutes from the December 13, 2023 Annual Board Meeting
- IV. \*Approval of Invoices through January 2024
- V. \*Treasurer's/Budget Reports through January 31, 2024
- VI. BLDFA Properties Update:
  - a. JTP North Property Updates:
    - i. \*Approve the final design for JTPN monument sign
    - ii. \*Authorize Chairman Jancek to sign proposal with Johnson Sign in the amount of \$27,675.00.
    - iii. Status of JTPN Infrastructure and EDA Grant
  - b. Technique Update
- VII. Chairman/Board/Staff Comments
- VIII. Next Meeting: Scheduled for Wednesday, May 15, 2024 at 6:00 p.m.
- IX. Adjourn To The Call Of The Chair

***\*indicates attachment***



Blackman Charter Township  
Local Development Finance Authority  
**Served By The Enterprise Group**

**BLDFA Annual Board Meeting Minutes**  
**Blackman Charter Township Meeting Hall**  
**December 13, 2023 at 6 pm**

**Members Present (7):** Cindy Acker, Diane Derby, Diane Donaldson, David Elwell, John Globoker, Barry Harmon, and Bill Warner.

**Members Absent (4):** Pete Jancek, Chad Linabury, Katie Pitchford, and Bob Sayles

**Staff:** Alex Masten and Andrea Clary, The Enterprise Group of Jackson

**Others:** Jack Ripstra, Township Engineer and Ray Snell, County Commissioner

The BLDFA Board Meeting was called to order by Vice Chairman Warner at 6:02 p.m.

**Public Comment:** Commissioner Snell reported that the County is looking for a solution for the new jail. They are planning to have a .9 millage go on the ballot. Mr. Elwell asked what the millage was previously and when this one will go on the ballot. Mr. Snell answered that it was 1 mil and the millage will likely go on the August or November ballot.

**Semi-Annual Informational Meeting (per Recodified Tax Increment Financing Act 57)**

Ms. Masten shared that this is the second of two meetings for 2023 to fulfill the Act 57 requirements. She said the goals for the upcoming year are to market and sell parcels in Jackson Technology Park North. Mr. Warner asked if any businesses have inquired about JTPN yet and Ms. Masten answered that there are two current local prospects she's working with. Ms. Masten also mentioned that Technique has an agreement with the BLDFA to build on the south side of County Farm Road by 2025, so that is another upcoming project.

**Approval of 8/16/2023 Meeting Minutes:**

*Motion by Ms. Derby and seconded by Ms. Donaldson to approve the August 16, 2023 Meeting Minutes.*

*Motion approved unanimously.*

**Approval of Invoices through November 2023:**

*Motion by Mr. Elwell, supported by Ms. Donaldson, to approve the invoices through November 2023. Motion approved unanimously by roll call vote.*

**Treasurer's Report through 11/30/2023:**

Mr. Elwell asked what big budget items we have next year. Mr. Ripstra answered that Consumers Energy will be a big cost once we get our first tenant. *Motion by Mr. Elwell and seconded by Mr. Harmon to accept the Treasurer's Report ending November 30, 2023. Motion approved unanimously by roll call vote.*

**Approval of 2024 BLDFA Budget and 2023 Budget Amendment:**

Mr. Globoker asked if the Fund 250 summary spreadsheet report should match the 2023 amended budget "YTD as of 12/5/23" column and why they don't correlate. EG staff said they will look into this and update the Board once they get an answer from the accountant. *Motion by Mr. Globoker and seconded by Ms. Donaldson to approve the 2024 BLDFA Budget and 2023 Budget Amendment in consideration of the question and amend later if necessary. Motion approved unanimously by roll call vote.*

### **JTPN Property Update:**

a. **Approval of updated BL DFA Developers Packet:**

Ms. Masten informed the Board that page three of the packet was updated to change the wording to say that the park is done and ready for development. The concept map was updated and the energy profile was updated by Consumers Energy. *Motion by Ms. Donaldson, supported by Mr. Globoker, to approve the updated BL DFA Developers Packet, as presented. Motion approved unanimously.*

b. **Authorize cost estimate to survey/identify lots at JTPN:**

Mr. Ripstra informed the Board that this is to stake out the parcels so prospective purchasers can identify the lots onsite. He said the cost would be no more than \$800.00. *Motion by Mr. Elwell, supported by Ms. Donaldson, to authorize the cost estimate to survey/identify lots at JTPN. Motion approved unanimously by roll call vote.*

c. **Approve design and cost estimate for JTPN lots for sale sign and JTPN lot identification signs and approve cost estimate for JTPN monument sign:**

Ms. Derby asked where the lot identification signs will go and it was answered that they will go on the borders of each parcel. Ms. Masten explained that the approval of the monument sign will be contingent upon the final design. *Motion by Mr. Elwell, supported by Ms. Donaldson, to approve the design and cost estimate proposal for JTPN lots for sale sign and JTPN lot identification signs and to approve the cost estimate for JTPN monument sign, contingent upon the final design and the removal of tax fees charged by Johnson Sign Company. Motion approved unanimously by roll call vote.*

### **Technique Update:**

Ms. Masten explained that she has reached out numerous times to get an update from Ronnie and hasn't heard back but will update the Board as soon as she does. Ms. Derby asked if we have any leverage if Technique continues to be unresponsive, not providing updates. Ms. Masten answered that the agreement only mentions that if Technique doesn't build by a certain date, then the BL DFA has the option to buy the property back.

### **2023 End of Year Report:**

Ms. Alex presented the 2023 BL DFA End of Year Report stating it is derived from the approved 2023 Scope of Work. She highlighted that JTPN is done and that the mast arms are coming in January. She informed the Board that we received 40 RFI requests this year and were able to submit to 9 of them in 2023. She also stated that we are currently working with two local companies that are looking to purchase 6-7 acres in the park. She informed the Board that the new CEO for the EG will be starting sometime in February and that he has some new ideas for promoting the park. He has experience with lead software and finding his own leads through established relationships. *Motion by Ms. Acker and seconded by Mr. Elwell to approve the 2023 End of Year Report, as presented. Motion approved unanimously.*

### **2024 Scope of Work:**

Ms. Masten presented the 2024 Scope of Work and stated that it mirrors previous years. Discussion was had regarding the Michner Plating site bullet point. Ms. Masten explained that Commissioner Shotwell requested that it be added to the Scope of Work so that everyone is aware and could offer support if it's ever necessary. The BL DFA said that it would consider supporting the Michner Plating site on a case by case basis but asked that it be removed from the Scope of Work. *Motion by Ms. Derby and seconded by Ms. Elwell to approve the 2024 Scope of Work, as amended. Motion approved unanimously.*

### **Recommend term renewal for Pete Jancek, Barry Harmon, and Chad Linabury, if they are willing to serve another four-year term:**

*Motion by Mr. Elwell, supported by Ms. Donaldson, to approve Pete Jancek, Barry Harmon, and Chad Linabury for another four-year term. Motion approved unanimously.*

### **2024 Election of Officers:**

Vice Chairman Warner informed the Board that they could open nominations, or keep the current slate of Officers from 2023; Chairman Jancek, Vice Chair Warner, Treasurer Harmon, and Secretary Linabury. The board agreed

to keep the current slate of officers for 2024. ***Motion by Mr. Elwell and seconded by Ms. Donaldson to keep the current slate of Officers for 2024. Motion approved unanimously.***

**2024 BL DFA/EG Management Agreement:**

Ms. Masten said that the Michner Plating site bullet point would be removed from the Management Agreement.

***Motion by Ms. Derby and seconded by Mr. Globoker to approve the 2024 BL DFA/EG Management Agreement, as amended. Motion approved unanimously by roll call vote.***

**2024 Meeting Schedule:**

Ms. Masten provided the 2024 meeting schedule. Mr. Elwell informed the EG that voting will be taking place at the township office during the February 21<sup>st</sup> meeting and that we will need to choose a different meeting location.

***Motion by Ms. Donaldson and seconded by Ms. Derby to approve the 2024 Meeting Schedule. Motion approved unanimously.***

**Board/Staff Comments:**

Mr. Ripstra informed the Board that we are waiting on Comcast until the concrete can be put in for sidewalks at JTPN. He said the mast arms will go in in February and that stripe parking for the cemetery will be done as soon as it is above 40 degrees.

The next meeting is scheduled for Wednesday, February 21, 2024 at 6:00 p.m. at a TBD location.

Meeting adjourned at 7:20 p.m.

Respectfully submitted by Andrea Clary, Blackman LDFA Staff.

LDFA Invoice's for the February 2024 Board Meeting

Vendor	Description	Amount
JAMA	2024 Membership Dues	700.00
Ripstra & Scheppelman	Professional Services	4,570.43
Nannette Sponsler CPA	Accounting Svcs	100.00
		<u>\$ 5,370.43</u>

BLDFA *OK*  
1-4-2024

# Invoice

Jackson Area Manufacturers Association  
2545 Spring Arbor Road  
Suite 201  
Jackson, MI 49203  
517-782-8268

RECEIVED  
JAN 04 2024

BY: .....

Date	Invoice #
1/2/2024	8564

Blackman Charter Township  
1990 W. Parnall Rd.  
Jackson, MI 49201

LDFA

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	2/1/2024		
Description		Qty	Rate	Amount
Yearly Associate Member Dues			700.00	700.00
Please be advised that if paying with a credit card there will be a 3% charge added.		Total		\$700.00
		Payments/Credits		\$0.00
		Balance Due		\$700.00



RIPSTRA & SCHEPPELMAN, INC.  
CIVIL ENGINEERING - LAND SURVEYING

2535 SPRING ARBOR ROAD  
JACKSON, MI 49203  
OFFICE 517-789-9898  
FAX 517-789-6065  
www.ripstra-scheppelman.com

RECEIVED  
DEC 13 2023

BY:.....  
To: Charter Township of Blackman LDFA Date: December 8, 2023  
1990 W. Parnall Road Invoice No. 15110-62  
Jackson, MI 49201 Terms: Net 30 Days

(Blackman Township Account Number: 251-901-970.100)

For Services in connection with the Jackson Technology Park North.

For Services 10-29-23 to 11-25-23

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	----	-----
Project Engineer	10.5	\$130.00	\$1,365.00
Survey Crew (3-Man)	2.0	\$160.00	\$320.00
CAD System	3.5	\$80.00	\$280.00
Inspector	9.0	\$80.00	\$720.00
Mileage Expenses	178 miles	\$0.65	\$115.70
Plots/Copies	---	---	\$10.00
			-----

AMOUNT DUE THIS INVOICE \$2,810.70

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING LAND SURVEYING



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JACKSON, MI 49203  
OFFICE 517-789-9898  
FAX 517-789-6065  
[www.ripstra-scheppelman.com](http://www.ripstra-scheppelman.com)

BY:.....

To: Charter Township of Blackman LDFA Date: January 5, 2024  
1990 W. Parnall Road  
Jackson, MI 49201 Invoice No. 15110-63  
Terms: Net 30 Days

(Blackman Township Account Number: 251-901-970.100)

For Services in connection with the Jackson Technology Park North.

For Services 11-26-23 to 12-23-23

CLASSIFICATION	HOURS	RATE	TOTAL
Inspector	1.5	\$80.00	\$120.00
Mileage Expenses	10 miles	\$0.65	\$6.50

AMOUNT DUE THIS INVOICE \$126.50

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate





RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING - LAND SURVEYING

RECEIVED  
JAN 10 2024

2535 SPRING ARBOR ROAD  
JACKSON, MI 49203  
OFFICE 517-789-9898  
FAX 517-789-6065  
[www.ripstra-scheppelman.com](http://www.ripstra-scheppelman.com)

BY:.....

To: Charter Township of Blackman LDFA Date: January 5, 2024  
1990 W. Parnall Road  
Jackson, MI 49201 Invoice No. 06120-132  
Terms: Net 30 Days

(Blackman Township Account Number: 250-728-806.000)

For Services in connection with the LDFA Board meeting.

For Services 11-26-23 to 12-23-23

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	-----	-----
Project Engineer	3.0	\$130.00	\$390.00
Mileage Expenses	30 miles	\$0.65	\$19.50
			-----

AMOUNT DUE THIS INVOICE \$409.50

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING - LAND SURVEYING

RECEIVED  
FEB 07 2024

2535 SPRING ARBOR ROAD  
JACKSON, MI 49203  
OFFICE 517-789-9898  
FAX 517-789-6065  
www.ripstra-scheppelman.com

BY: .....

To: Charter Township of Blackman LDFA Date: February 2, 2024  
1990 W. Parnall Road  
Jackson, MI 49201 Invoice No. 15110-64  
Terms: Net 30 Days

(Blackman Township Account Number: 251-901-970.100)

For Services in connection with the Jackson Technology Park North.

For Services 12-24-23 to 01-20-24

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	-----	-----
Survey Crew (2-Man)	8.0	\$135.00	\$1,080.00
Mileage Expenses	19 miles	\$0.67	\$12.73
GPS Equipment Use	---	---	\$100.00
Stakes	---	---	\$31.00
			-----

AMOUNT DUE THIS INVOICE \$1,223.73

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate

RECEIVED  
JAN 03 2024

BY:-----

Nannette M. Sponsler, CPA, PLLC  
3210 Gardner Road  
Parma, Michigan 49269  
Phone: (517)745-1500

Invoice Date: January 3, 2024

Blackman Charter Township Local Development Financing Authority  
1990 W. Parnall Road  
Jackson, MI 49201

Accounting Invoice for services: December 2023

Services Provided:

Assistance with the preparation of the proposed 2024 and Amended 2023 Budgets including attending meeting with management to discuss.

Amount Due: \$100.00

251 728 804

GL NUMBER	DESCRIPTION	2024	2024	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	01/31/2024 NORM (ABNORM)	MONTH 01/31/24 INCR (DECR)	BALANCE NORM (ABNORM)	
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND							
Revenues							
Dept 000 - CASH RECEIPTS							
250-000-440.000	LDFA PROPERTY TAXES	13,260.00	13,260.00	0.00	0.00	13,260.00	0.00
250-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	94,860.00	94,860.00	0.00	0.00	94,860.00	0.00
250-000-665.000	INVESTMENT/INTEREST	85.68	85.68	0.00	0.00	85.68	0.00
Total Dept 000 - CASH RECEIPTS		108,205.68	108,205.68	0.00	0.00	108,205.68	0.00
TOTAL REVENUES		108,205.68	108,205.68	0.00	0.00	108,205.68	0.00
Expenditures							
Dept 728 - DEBT SERVICE FUND							
250-728-801.000	PROFESSIONAL SERVICES	670.53	670.53	0.00	0.00	670.53	0.00
250-728-801.100	ENTERPRISE GROUP SERVICES	17,500.00	17,500.00	0.00	0.00	17,500.00	0.00
250-728-802.000	LEGAL	3,359.86	3,359.86	0.00	0.00	3,359.86	0.00
250-728-804.000	ACCOUNTING	18,816.04	18,816.04	0.00	0.00	18,816.04	0.00
250-728-955.000	MISCELLANEOUS EXPENSE	4,030.39	4,030.39	0.00	0.00	4,030.39	0.00
250-728-962.000	MEMBERSHIP/DUES	299.73	299.73	0.00	0.00	299.73	0.00
Total Dept 728 - DEBT SERVICE FUND		44,676.55	44,676.55	0.00	0.00	44,676.55	0.00
Dept 901 - CAPITAL DETAIL							
250-901-970.000	CONSTRUCTION COSTS	100,000.00	100,000.00	0.00	0.00	100,000.00	0.00
Total Dept 901 - CAPITAL DETAIL		100,000.00	100,000.00	0.00	0.00	100,000.00	0.00
TOTAL EXPENDITURES		144,676.55	144,676.55	0.00	0.00	144,676.55	0.00
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND:							
TOTAL REVENUES		108,205.68	108,205.68	0.00	0.00	108,205.68	0.00
TOTAL EXPENDITURES		144,676.55	144,676.55	0.00	0.00	144,676.55	0.00
NET OF REVENUES & EXPENDITURES		(36,470.87)	(36,470.87)	0.00	0.00	(36,470.87)	0.00

User: LINDA  
DB: Blackman

DB: Blackman		PERIOD ENDING 01/31/2024					
GL NUMBER	DESCRIPTION	2024	2024	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDG USE
		ORIGINAL BUDGET	AMENDED BUDGET	01/31/2024 NORM (ABNORM)	MONTH 01/31/24 INCR (DECR)	BALANCE NORM (ABNORM)	
Fund 251 - LDFA SMART ZONE ADMINISTRATIVE FUND							
Revenues							
Dept 000 - CASH RECEIPTS							
251-000-440.100	PROPERTY TAXES-SMART ZONE-NON SCHOOL	88,740.00	88,740.00	0.00	0.00	88,740.00	0.00
251-000-440.200	PROPERTY TAXES-SMART ZONE-SCHOOL	102,000.00	102,000.00	0.00	0.00	102,000.00	0.00
251-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	6,120.00	6,120.00	0.00	0.00	6,120.00	0.00
Total Dept 000 - CASH RECEIPTS		196,860.00	196,860.00	0.00	0.00	196,860.00	0.00
TOTAL REVENUES		196,860.00	196,860.00	0.00	0.00	196,860.00	0.00
Expenditures							
Dept 728 - DEBT SERVICE FUND							
251-728-801.000	PROFESSIONAL SERVICES	206.00	206.00	0.00	0.00	206.00	0.00
251-728-801.100	ENTERPRISE GROUP SERVICES	17,500.00	17,500.00	0.00	0.00	17,500.00	0.00
251-728-802.000	LEGAL	103.00	103.00	0.00	0.00	103.00	0.00
251-728-803.000	PLANNING, MARKETING, ADMINISTRATIVE	1,030.00	1,030.00	0.00	0.00	1,030.00	0.00
251-728-804.000	ACCOUNTING	9,270.00	9,270.00	0.00	0.00	9,270.00	0.00
251-728-915.000	MEMBERSHIP/DUES	309.00	309.00	0.00	0.00	309.00	0.00
Total Dept 728 - DEBT SERVICE FUND		28,418.00	28,418.00	0.00	0.00	28,418.00	0.00
Dept 901 - CAPITAL DETAIL							
251-901-970.100	JACKSON TECHNOLOGY PARK	100,000.00	100,000.00	0.00	0.00	100,000.00	0.00
Total Dept 901 - CAPITAL DETAIL		100,000.00	100,000.00	0.00	0.00	100,000.00	0.00
TOTAL EXPENDITURES		128,418.00	128,418.00	0.00	0.00	128,418.00	0.00
Fund 251 - LDFA SMART ZONE ADMINISTRATIVE FUND:							
TOTAL REVENUES		196,860.00	196,860.00	0.00	0.00	196,860.00	0.00
TOTAL EXPENDITURES		128,418.00	128,418.00	0.00	0.00	128,418.00	0.00
NET OF REVENUES & EXPENDITURES		68,442.00	68,442.00	0.00	0.00	68,442.00	0.00
TOTAL REVENUES - ALL FUNDS		305,065.68	305,065.68	0.00	0.00	305,065.68	0.00
TOTAL EXPENDITURES - ALL FUNDS		273,094.55	273,094.55	0.00	0.00	273,094.55	0.00
NET OF REVENUES & EXPENDITURES		31,971.13	31,971.13	0.00	0.00	31,971.13	0.00

## Fund 250 & 251

## Fund 250 & 251



(1) D/F 29"x 96" ILLUMINATED ALUMINUM CABINET w/ ROUTED ALUMINUM FACES PAINTED GREEN, WHITE FACES, TRANSLUCENT VINYL GRAPHICS & 2" REVEAL PAINTED GREEN.

(1) D/F 36"x 96" ILLUMINATED ALUMINUM CABINET w/ WHITE ACRYLIC FACES & 2" REVEAL PAINTED GREEN.

MOUNT TO NEW STONE BASE w/ 2" ALUMINUM CAP, STEEL POLE & CONCRETE SLAB FOUNDATION.

- DARK EMERALD GREEN
- YELLOW 3630-015
- RED VINYL
- WHITE
- BEIGE



2240 Lansing Ave., Jackson, MI 49202  
2900 Alpha Access St, Lansing, MI 48910  
663 S Mansfield St., Ypsilanti, MI 48197  
1965 Pine Creek Rd, Manistee, MI 49660  
517-784-3720/www.johnsonsign.com

JOB NAME:  
JACKSON

TECHNOLOGY PARK

LOCATION:  
COUNTY FARM RD  
JACKSON MI

ACCOUNT REP: JS

DESIGNER: JS

REVISION: \_\_\_\_\_

NOTES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FILE NAME:  
232359-02 DESIGN A

SCALE:  
3/4"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

JOHNSON SIGN CO  
DOES NOT PROVIDE  
PRIMARY ELECTRIC  
TO SIGN LOCATION  
RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_



SIGN AREA IS 45 SQFT.



## JOHNSON SIGN CO.

JACKSON • 2240 Lansing Ave, Jackson, MI 49202  
LANSING • 2900 Alpha Access St, Lansing, MI 48910  
YPSILANTI • 663 S. Mansfield St, Ypsilanti, MI 48197  
MANISTEE • 1965 Pine Creek Rd, Manistee, MI 49660

# PROPOSAL

232359-01

Date: 10/05/2023

Expires: 01/22/2024

Drawing Numbers:

**Project:** Jackson Technology Park North  
3608 County Farm Rd  
Jackson, MI

**Client:** Blackman Charter Township Local  
Development Finance Authority  
1990 W. Parnall Rd.  
Jackson, MI 49201

**Contact:** Debbie Kelley 517-358-1599 dkelley@enterprisegroup.org

We are pleased to offer this proposal for the following services at the above location.

### Project Description:

### Item Total:

#### 1: Furnish & Install the Following:

A. (1) D/F monument sign to have 29"x 96" customer shaped internally illuminated cabinet w/ routed aluminum faces backed by acrylic & vinyl graphics. 36"x 96" internally illuminated cabinet w/ white polycarbonate faces & opaque green vinyl dividers & 2" reveals. 12"x 96" stone base w/ 2" aluminum cap.	\$21,500.00
B. (1) S/F 48"x 96" 3mm ACM panel w/ digitally printed vinyl graphics & clear laminate mounted to 2x4 treated wood frame & 6x6 treated wood posts.	\$775.00
C. (6) S/F 24"x 36" metal real estate frames w/ aluminum faces & vinyl graphics.	\$1,825.00
D. (7) 2.5"x 9" vinyl decals.	\$75.00
E. Installation labor	\$3,500.00

Deposit Rate: 50%  
Deposit: \$13,837.50

Subtotal: \$27,675.00

Total: \$27,675.00

**THIS PRICE DOES NOT INCLUDE ELECTRICAL RAN TO SIGN LOCATION, PERMITS & PROCUREMENT, OR TAX UNLESS SPECIFICALLY STATED.**

**WARRANTY:** "JSC PEACE OF MIND" 3 YEAR FULL COVERAGE WARRANTY FOR PARTS AND LABOR FROM DATE OF INSTALLATION.

**Salesperson: Jason Sestak**

Buyer\_\_\_\_\_Seller\_\_\_\_\_





## JOHNSON SIGN CO.

**JACKSON** • 2240 Lansing Ave, Jackson, MI 49202  
**LANSING** • 2900 Alpha Access St, Lansing, MI 48910  
**YPSILANTI** • 663 S. Mansfield St, Ypsilanti, MI 48197  
**MANISTEE** • 1965 Pine Creek Rd, Manistee, MI 49660

# PROPOSAL

232359-01

Date: 10/05/2023

Expires: 01/22/2024

Drawing Numbers:

**Project:** Jackson Technology Park North  
3608 County Farm Rd  
Jackson, MI

**Client:** Blackman Charter Township Local  
Development Finance Authority  
1990 W. Parnall Rd.  
Jackson, MI 49201

**Contact:** Debbie Kelley 517-358-1599 dkelley@enterprisegroup.org

**NOTE:** WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED. ANY ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE TO BE PAID BY THE CUSTOMER.

### TERMS AND CONDITIONS

1. UPON DEFAULT IN THE PAYMENT OF ANY SUMS HEREIN AGREED, JOHNSON SIGN COMPANY MAY, AT ITS OPTION, DECLARE THE ENTIRE BALANCE PRICE FULLY DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER; AND WHEN DECLARED, CUSTOMER AGREES TO PAY INTEREST ON SAID BALANCE, WHEN DECLARED DUE AT THE RATE OF 1.5% PER MONTH. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY JOHNSON SIGN COMPANY, INCLUDING ATTORNEY'S FEES.
2. THE CUSTOMER IS RESPONSIBLE FOR SECURING NECESSARY PERMITS AND APPROVAL OF SIGN AND ATTACHMENT METHOD FROM BUILDING OWNER AND/OR LANDLORD WHOSE ACCEPTANCE/AGREEMENT IS REQUIRED IN ORDER TO INSTALL SAID SIGN(S). IF JOHNSON SIGN COMPANY IS HIRED TO PULL PERMITS, A PERMIT PROCUREMENT FEE & PERMIT FEES FROM LOCAL MUNICIPALITY WILL BE ADDED TO FINAL INVOICE.
3. BOTH PARTIES HERETO AGREE THAT THE TITLE TO SAID SIGN SHALL REMAIN WITH JOHNSON SIGN COMPANY UNTIL PAID FOR IN FULL BY CUSTOMER. IF CUSTOMER FAILS TO PAY REMAINING BALANCE WITHIN TERMS, JOHNSON SIGN COMPANY IS AUTHORIZED TO REMOVE SIGNS AND KEEP IN POSSESSION UNTIL CUSTOMER PAYS FULL BALANCE.
4. ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL BE BINDING UPON ANY SUCCESSORS, ASSIGNEES OR OTHER LEGAL REPRESENTATIVES OF THE RESPECTIVE PARTIES BUT NO ASSIGNMENT SHALL BE MADE BY THE CUSTOMER WITHOUT THE CONSENT IN WRITING OF THE COMPANY UNLESS FULL PAYMENT OF THE TOTAL CONSIDERATION HAS BEEN MADE.
5. WHEN EXCAVATION IS NECESSARY, JOHNSON SIGN COMPANY WILL CONTACT APPROPRIATE AGENCY TO LOCATE PUBLIC UTILITIES. LOCATION OF PRIVATE UTILITIES IS SOLE RESPONSIBILITY OF THE CUSTOMER. IN THE EVENT ROCK OR UNFORESEEN OBJECTS ARE ENCOUNTERED IN THE EXCAVATION PROCESS, TO THE POINT WHERE SPECIAL EQUIPMENT IS REQUIRED OR MOVING EXCAVATION LOCATION, ADDITIONAL MONIES MAY BE REQUIRED BY JOHNSON SIGN COMPANY.
6. JOHNSON SIGN COMPANY IS NOT RESPONSIBLE FOR UNFORESEEN STRUCTURE OR SUITABLE ACCESS BEHIND WALL. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO PROVIDE ADEQUATE ACCESS BEHIND WALL AND LOCATE STRUCTURE SUCH STEEL BEAMS, ETC. IN THE EVENT THAT UNFORESEEN STRUCTURES ARE LOCATED BEHIND WALL OR INSUFFICIENT ACCESS IS SUPPLIED, ADDITIONAL MONIES MAY BE REQUIRED BY JOHNSON SIGN COMPANY.
7. JOHNSON SIGN COMPANY IS NOT RESPONSIBLE FOR DAMAGE OF SIGN CAUSED FROM NATURAL DISASTER, SEVERE WEATHER, VANDALISM, OR ACCIDENTS.

**Salesperson: Jason Sestak**

Buyer\_\_\_\_\_Seller\_\_\_\_\_



## JOHNSON SIGN CO.

**JACKSON** • 2240 Lansing Ave, Jackson, MI 49202  
**LANSING** • 2900 Alpha Access St, Lansing, MI 48910  
**YPSILANTI** • 663 S. Mansfield St, Ypsilanti, MI 48197  
**MANISTEE** • 1965 Pine Creek Rd, Manistee, MI 49660

# PROPOSAL

232359-01

Date: 10/05/2023

Expires: 01/22/2024

Drawing Numbers:

**Project:** Jackson Technology Park North  
3608 County Farm Rd  
Jackson, MI

**Client:** Blackman Charter Township Local  
Development Finance Authority  
1990 W. Parnall Rd.  
Jackson, MI 49201

**Contact:** Debbie Kelley 517-358-1599 dkelley@enterprisegroup.org

8. DUE TO UNAVAILABLE MATERIALS, JOHNSON SIGN COMPANY HAS THE RIGHT TO SUBSTITUTE MATERIALS WITH SIMILAR MATERIALS BASED ON AVAILABILITY.

9. SIGNS THAT WE REMOVE ARE EITHER SCRAPPED OR RECYCLED UNLESS SPECIFIED IN WRITING OR A STORAGE AGREEMENT HAS BEEN AGREED UPON BETWEEN JOHNSON SIGN COMPANY AND CUSTOMER.

**Salesperson: Jason Sestak**

Buyer's Acceptance \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Seller's Acceptance \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

# BLDFA Attendance Log 2023

					BUDGET/ANNUAL
BLDFA Board Members	12/14/2022	2/15/2023	5/17/2023	8/16/2023	12/13/2023
Cindy Acker	P	A	A	P	P
Diane Derby	P	P	P	A	P
Diane Donaldson	P	P	P	P	P
David Elwell	P	P	P	P	P
Barry Harmon	P	P	P	A	P
Pete Jancek	P	P	P	P	A
Chad Linabury	P	P	P	P	A
John Globoker (new JC Rep.)	P	P	P	A	P
Bob Sayles	A	A	P	P	U
Katie Pitchford	P	A	A	P	A
William Warner	P	P	A	A	P
P = Present					
A = Notified Absence					
U = Unknown Absence					