

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

#### **Annual Board Meeting**

Wednesday, December 13, 2023 at 6:00 pm Blackman Charter Township Meeting Hall 1990 W. Parnall Rd., Jackson, MI 49201

# Agenda

- I. Call to Order by Chair
- II. Public Comment
- III. Semi-Annual Informational Meeting (*per Recodified Tax Increment Financing Act 57*)
   a. Goals and direction of BLDFA
   b. Upcoming Projects
- IV. \*Approval of Minutes from the August 16, 2023 Board Meeting
- V. \*Approval of Invoices through November 2023
- VI. \*Treasurer's/Budget Reports through November 30, 2023
- VII. \*Approval of the 2024 BLDFA Budget and 2023 BLDFA Amended Budget (attached separately)
- VIII. BLDFA Properties Update:
  - a. JTP North Property Update
    - i. \*Approval of updated BLDFA Developers Packet (attached separately)
    - ii. Authorize cost estimate to survey/identify lots at JTPN (Jack Ripstra)
    - iii. \*Approve design and cost estimate for JTPN lots for sale sign
    - iv. \*Approve cost estimate for JTPN monument sign
    - v. \*Approve design and cost estimate for JTPN lot identification signs
  - b. Technique Update
- IX. Annual Meeting Items Enterprise Group/BLDFA Staff
  - a. \*2023 End of Year Report
  - b. \*2024 Scope of Work
  - c. Recommend term renewal for Pete Jancek, Barry Harmon, and Chad Linabury, if they are willing to serve another four-year term
  - d. \*2024 Election of Officers
  - e. \*2024 EG Blackman LDFA Management Agreement
  - f. \*2024 BLDFA Board Meeting Schedule
- X. Chairman and Board Comments
- XI. Next Meeting: Scheduled for Wednesday, February 21, 2024 at 6:00 p.m.
- XII. Adjourn To The Call Of The Chair

\*indicates attachment



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

## BLDFA Board Meeting Minutes August 16, 2023

The Local Development Finance Authority of Blackman Charter Township held a regular Board Meeting at 6:00 p.m., Wednesday, August 16, 2023, at the Blackman Charter Township Meeting Hall.

**Members present (7):** Diane Donaldson, David Elwell, Pete Jancek, Chad Linabury, Cindy Acker, Katie Pitchford and Bob Sayles.

Members absent (4): Barry Harmon, Diane Derby, John Globoker and Bill Warner.

Staff: Alex Masten, The Enterprise Group of Jackson

Others: Jack Ripstra, Township Engineer

The BLDFA Board Meeting was called to order by Chairman Jancek at 6:01 p.m.

### Public Comment: None

## Approval of 05/17/2023 Meeting Minutes:

Motion by Mr. Elwell and seconded by Mrs. Donaldson to approve the May 17, 2023 Meeting Minutes. The motion was approved unanimously.

### Treasurer's Report through 07/31/2023:

The invoices total \$15,527.30. The current balance available is \$316,978.25. Motion by Mr. Sayles and seconded by Mrs. Donaldson to accept the Treasurer's Report ending July 31, 2023. The motion was approved unanimously by roll call vote.

**EDA Grant Update:** See below.

# **BLDFA Properties Update:**

### JTPN Update:

Mrs. Masten gave the Board an update on the work currently happening at JTPN: Paving occurred last week on Ayrshire Lane, but fell just short of enough asphalt to finish it, which will occur next Wednesday, Aug. 23. Sidewalks being placed, along with curb and gutter, in various locations along County Farm Road. Likely to have all sidewalks, curb and gutter near JTPN done by September 18<sup>th</sup>. Constant monitoring of traffic to ensure no significant back-ups are occurring. Traffic signals/mast arms to be installed end of August, first of September. One last Consumers Energy pole found that was supposed to be moved – it is an easy fix. When sidewalks poured by four residents – Brad and Charlie will speak to the home owner first to ensure they know when it is happening and coordinate parking for them. Blackman Road is open, and the round-a-bout on Rives and Springport is open. JCDOT and Mead Brothers are looking at a detour route for when they begin work near the Airport Road intersection to help with traffic flow. In two to three weeks, JCDOT will be closing westbound County Farm Rd.; eastbound will remain open.

## **Technique Update:**

Mrs. Masten stated there is no new update on Technique.

## **Board/Staff Comments:**

Mrs. Masten discussed the need to get quotes for a JTPN "for sale" sign(s) for the park as the project nears completion. *Motion by Mr. Jancek and seconded by Mr. Linabury to acquire quotes for signage. The motion was approved unanimously.* 

The next Meeting is scheduled for Wednesday, December 13, 2023, at 6:00 p.m. at the Blackman Charter Township Meeting Hall.

The meeting adjourned at 6:15 p.m.

Respectfully submitted by Alex Masten, Blackman LDFA Staff.

BLDFA Invoice's for the December 13, 2023 Board Meetin	١g
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Vendor	Description	Amount
Invoices PAID in March 2023		
Enterprise Group	Semi-Annual Contract	17,500.00
Ripstra & Scheppelman	Jackson Technology Park/Board Mtg	4,916.70
Jackson County DOT	Ayshire Lane Payment	613,443.34
		\$ 635,860.04
Invoices to be Paid in May 2023		
Boswell,Schultz,Sonnenberg & Arnett	Accounting Svcs - 1st qtr 2023	2,791.25
Ripstra & Scheppelman	Jackson Technology Park North	2,587.65
		5,378.90
GRAND TOTAL	: \$ 646,617.84	4

# Boswell, Schultz, Sonnenberg & Arnett, PLC

DECEIVED JUL 03 2023

BY:----

415 South Jackson Jackson, MI 49201 (517) 796-8880 www.bssacpa.com

CHARTER TOWNSHIP OF BLACKMAN - LDFA 1990 W. PARNALL RD. JACKSON, MI 49201 Invoice No: Invoice Date: Our file: 14105 June 30, 2023 17302

Accounting and tax services for the period April 1, 2023 through June 30, 2023, including:

Professional fees relative to the audit of financial statements for the year ended December 31, 2022.

Preparation of Municipal Finance Qualifying Statement for the year ended December 31, 2022.

Preparation of Forms 5176 for Original, Smart Zone and Extension.

Preparation of Annual Report on Status of Tax Increment Financing Plan.

Preparation of Form 2604 Tax Increment Financing Plan Report for Capture of Property Taxes.

Total amount due

\$7,450.00

Please make your check payable to Boswell, Schultz, Sonnenberg & Arnett P.L.C. or BSSA, PLC. Returned checks will be subject to a \$35.00 NSF fee.

Effective April 1, 2023 there will be an additional 3% fee added to invoices paid via credit card.

Date: June 5, 2023 J

To: Blackman Township

1990 West Parnell Rd

Jackson MI 49201

LOFA

For: County Farm Road Cemetery

Re: April and May Lawn Care Bill 2023

Io Whom It May Concern:

The following is a bill for the lawn care services for the months of April and May 2023:

1.	April 27, 2023	Nowed	\$25.00
2.	May 11, 2023	Mowed	\$25.00
3.	May 25, 2023	Mowed	\$25.00
		Total Due:	\$75.00

Please submit payment to the above address with the next 30 days.

Thank you for your business,

D*avid W. Clark* D&W CLARK'S LAWN CARE LLC

ECEIVE h BY:

Date: July 8, 2023

To: Blackman Township 1990 West Parnell Rd Jackson MI 49201

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顶	JUL	12	2023	IJ

BY

For: County Farm Road Cemetery LDFA

Re: June Lawn Care Bill 2023

I o Whom It May Concern:

The following is a bill for the lawn care services for the month of June 2023:

1.	June 5, 2023	îvlowed	\$25.00
2. June 27, 2023	Mowed	\$25.00	
		Total Due:	\$50.00

Please submit payment to the above address with the next 30 days.

Thank you for your business,

David W. Clark

D&W CLARK'S LAWN CARE LLC

R	RIPSTRA & SCHEPPELMA	N, INC.	
S	CIVIL ENGINEERING - LAND SU DECEIVE MAY 09 2023	JRVEYING	OFFICE 517-789-9898 FAX 517-789-6068 www.ripstra-scheppelman.com
	BY:		
To:	Charter Township of Blackman LDFA 1990 W. Parnall Road	Date:	May 5, 2023
	Jackson, MI 49201	Invoice No.	15110-55
		Terms:	Net 30 Days

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

For Services in connection with the Jackson Technology Park North.

For Services 03-19-23 to 04-15-23

CLASSIFICATION	HOURS	RATE	TOTAL
Project Engineer	5.0	\$130.00	\$650.00
Inspector	5.5	\$80.00	\$440.00
CAD System	2.0	\$80.00	\$160.00
Mileage Expenses	123 miles	\$0.65	\$79.95
Plots/Copies			\$10.00

AMOUNT DUE THIS INVOICE \$1,339.95

1.5% Service Charge on all Accounts over 30 days

R S	RIPSTRA & SCHEPPELMA CIVIL ENGINEERING - LAND SU		2535 SPRING ARBOR ROAD JACKSON, MI 49203 OFFICE 517-789-9898 FAX 517-789-6065 www.ripstra-scheppelman.com
То:	Charter Township of Blackman LDFA 1990 W. Parnall Road Jackson, MI 42201 ETVE JUN 13 2023	Date: Invoice No. Terms:	June 9, 2023 15110-56 Net 30 Days
	BY: (Blackman Township Account Number:	: 251-901-9	70.100)

For Services in connection with the Jackson Technology Park North.

For Services 04-16-23 to 05-13-23

CAD System	4.0	\$80.00	\$320.00
Mileage Expenses	103 miles	\$0.65	\$66.95
Plots/Copies			\$10.00

AMOUNT DUE THIS INVOICE

\$1,586.95

1.5% Service Charge on all Accounts over 30 days

# R 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



To:

Charter Township of Blackman LDEA: July 7, 2023 1990 W. Parnall Road Jackson, MI 49201 Invoice No. 15110-57 Terms: Net 30 Days

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

For Services in connection with the Jackson Technology Park North.

For Services 05-14-23 to 06-10-23

CLASSIFICATION	HOURS	RATE	TOTAL
Project Engineer	11.0	\$130.00	\$1,430.00
CAD System	4.0	\$80.00	\$320.00
Inspector	35.0	\$80.00	\$2,800.00
Mileage Expenses	286 miles	\$0.65	\$185.90
Plots/Copies			\$10.00

AMOUNT DUE THIS INVOICE

\$4,745.90

1.5% Service Charge on all Accounts over 30 days

# 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



To: Charter Township of Blackman LDFAY: July 7, 2023 1990 W. Parnall Road Jackson, MI 49201 Invoice No. 06120-130 Terms: Net 30 Days

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

For Services in connection with the LDFA Board meeting.

For Services 05-14-23 to 06-10-23

CLASSIFICATION	HOURS	RATE	TOTAL
Project Engineer	2.0	\$130.00	\$260.00
Mileage Expenses	30 miles	\$0.65	\$19.50

AMOUNT DUE THIS INVOICE \$279.50

1.5% Service Charge on all Accounts over 30 days

# Boswell, Schultz, Sonnenberg & Arnett, PLC

415 South Jackson Jackson, MI 49201 (517) 796-8880 www.bssacpa.com			
CHARTER TOWNSHIP OF BLACKMAN - LDFA 1990 W. PARNALL RD. JACKSON, MI 49201	Invoice No: Invoice Date: Our file:	14312 September 20, 2023 17302	
Preparation of Tax Increment Financing Report, Additional accounting services, including assista zone capture and correspondence with Enterpris discuss.	ance with smart-	477.50 350.00	

Total amount due \$827.50

Please make your check payable to Boswell, Schultz, Sonnenberg & Arnett P.L.C. or BSSA, PLC. Returned checks will be subject to a \$35.00 NSF fee.

Effective April 1, 2023 there will be an additional 3% fee added to invoices paid via credit card

Date: August 3, 2023 M

To: Blackman Township

1990 West Parnell Rd

Jackson MI 49201

LOFA

## For: County Farm Road Cemetery

Re: July Lawn Care Bill 2023

Io Whom It May Concern:

The following is a bill for the lawn care services for the month of July 2023:

1.	July 3, 2023	îvîowed	\$25.00
	July 17, 2023	Mowed	\$25.00
		Total Due:	\$50.00

Please submit payment to the above address with the next 30 days.

Thank you for your business,

David W. Clark

D&W CLARK'S LAWN CARE LLC

AUG 10 2023

BY:

Date: September 4,  $2023 \vec{J}$ 

To: Blackman Township 1990 West Parnell Rd Jackson MI 49201

D	ECI	EI	WT.	SD
<u>III</u>	SEP	11	2023	U
B	Y:			

For: County Farm Road Cemetery LDFA

Re: August Lawn Care Bill 2023

Io Whom It May Concern:

The following is a bill for the lawn care services for the month of August 2023:

1.	August 1, 2023	Nowed	\$25.00
	August 15, 2023	Mowed	\$25.00
	August 28, 2023	Mowed	\$25.00

Total Due: \$75.00

250 728 955

Please submit payment to the above address with the next 30 days.

Thank you for your business, David W. Clark D&W CLARK'S LAWN CARE LLC

Date: October 3, 2023 J

To: Blackman Township 1990 West Parnell Rd Jackson MI 49201 DECEIVED OCT 09 2023

BY

For: County Farm Road Cemetery LDFA

Re: September Lawn Care Bill 2023

Io Whom It May Concern:

The following is a bill for the lawn care services for the month of September 2023:

1. September 11, 2023 Mowed \$25.00

Total Due: \$25.00

Please submit payment to the above address with the next 30 days.

Thank you for your business,

David W. Clark

D&W CLARK'S LAWN CARE LLC

Date: November 6, 2023

To: Blackman Township 1990 West Parnell Rd Jackson MI 49201

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	NOV 13 2023	

BY:----

For: County Farm Road Cemetery LDPA

Re: October Lawn Care Bill 2023

To Whom It May Concern:

The following is a bill for the lawn care services for the month of October 2023:

1.	October 3, 2023	îvîowed	\$25.00
		Total Due:	\$25.00

Please submit payment to the above address with the next 30 days.

Thank you for your business,

David W. Clark

D&W CLARK'S LAWN CARE LLC

# Invoice



ENTERPRISE GROUP OF JACKSON, INC ONE JACKSON SQUARE, STE 1100 JACKSON, MI 49201

Phone: 517-788-4455 Fax: 517-782-0061



BY:-----

Invoice Number: 2023 Investment #2

Invoice Date:

9/5/23

Sold To: Blackman LDFA Attn: Linda Arntz 1990 W. Parnall Jackson, MI 49201-8613

Customer PO	Payment Terms	Customer ID	Due Date	
	Net 30 Days		10/5/23	
Descrip	otion		Amount	
	annual contract payment fo	or EG Staffing Services.	17,500.00	
-1-25 1110 12 01 20, 00111 0		275°		
	¢.	a≊ , ° an/®r	8 (8) S 8 8	
			17.500.0	
		Subtotal	17,500.0	
		×	17,500.0	
		Total Invoice Amount	17,500.0	
	Check No:	Payment Received		



\*\*\* INVOICE\*\*\*

JACKSON COUNTY DEPT. OF TRANSPORTATION 2400 N ELM RD JACKSON, MI 49201-0000

Phone: 517-788-4230

8000

Invoice Number 1306 Invoice Date 11/20/2023

BLACKMAN TOWNSHIP 1990 W. PARNALL ROAD JACKSON, MI 49201

RE: 2023 Billing - Sidewalk (not in original bid) from Blackman to JSP Industrial Drive

Payables - Mead Brothers Excavating, Inc.

\$ 22,650.00

TOTAL

\$ 22,650.00

PLEASE INCLUDE YOUR INVOICE NUMBER WITH PAYMENT

BLDFA

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# R RIPSTRA & SCHEPPELMAN, INC. S CIVIL ENGINEERING - LAND SURVEYING DECENVE AUG 16 2023

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 1990 W. Parnall Road	Date:	August 11, 2023
	Jackson, MI 49201	Invoice No.	15110-58
		Terms:	Net 30 Days

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

For Services in connection with the Jackson Technology Park North.

For Services 06-11-23 to 08-05-23

CLASSIFICATION	HOURS	RATE	TOTAL	
Project Engineer	19.0	\$130.00	\$2,470.00	
Inspector	54.0	\$80.00	\$4,320.00	
Mileage Expenses	546 miles	\$0.65	\$354.90	

AMOUNT DUE THIS INVOICE \$7,144.90

1.5% Service Charge on all Accounts over 30 days

R	RIPSTRA & SCHEPPELMAN, INC.	2535 SPR. JA OF
S	CIVIL ENGINEERING	www.ripsti
	BY:	

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

Charter Township of Blackman LDFA Date: September 8, 2023 1990 W. Parnall Road Jackson, MI 49201 Invoice No. 15110-59 Terms: Net 30 Days

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

For Services in connection with the Jackson Technology Park North.

For Services 08-06-23 to 09-02-23

To:

CLASSIFICATION	HOURS	RATE	TOTAL
Project Engineer	8.0	\$130.00	\$1,040.00
CAD System	7.0	\$80.00	\$560.00
Inspector	20.5	\$80.00	\$1,640.00
Mileage Expenses	222 miles	\$0.65	\$144.30

AMOUNT DUE THIS INVOICE

\$3,384.30

1.5% Service Charge on all Accounts over 30 days

# R RIPSTRA & SCHEPPELMAN, INC. S CIVIL ENGINEERING LAND SURVEYING SEP 13 2023

BY:----

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

To: Charter Township of Blackman LDFA Date: September 8, 2023 1990 W. Parnall Road Jackson, MI 49201 Invoice No. 06120-131 Terms: Net 30 Days

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

For Services in connection with the LDFA Board meeting.

For Services 08-16-23 to 09-02-23

CLASSIFICATION	HOURS	RATE	TOTAL
Project Engineer	1.0	\$130.00	\$130.00
Mileage Expenses	15 miles	\$0.65	\$9.75

AMOUNT DUE THIS INVOICE \$139.75

1.5% Service Charge on all Accounts over 30 days

R	RIPSTRA & SC	HEPPELMA	N, INC	0110110011, 111 10200
S	CIVIL ENGINEERIN	NG – LAND SU CEIVE ICT 10 2023	URVEYING	OFFICE 517-789-9898 FAX 517-789-6065 www.ripstra-scheppelman.com
	BY:			
То:	Charter Township of H 1990 W. Parnall Road	Blackman LDFA	Date:	October 6, 2023
	Jackson, MI 49201		Invoice No.	15110-60
			Terms:	Net 30 Days
	For Services in conne North.	ection with th	ne Jackson :	Fechnology Park
	For Services 09-03-23	to 09-30-23		
	CLASSIFICATION	HOURS	RATE	TOTAL
	Project Engineer	9.0	\$130.00	\$1,170.00
	CAD System	12.5	\$80.00	\$1,000.00
	Inspector	27.0	\$80.00	\$2,160.00
	Mileage Expenses	257 miles	\$0.65	\$167.05
	Plots/Copies			\$35.00

\$35.00 \_ \_ \_ \_

AMOUNT DUE THIS INVOICE

\$4,532.05

1.5% Service Charge on all Accounts over 30 days

R	RIPSTRA	8	SCHEPPELMAN,	INC.
S	CIVIL ENG.	I NE	ERING TELEVE SURVE NOV 13 2023	YING

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

To: Charter Township of Blackman LDFA Date: November 10, 2023 1990 W. Parnall Road Jackson, MI 49201 Invoice No. 15110-61 Terms: Net 30 Days

BY:....

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

For Services in connection with the Jackson Technology Park North.

For Services 10-01-23 to 10-28-23

CLASSIFICATION	HOURS	RATE	TOTAL
Project Engineer	11.0	\$130.00	\$1,430.00
CAD System	3.5	\$80.00	\$280.00
Inspector	28.0	\$80.00	\$2,240.00
Mileage Expenses	252 miles	\$0.65	\$163.80

AMOUNT DUE THIS INVOICE \$4,113.80

1.5% Service Charge on all Accounts over 30 days



BY:.....

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

Invoice Date: November 3, 2023

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

Accounting Invoice for services: September 2023

Services Provided:

Assistance with calculation of Summer 2023 captured tax distribution

Amount Due: \$200.00

#### 12/06/2022 10:51 AM User: LINDA

#### REVENUE AND EXPENDITURE REPORT FOR BLACKMAN TOWNSHIP

Page: 1/2

DB: Blackman		PERIOD ENDING 11/30/2022					
GL NUMBER	DESCRIPTION	2022 ORIGINAL BUDGET	2022 AMENDED BUDGET	YTD BALANCE 11/30/2022 NORM (ABNORM)	ACTIVITY FOR MONTH 11/30/22 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
	DEVELOPMENT FINANCE AUTHORITY FUND						
Revenues							
Dept 000 - CASH RE		40,000,00	40 000 00	(111 026 14)	0 00	151 000 14	(270.04)
250-000-440.000 250-000-573.000	LDFA PROPERTY TAXES LOCAL STABLITIATION AUTHORITY PYMT	40,000.00 84,000.00	40,000.00 84,000.00	(111,936.14) 107,428.12	0.00	151,936.14 (23,428.12)	(279.84) 127.89
250-000-665.000	INVESTMENT/INTEREST	84.00	84.00	57.59	0.00	26.41	68.56
Total Dept 000 - C	CASH RECEIPTS	124,084.00	124,084.00	(4,450.43)	0.00	128,534.43	(3.59)
TOTAL REVENUES		124,084.00	124,084.00	(4,450.43)	0.00	128,534.43	(3.59)
Expenditures							
Dept 728 - DEBT SE							
250-728-801.000 250-728-801.100	PROFESSIONAL SERVICES	632.00	632.00	250.00 0.00	0.00	382.00	39.56 0.00
250-728-801.100	ENTERPRISE GROUP SERVICES LEGAL	13,750.00 3,167.00	13,750.00 3,167.00	216.00	0.00	13,750.00 2,951.00	0.00 6.82
250-728-802.000	ACCOUNTING	17,736.00	17,736.00	6,531.15	0.00	11,204.85	36.82
250-728-806.000	ENGINEERING	0.00	0.00	469.00	0.00	(469.00)	100.00
250-728-955.000	MISCELLANEOUS EXPENSE	3,799.00	3,799.00	125.00	0.00	3,674.00	3.29
250-728-962.000	MEMBERSHIP/DUES	282.00	282.00	675.00	0.00	(393.00)	239.36
Total Dept 728 - I	DEBT SERVICE FUND	39,366.00	39,366.00	8,266.15	0.00	31,099.85	21.00
Dept 901 - CAPITAI	L DETAIL						
250-901-970.000	CONSTRUCTION COSTS	250,000.00	250,000.00	54,946.08	0.00	195,053.92	21.98
250-901-972.000	EASEMENTS	0.00	0.00	29,554.40	0.00	(29,554.40)	100.00
Total Dept 901 - C	CAPITAL DETAIL	250,000.00	250,000.00	84,500.48	0.00	165,499.52	33.80
TOTAL EXPENDITURES	5	289,366.00	289,366.00	92,766.63	0.00	196,599.37	32.06
Fund 250 - LOCAL I	DEVELOPMENT FINANCE AUTHORITY FUND:						
TOTAL REVENUES		124,084.00	124,084.00	(4,450.43)	0.00	128,534.43	3.59
TOTAL EXPENDITURES	6	289,366.00	289,366.00	92,766.63	0.00	196,599.37	32.06
NET OF REVENUES &	EXPENDITURES	(165,282.00)	(165,282.00)	(97,217.06)	0.00	(68,064.94)	58.82

#### 12/06/2022 10:51 AM

#### REVENUE AND EXPENDITURE REPORT FOR BLACKMAN TOWNSHIP

Page: 2/2

12/00/2022 10.01	L AN REVENUE AN	D EXPENDITORE REP	PORI FOR BLACKMA	N IOWNSHIP		1 age: 2/2	
User: LINDA DB: Blackman		PERIOD ENDING	G 11/30/2022				
GL NUMBER	DESCRIPTION	2022 ORIGINAL BUDGET	2022 AMENDED BUDGET	YTD BALANCE 11/30/2022 NORM (ABNORM)	ACTIVITY FOR MONTH 11/30/22 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
	MART ZONE ADMINISTRATIVE FUND						
Revenues							
Dept 000 - CASH RE		00 000 00	00 000 00	150 007 00	0.00	(54 607 22)	155 04
251-000-440.100 251-000-440.200	PROPERTY TAXES-SMART ZONE-NON SCHOOL PROPERTY TAXES-SMART ZONE-SCHOOL	99,000.00 102,000.00	99,000.00 102,000.00	153,687.33 60,092.68	0.00	(54,687.33) 41,907.32	155.24 58.91
251-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	10,000.00	10,000.00	6,223.21	0.00	3,776.79	62.23
231 000 373.000	LOCAL STADIIIATION AUTIONTI TIMI	10,000.00	10,000.00	0,223.21	0.00	5,110.15	02.25
Total Dept 000 - C	CASH RECEIPTS	211,000.00	211,000.00	220,003.22	0.00	(9,003.22)	104.27
TOTAL REVENUES		211,000.00	211,000.00	220,003.22	0.00	(9,003.22)	104.27
Expenditures							
Dept 728 - DEBT SE	ERVICE FUND						
251-728-801.000	PROFESSIONAL SERVICES	200.00	200.00	0.00	0.00	200.00	0.00
251-728-801.100	ENTERPRISE GROUP SERVICES	13,750.00	13,750.00	13,750.00	0.00	0.00	100.00
251-728-802.000	LEGAL	100.00	100.00	0.00	0.00	100.00	0.00
251-728-803.000	PLANNING, MARKETING, ADMINISTRATIVE	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
251-728-804.000 251-728-915.000	ACCOUNTING MEMBERSHIP/DUES	10,000.00 300.00	10,000.00 300.00	0.00 0.00	0.00	10,000.00 300.00	0.00
231-728-913.000	MEMDERSHIF/ DOES	500.00	500.00	0.00	0.00	500.00	0.00
Total Dept 728 - D	DEBT SERVICE FUND	25,350.00	25,350.00	13,750.00	0.00	11,600.00	54.24
Dept 901 - CAPITAI	L DETAIL						
251-901-970.100	JACKSON TECHNOLOGY PARK	20,000.00	20,000.00	6,188.40	0.00	13,811.60	30.94
Total Dept 901 - C	CAPITAL DETAIL	20,000.00	20,000.00	6,188.40	0.00	13,811.60	30.94
		45,350.00	45,350.00	19,938.40	0.00	25,411.60	43.97
TOTAL EXPENDITURES	2	45,350.00	45,350.00	19,938.40	0.00	25,411.60	43.97
Fund 251 - LDFA SM	MART ZONE ADMINISTRATIVE FUND:						
TOTAL REVENUES		211,000.00	211,000.00	220,003.22	0.00	(9,003.22)	104.27
TOTAL EXPENDITURES		45,350.00	45,350.00	19,938.40	0.00	25,411.60	43.97
NET OF REVENUES &	EXPENDITURES	165,650.00	165,650.00	200,064.82	0.00	(34,414.82)	120.78
TOTAL REVENUES - A		335,084.00	335,084.00	215,552.79	0.00	119,531.21	64.33
TOTAL EXPENDITURES		334,716.00	334,716.00	112,705.03	0.00	222,010.97	33.67
NET OF REVENUES &	EXPENDITURES	368.00	368.00	102,847.76	0.00	(102,479.76)	27,947.7

#### LDFA ADMIN FUND 2023

#### Fund 250

Date	Description	Receipts	Disbursements	Check #	Balance
12/31/2022	•				836,696.42
1/31/2023	Interest	1,357.05		Ī	838,053.47
	Voided ck#44328 for \$34.30 reissued	4.30			838,057.77
	for \$30.00				838,057.77
2/22/2023	Accounts Payable		6,059.52	1294	831,998.25
2/27/2023	2022 Winter IFT Distribution	75,439.83			907,438.08
2/28/2023		1,191.33			908,629.41
	LDFA 2022 Winter Distribution	48,817.06			957,446.47
	Accounts Payable	-	635,860.04	1295	321,586.43
3/31/2023		1,147.45			322,733.88
4/30/2023		458.02			323,191.90
	Accounts Payable		5,378.90	1296	317,813.00
5/30/2023		537.03			318,350.03
6/22/2023		400.00	1,855.00	1297	316,495.03
6/30/2023		483.22			316,978.25
7/30/2023		498.05	40,000,00	1000	317,476.30
-	Accounts Payable	100.10	16,362.30	1298	301,114.00
8/31/2023		492.19			301,606.19
	LDFA IFT Summer 2023 Dist	1,746.75			303,352.94
	SZ Non School SZ School	31,147.69 35,022.45			334,500.63 369,523.08
9/30/2023		450.20			
9/30/2023		<u>450.20</u> 51,079.72			<u>369,973.28</u> 421,053.00
	LCSA - PPT Reimbursement	122,648.40			543,701.40
10/20/2023		122,040.40			545,701.40
10/26/2023	LCSA - PPT Reimbursement - SZ	8,278.72			551,980.12
	LDFA 2023 2nd Summer Disb	2,568.26			554,548.38
10/31/2023		696.84			555,245.22
10/01/2020		000.04			555,245.22
-					555,245.22
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		384,064.56	665,515.76		555,245.22
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SthEON SIGN	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
ABLISHED 8	MANISTEE • 1965 Pine Creek Rd, Manistee, MI 49660

# PROPOSAL

232359-01 Date: 10/05/2023 Expires: 10/20/2023 Drawing Numbers:

Project:	Jackson Techno 3608 County Fa Jackson, MI	logy Park North arm Rd	Client:	Blackman Charter Township Local Development Finance Authority 1990 W. Parnall Rd. Jackson, MI 49201
Contact:	Debbie Kelley	517-358-1599	dkelley@enterpris	egroup.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:	
<ul> <li>A. (1) D/F monument sign to have 29"x 96" customer shaped internally illuminated cabinet w/ routed aluminum faces backed by acrylic &amp; vinyl graphics. 36"x 96" internally illuminated cabinet w/ white polycarbonate faces &amp; opaque green vinyl dividers &amp; 2" reveals. 12"x 96" stone base w/ 2" aluminum cap.</li> </ul>	\$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% Subtotal Deposit: \$14,562.75 Tax Total	\$1,450.50

# 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.

**NOTE**: WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED. ANY



# PROPOSAL

232359-01 Date: 10/05/2023 Expires: 10/20/2023 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

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.

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

Buyer Seller

SHISON SIGN C	JOHNSON SIGN CO.
STATISHED IS	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

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Contact:	Debbie Kelley	517-358-1599	dkelley@enterpri	segroup.org

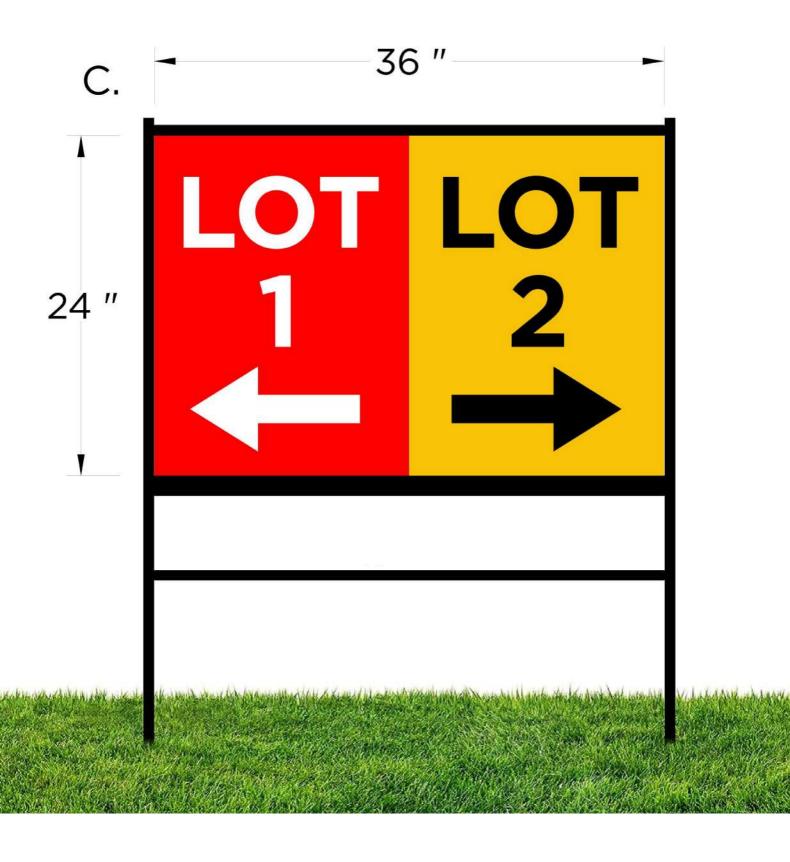
AVAILABILITY.

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	
	Page 3 of 3 www.squarecoil.com		







# Blackman Charter Township Local Development Finance Authority

Served By The Enterprise Group

## 2023 End of Year Report

The Enterprise Group of Jackson has contracted to serve as support staff for the Blackman Charter Township Local Development Finance Authority (BLDFA) during 2023. The adopted 2023 Scope of Work for the LDFA includes the following:

- Aggressively market the 135.7-acre property north of County Farm Road, as well as other BLDFA properties that are within the Jackson Technology Park (JTP) SmartZone<sup>SM</sup>:
  - 1. The Blackman LDFA property is included on The EG and Greater Ann Arbor Region/Zoom Prospector Web sites. The EG has received 40 site search inquiries from the Michigan Economic Development Corporation (MEDC) in 2023, and was eligible to and did respond to seven of those inquires.
  - 2. Ms. Masten has promoted the property to five local companies she is working with who are seeking property for relocation/expansions. Two of the companies are MEDC attraction projects and three of them are local prospects.
  - 3. The EG continues to utilize the Zoom Prospector property database with our Region 9 partners; Hillsdale, Lenawee, Livingston, Monroe and Washtenaw counties. With a grant funded by the Michigan Economic Development Corporation (MEDC), the Greater Ann Arbor Region (GAAR) is working collaboratively to target businesses that are seeking a destination for relocation or expansion, which has spurred the regional website <u>www.GreaterAnnArborRegion.org</u>; and which includes a suite of research data, regional success stories, an available property database through Zoom Prospector, and other tools that businesses can use to evaluate location options.
  - 4. The BLDFA continues to discuss future development options and locations to continue prosperity in the township.

# • Identify the demand for industrial park property within the Jackson area, and more specifically, within Blackman Charter Township:

### Jackson Technology Park North:

- 1. Construction of the sidewalks, curb, and gutter along County Farm Rd. is nearly done and expected to be finished before the end of 2023.
- 2. EG marketing the site with JTV, with regular drone fly-overs for the time lapse video for the project.
- 3. Staff working with Johnson Sign Co. for "Lots for Sale" sign, lot identification signs, and a monument sign.

# • Secure at least one new development into the park:

### Technique Update:

At their February 15 meeting, the board approved extending the Technique's Real Estate Agreement to a final deadline to commence construction by <u>February 15, 2025</u>.

# Blackman Charter Township Local Development Finance Authority

Served By The Enterprise Group

• Administer the JTP SmartZone<sup>SM</sup> as directed by the Jackson Technology Park SmartZone<sup>SM</sup> Agreement between MEDC and Blackman Charter Township. Task includes; Administration oversight, background checks for potential tenants, quarterly meetings, tenant application documentation and related provision of business accelerator services, grant administration, and requisite reporting:

The Lean Rocket Lab was established in 2019, through The EG's staff administration of the SmartZone. Their representatives now attend the SmartZone meetings, and operate the Lean Rocket Lab through a memorandum of understanding with The EG as a SmartZone accelerator. Ms. Masten is a member of the Lean Rocket Lab Board of Directors.

- Continue to market the BLDFA and JTPN on The Enterprise Group of Jackson's Web site at <u>www.enterprisegroup.org</u>:
  - 1. The Blackman LDFA staff continues to market the JTPN property on The Enterprise Group of Jackson's website at <u>www.enterprisegroup.org</u>, which includes the developer's packet, as well as aerial and concept maps and videos on the BLDFA partner page at: <u>http://enterprisegroup.org/partners/bldfa</u>.
  - 2. BLDFA staff updates the BLDFA Partner Page on The Enterprise Group of Jackson's web site, according to P. A. 57 "Recodified Tax Increment Finance Act". In addition to the Annual Board Meeting and the second Informational Meeting scheduled for December 13, 2023, the BLDFA has held one other P.A. 57 Informational Meeting in May 2023.
  - 3. The EG has contracted with JTV to enhance marketing efforts of the technology park. Included in the efforts are a webpage for JTPN which is housed as a link on the EG website, regular drone flyovers tocreate a time lapse video, which will be posted to the JTPN webpage, digital marketing advertisements on social media, social media posts and promotional email blasts.
- Name new developments as eligible for tax capture by amending Tax Increment Finance (TIF) and Development Plan

Future revisions to the TIF and Development Plan will be completed by staff, as warranted.

- Develop & present 2024 LDFA Scope of Work and Budget:
  - 1. The Scope of Work was prepared and will be presented at this meeting.
  - 2. Staff at Blackman Charter Township prepared the annual budget, with the assistance of Nannette Sponsler of Boswell, Schultz, Sonnenberg, & Arnett, PLC., which was presented for review and approval at the December 13, 2023 Annual BLDFA Board Meeting.
- **Provide staff support to serve as Assistant Secretary and Assistant Treasurer, if desired:** Staff served as Assistant Secretary to take meeting minutes, prepare and send out meeting notices, agendas, and minutes from previous meetings.
- **Prepare and report annually to the General Government Committee:** The BLDFA is required to report semi-annually at the request of the General Government Committee. Reports were prepared and presented to the General Government Committee in February and August 2023. BLDFA Members are copied on emails transmitting the reports to the County's committee.
- Other activities, as warranted/directed by the Board and/or Chair: EG Staff continues to provide administrative oversight as it relates to the EDA grant.



Blackman Charter Township Local Development Finance Authority Served by The Enterprise Group

# 2024 Scope of Work

- Aggressively market the 135.7-acre property north of County Farm Road, known as Jackson Technology Park North (JTPN).
- Identify the demand for industrial park property within the Jackson area, and more specifically, within Blackman Charter Township.
- Secure at least one new development into the park.
- Continue to maintain and market the BLDFA and JTPN on The Enterprise Group of Jackson's Web site at <u>www.enterprisegroup.org</u>.
- Name new developments as eligible for tax capture by amending Tax Increment Finance Plan, as needed.
- Develop and present 2025 LDFA Scope of Work, and all related Annual Meeting reports.
- Assist the Board with visioning for future BLDFA Projects to include notice and facilitation of semi-annual Informational Meetings in compliance with MI PA 57 of 2018, as amended.
- Assist LDFA and Accountant in preparation of the BLDFA Annual Budget, and reports in compliance with MI PA 57 of 2018, as amended.
- Prepare and submit Annual SmartZone Tax Increment Report to the Michigan Economic Development Corporation (MEDC) via web portal.
- Provide support to the JCBRA Board, EPA, and community as it relates to the Michner Plating Site.
- Prepare and report semi-annually to the General Government Committee.
- Provide staff support to serve as Assistant Secretary and Assistant Treasurer, if desired.
- Other activities, as warranted/directed by the Board and/or Chair.



Blackman Charter Township Local Development Finance Authority Staffed and Served by The Enterprise Group of Jackson

### 2024 LDFA Board of Directors & Officers

Current as of 10/25/2023

Board members shall serve four-year terms from the date of their respective appointment by the Township Board - per BLDFA bylaws

Pete Jancek, Chairman (3/2024)

1990 W. Parnall Road Jackson, MI 49201 (W) 517-788-4345 Email: <u>pjancek@blackmantwp.com</u>

Barry Harmon, **Treasurer** (3/2024) 6311 Burning Tree Street Jackson, MI 49201 (C) 517-879-6581 Email: <u>barryaharmon@hotmail.com</u>

Chad Linabury, Secretary (3/2024) 3004 John Glenn Drive Jackson, MI 49201 (W) 517-206-6390 Email: chadlinabury@yahoo.com

Katie Pitchford (School Rep-no term) Northwest School District 7431 Jones Road Jackson, MI 49201 (C) 517-416-7497 Email: ktpitchford@gmail.com

Cindy Acker, (3/2027) 5266 N. Boulder Street Jackson, MI 49201 (C) 517-745-9962 Email: rcadventure@gmail.com

Diane Donaldson (3/2027) 1330 W. Parnall Road Jackson, MI 49201 (C) 517-867-0362 Email: dianeldonaldson55@gmail.com

Arnold Dolman/Stephanie Hinkle-Twp. Assessing Dept. 1990 W. Parnall Road Jackson, MI 49201 (W) 517-788-4345 (W) 517-788-4689 fax Email: adolman@blackmantwp.com Email: shinkle@blackmantwp.com Diane Derby, (3/2026) 5040 Clinton Road Jackson, MI 49201 (C) 517-474-0448 (H) 517-788-8430 Email: <u>dlderby5@yahoo.com</u>

John Globoker, (JC Rep-no term) Jackson College 2111 Emmons Road Jackson, MI 49201 (W) 517.796.8439 Email: globokejohnl@jccmi.edu

David K. Elwell (County Rep-no term) Jackson County 4219 Clinton Road Jackson, MI 49201 (H) 517-783-1392 Email: mcgyver108@comcast.net

Bob Sayles, (School Rep-no term) Northwest School District 5113 Wood Road Rives Junction, MI 49277 (C) 517-937-6497 Email: bob@thepowerbarn.com

\*\*\*\*\*

Alex Masten EG-BLDFA staff Andrea Clary EG-BLDFA staff The Enterprise Group of Jackson, Inc. 100 E. Michigan Ave., Suite 1100 Jackson, MI 49201 (W) 517-788-4455 (W) 517-782-0061 fax Email: <u>amasten@enterprisegroup.org</u> <u>aclary@enterprisegroup.org</u>



# Blackman Charter Township Local Development Finance Authority Served by The Enterprise Group of Jackson

### 2024 MANAGEMENT AGREEMENT

between the Blackman Charter Township Local Development Finance Authority and The Enterprise Group of Jackson, Inc.

This management agreement establishes the terms of the relationship between the Blackman Charter Township Local Development Finance Authority ("BLDFA") and The Enterprise Group of Jackson, Inc. (EG) with work to be performed through The Enterprise Group of Jackson, Inc. (EG).

The EG will provide the following services on behalf of the BLDFA:

- Identify the demand for industrial park property within the Jackson area, and more specifically, within Blackman Charter Township;
- Continue to market and create marketing material(s) as necessary for Jackson Technology Park SmartZone<sup>sm</sup>;
- Assist the Board with the BLDFA Amended TIF and Development Plan, if necessary;
- Maintain the BLDFA Partner Page on The EG web site;
- Provide services relating to acquisition and development of additional BLDFA property;
- Provide support to the JCBRA Board, EPA, and community as it relates to the Michner Plating Site;
- Assist the Board with visioning for future BLDFA Projects to include notice and facilitation of semi-annual Informational Meetings in compliance with MI PA 57 of 2018, as amended.
- Assist LDFA and Accountant in preparation of the BLDFA Annual Budget, and reports in compliance with MI PA 57 of 2018, as amended.
- Prepare and submit Annual SmartZone Tax Increment Report to the Michigan Economic Development Corporation, County Affairs and Agencies Committee Semi-Annual Reports, and all Annual Meeting reports as required; and
- Provide other routine and administrative services as may be agreed upon by the Chair of the BLDFA and the President & CEO of the EG.

In return for these services, the BLDFA will pay to EG an annual management fee in the amount of \$35,000, payable in equal semi-annual installments of \$17,500 on March 1 and September 1. This contract shall remain in effect for one year, and may be renewed annually after that date. Either party may terminate this agreement with 90-days notice. Effective date of this contract is January 1, 2024 through December 31, 2024.

FOR THE BLDFA:

### FOR THE ENTERPRISE GROUP OF JACKSON:

Pete Jancek, Chairman

Tim Rogers, President and CEO



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

# 2024 BLDFA Meeting Schedule

Meetings are usually held the third Wednesday at <u>6:00</u> <u>**p.m.**</u>, each quarter. Meetings are located at the Blackman Township in the Meeting Hall.

Please note, special meetings may be called at the order of the Chairman of the BLDFA.

February 21st May 15th August 21st December 18th

				YTD As Of	Proposed 12/31/2023 Amended Budget -	Year to Date % of 2023 Amended	Projected 2023	2024 Proposed Budget Adopted
GL Number	Description	2021 Activity	2022 Activity	12/5/2023	Adopted 12/13/23	Budget	Expenses	12/13/23
und 250 - LOCAL DEVELO	PMENT FINANCE AUTHORITY FUND							
Estimated Revenue								
50-000-414.000	TAX TRIBUNAL/REFUNDS	0.00	(26,076.63)	0.00	0.00	0.00%		0.00
60-000-440.000	LDFA PROPERTY TAXES	36,773.28	24,293.80	64,110.70	13,000.00	473.40%		13,260.00
50-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	89,647.96	68,197.87	122,648.40	93,000.00	131.88%		94,860.00
50-000-665.000	INVESTMENT/INTEREST	56.89	77.84	7,311.38	84.00	7874.45%		85.68
otal Estimated Revenue:		126,478.13	66,492.88	194,070.48	106,084.00	179.86%	1	108,205.68
Appropriations								
50-728-801.000	PROFESSIONAL SERVICES	0.00	0.00	0.00	651.00	0.00%	0.00	670.53
50-728-801.100	ENTERPRISE GROUP SERVICES	13,750.00	13,750.00	17,500.00	17,500.00	102.94%	21,000.00	17,500.00
50-728-802.000	LEGAL	48.00	0.00	0.00	3,262.00	0.00%	0.00	3,359.86
0-728-804.000	ACCOUNTING	6,580.42	4,731.20	10,241.25	18,268.00	56.06%	12,289.50	18,816.04
50-728-806.000	ENGINEERING	0.00	1,026.20	0.00	0.00	0.00%	0.00	0.00
50-728-955.000	MISCELLANEOUS EXPENSE	275.00	175.00	125.00	3,913.00	3.19%	150.00	4,030.39
50-728-962.000	MEMBERSHIP/DUES	550.00	675.00	700.00	291.00	240.55%	840.00	299.73
		21,203.42	20,357.40	28,566.25	43,885.00	65.84%	34,279.50	44,676.55
APITAL DETAIL								
50-901-970.000	CONSTRUCTION COSTS	259.00	0.00	2,969.50	50,000.00	-1.48%	3,563.40	100,000.00
		259.00	0.00	2,969.50	50,000.00	1.48%	3,563.40	100,000.00
RANSFERS						0.00%		
50-966-995.251	TRANSFER OUT TO LDFA SMARTZONE	0.00	0.00	0.00	450,000.00	0.00%	0.00	0.00
		0.00	0.00	0.00	450,000.00	0.00%	0.00	0.00
otal Appropriations:		21,462.42	20,357.40	31,535.75	543,885.00	6.39%	37,842.90	144,676.55
et of Revenues & Appro	pr Net of Revenues & Appropriations Fund 25	105,015.71	46,135.48	162,534.73	(437,801.00)	-41.12%		(36,470.87)
und Balance Beginning	 of Vear			496,307	496,307			58,506
			_					
Total Ending Fund Ba	llance		_	655,576	58,506			22,035

				YTD As Of	Proposed 12/31/2023 Amended Budget -	Year to Date % of 2023 Amended		2024 Proposed Budget Adopted	
GL Number	Description	2021 Activity	2022 Activity	12/5/2023	Adopted 12/13/23	Budget	Expenses	12/13/23	
Fund 251 - LDFA SMART	ZONE ADMINISTRATIVE FUND								
Estimated Revenue									
251-000-414.000	TAX TRIBUNAL/REFUNDS	0.00	(29,751.88)	0.00	0.00	0.00%	)	0.00	
251-000-440.100	PROPERTY TAXES-SMART ZONE-NON SCHO(	90,544.19	86,649.54	71,918.40	87,000.00	82.66%		88,740.00	
251-000-440.200	PROPERTY TAXES-SMART ZONE-SCHOOL	107,112.13	61,148.62	109,792.66	100,000.00	109.79%	•	102,000.00	
251-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	5,385.07	18,083.85	8,278.72	6,000.00	137.98%	)	6,120.00	
							-		Z -To amend 2023
						0.00%			budget to \$450,000
251-931-699.000	TRANSFER IN FROM LDFA ADM FUND	0.00	0.00	0.00	450,000.00	0.00%	)	0.00	to bal SmartZone
Total Estimated Revenue	2:	203,041.39	136,130.13	189,989.78	643,000.00	29.55%		196,860.00	=
							-		
Appropriations									
251-728-801.000	PROFESSIONAL SERVICES	0.00	0.00	0.00	200.00	0.00%	0.00	206.00	
251-728-801.100	ENTERPRISE GROUP SERVICES	13,750.00	13,750.00	0.00	17,500.00	0.00%	0.00	17,500.00	Х
251-728-802.000	LEGAL	0.00	0.00	0.00	100.00	0.00%	0.00	103.00	
251-728-803.000	PLANNING, MARKETING, ADMINISTRATIVE	0.00	0.00	0.00	1,000.00	0.00%	0.00	1,030.00	
251-728-804.000	ACCOUNTING	6,580.43	4,731.20	0.00	9,000.00	0.00%	0.00	9,270.00	х
251-728-915.000	MEMBERSHIP/DUES	0.00	0.00	0.00	300.00	0.00%	0.00	309.00	
		20,330.43	18,481.20	0.00	28,100.00	0.00%	0.00	28,418.00	
									Z- To amend 2023
251-901-970.100	JACKSON TECHNOLOGY PARK	11,697.20	100,461.00	628,620.49	935,367.23	67.21%	754,344.59	100,000.00	budget for
		11,697.20	100,461.00	628,620.49	935,367.23	67.21%	754,344.59	100,000.00	reimburse Sewer
Total Appropriations:		32,027.63	118,942.20	628,620.49	963,467.23	65.25%	754,344.59	128,418.00	=
		-	-	-				·	
Net of Revenues & Appro	opr Net of Revenues & Appropriations Fund 25	171,013.76	17,187.93	(438,630.71)	(320,467.23)	136.87%		68,442.00	=
Fund Balance Beginnin	g of Year		_	320,628	320,628			161	-
			_	(110.002)	464				-
Total Ending Fund E			=	(118,003)	161			68,603	=

Assumptions:

Preliminary 2024 budget assumes a 2% increase in revenue and 3% increase in expenditures over the amended 2023 budget, except where different assumption is noted.

X - amounts per 11/3/2023 Budget Meeting

					Proposed 12/31/2023	Year to Date % of		2024	Proposed
				YTD As Of	Amended Budget -	2023 Amended	Projected 2023	Budget	Adopted
GL Number	Description	2021 Activity	2022 Activity	12/5/2023	Adopted 12/13/23	Budget	Expenses		12/13/23

Z - amounts per 12/8/2023 Budget Meeting



# BLACKMAN CHARTER TOWNSHIP LOCAL DEVELOPMENT FINANCE AUTHORITY (BLDFA)

# JACKSON TECHNOLOGY PARK NORTH (JTPN)











# JTPN DEVELOPMENT INFORMATION As of December 1, 2023

The BLDFA is staffed and served by: The Enterprise Group of Jackson, Inc. 517-788-4458/517-788-4330 amasten@enterprisegroup.org dkelly@enterprisegroup.org



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### **Overview of Jackson Technology Park North**

Jackson Technology Park North (JTP-North) is the newest expansion of Blackman Charter Township's Jackson Technology Park industrial/technology park created by their Local Development Finance Authority (BLDFA). The BLDFA was created in 1991, with the purpose of funding the infrastructure needs of an industrial development to attract TAC Manufacturing. Tenants in the BLDFA also include JSP, JSP Sheet Foam LLC, BASF/Chemetall, and Technique, Inc. Governed by <u>Michigan Public Act 57 of 2018</u>, the BLDFA operates through a Tax Increment Financing & Development Plan.

### Physical Description

The BLDFA is located in Blackman Charter Township, Jackson County, Michigan. The total area within its boundary consists of 655 acres (see Blackman LDFA Aerial Boundary Map), which includes the Jackson County Airport – Reynolds Field and the Baker College – Jackson campus. Property available for development is depicted on the JTP-North Concept Maps.

JTP-North's 180 acres has a flat to gently rolling topography. Approximately 135.7 acres of buildable property is available for development (see JTP-North Concept Map). It is currently ready for development, with wastewater relocation and new provisions to meet capacity completed. Water is available at the site, as is broadband access. The Blackman LDFA and Jackson County Department of Transportation engaged Mannik-Smith to conduct a Corridor and Feasibility Study in the spring 2019 for analysis of congestion and pedestrian issues relative to existing and future development, which was completed in September 2019. The site has been rezoned to I-2, Heavy Industrial, and all parcels are included within an established Industrial Development District for future application for Industrial Facility Exemption Certificates, which provide a tax exemption for qualified real property improvements.

- The site has been designated an Energy Ready Site by electric and gas utility provider Consumers Energy (attached).
- JTPN was included as one of 16 sites in the Michigan Economic Development Corporation's Site Readiness project (Olsson & Associates Industrial Site Summary attached).
- A Phase I Environmental Site Assessment summary and a Wetlands Assessment have been conducted (attached).

### <u>JTP-North Development Guidelines</u> Land Sales Matrix



The Land Sales Matrix (attached) provides a guideline for incentivizing the cost of land to encourage economic development via job creation and investment. BLDFA policy dictates that companies must be eligible for TIF capture to be a park tenant. Generally, LDFA designation (TIF-eligible companies) is limited to business activities that involve:

-Advanced Manufacturing -Life Sciences -Alternative Energy



### <u>Concept Map</u>

The Concept Map is provided as a guideline only and is subject to change based on project requirements and acreage needed. Selection by a potential purchaser of a particular Concept Plan parcel number is subject to approval by the BLDFA, which will determine priority sites for development based on infrastructure improvement timelines and other factors.

### Zoning Requirements & Protective Covenants

Protective covenants and/or zoning ordinance restrictions set a quality Industrial Park apart from or above an unplanned business development district. Development guidelines maintain the high standards of the development, and protect the investment of the purchasers by ensuring that only appropriate and attractive facilities will be located in their area. They also enhance the community and provide a stable and attractive climate for investment.

The following guidelines communicate the standard of development and level of quality expected throughout JTPN via the <u>Blackman Charter Township Zoning Ordinance</u>, Future Land Use Plan, Option/Purchase Agreements and Protective Covenants. Protective Covenants are attached.

The BLDFA has determined that the following covenants/zoning ordinance references satisfy the Michigan Economic Development Corporation (MEDC) guidelines:

### Compatible Uses (covered in ZO, Sec. 1.3 Purposes)

In addition to ZO requirements, the BLDFA has determined that only TIF-eligible businesses will be permitted to operate in the park.

- The park's principal use is set aside for industrial, business, and high tech purposes (per the LDFA Act).
- The area of the park must be specified at the time of certification.
- This covenant may allow the developer to exclude certain types of industries from locating in the park.

### Types of Building Materials (covered in Protective Covenants)

- All buildings must be constructed in accordance with all applicable laws, statutes, ordinances, codes, rules, and regulations of all governmental agencies which have jurisdiction.
- All buildings must be constructed to withstand the normal causes of deterioration with normal maintenance procedures.
- Previously used materials shall not be incorporated into any building without the prior written consent of the BLDFA's representative.
- No temporary buildings are allowed on any grounds of the park.
- Building walls which face an exterior or internal road must be finished in materials such as decorative, fluted or finished face brick or block, concrete, wood, vinyl, glass or



colored metal with permanent baked on finish, ornamental stone or other decorative material, and shall not include traditional concrete or cinder blocks, whether or not painted.

• In all instances, the Blackman Charter Township Planning/Zoning Administrator, on behalf of the BLDFA, will retain the right to review/approve all site materials planned to be used to ensure that all covenants are being followed.

# Landscaping (not covered in ZO, other than as transition strip requirements Sec. 4.6 - is in Protective Covenants)

A landscaping and continuous maintenance plan must be included as part of the Site Plan Review process, and shall address the following (in addition to the transition strip requirements in Sec. 4.6 of the Zoning Ordinance):

- All lots will be seeded or sodded and shrubs and trees must be planted to maintain a park-like atmosphere.
- Sold or held areas must also be maintained as a lawn area within 25 feet of streets, roadways, and curbs.
- Areas that are disturbed (such as through excavation, grading, etc.) must be restored to the above standards within 6 months.
- Landscaping will be installed within one-year of the Certificate of Occupancy.
- Location and description of all existing and proposed landscaping berms, fencing, and walls. According to Section 4.6 of the Zoning Ordinance, walls are required in transition strips next to residential and commercial districts.
- All developments must meet state and local groundwater and watershed standards.
- Adequacy, type, and arrangement of trees, shrubs, and other landscaping constituting a visual and/or a noise deterring buffer between adjacent uses and adjoining lands.
- Adequacy of structures; roadways, and landscaping, in areas with moderate to high susceptibility to flooding, ponding and/or erosion.
- Wheel stops or curbing shall be provided to prevent any vehicle from encroaching upon pedestrian walkways or damaging required landscaping.
- The location of buildings, parking, drives, landscaping, and other improvements on the site is appropriate and consistent with good design standards for the lot size, shape and general location.
- Landscaping, including grass, trees, shrubs, and other vegetation is provided to maintain and improve the aesthetic quality of the site and area.
- Fuel tanks shall be buried in accordance with state regulations, or screened with landscaping, fencing or berms. Any trash area must be screened. Alternative fuel supplies shall meet applicable state law.

### Improved Parking (covered in ZO, Sec. 5.3 - Off-Street Parking Requirements)

### Screened Outdoor Storage (covered in ZO, Sec. 5.9 - Storage of Materials)



# Location of Loading Docks (covered in ZO, Sec. 5.3.2 - Off-Street Parking Loading and Unloading)

### Continuous Management (covered in Protective Covenants)

- In all instances, the Blackman Charter Township Planning/Zoning Administrator, on behalf of the BLDFA, will act as the management entity of the park, and will have the authority to enforce the covenants and restrictions on all tenants and future tenants of the park.
- The BLDFA will maintain non-development and non-developable areas located within the park as deemed appropriate by the BLDFA.

### Infrastructure (covered in Protective Covenants)

- There is a drainage system that exists on portions of the developable property. If development warrants relocating said drainage tiles, the drainage system must be repaired, in addition to compliance with detention requirements adopted by Blackman Charter Township Zoning Ordinance.
- All driveways and road construction leading to structures within in the park must be constructed off Ayer Shire Lane.

### Setback Specifications (covered in ZO, Sec. 4.6)

### Signage Requirements (covered in ZO, Sec. 5.2)

### Time Limit for Construction (in the Purchase Agreement and/or in Protective Covenants)

A purchaser/tenant shall commence construction of a manufacturing/approved facility on the Premises within eighteen (18) months following the Closing for the land transaction. In the event that purchaser/tenant fails to commence construction within the period set forth above, the BLDFA shall have the option to purchase the Premises back from the purchaser/tenant for the purchase price less any outstanding mortgages or other encumbrances against the property and all costs in connection with the repurchase or re-conveyance, such as closing costs, attorney fees and/or recording fees associated with the BLDFA having exercised its option to purchase.

### Resale Rights (covered in Protective Covenants)

• No purchaser of unimproved property shall sell or lease said property to any third party without the written consent of the BLDFA. In the event the purchaser of unimproved property desires not to proceed with development, the BLDFA, its successors and assigns, retains the option to refund the purchase price less any outstanding mortgages or other encumbrances against the property and all costs in connection with the repurchase or re-conveyance, and enter into possession of the land. This section is not intended to prohibit the transfer of said property to a



company, real estate, or holding corporation, but such transfer shall take subject to all the restrictions herein contained, including this paragraph.

- No purchaser of unimproved or improved property shall subdivide or divide any lot or combination of lots in order to create additional lots for the purpose of sale or lease without the written consent of the BLDFA. Any lot or lots created by division or subdivision shall meet all applicable laws of the Township and improvements thereto shall be subject to all the restrictions and covenants contained herein including resale rights and time limits for construction.
- Any purchaser of improved property may convey said property to a third party, to the condition outlined in these restrictions.
- It is further covenanted and agreed by and between the parties hereto that BLDFA will not grant, sell or convey any interest in or to any part or parcel of the above described property without inserting in the grant thereof that the property is subject to all covenants and restrictions as adopted by the BLDFA.

### Enforcement (covered in Protective Covenants)

Violation of any of said restrictions or conditions, or breach of any covenant or agreement herein contained shall give the Grantor, in addition to all other remedies, the right to enter upon the land as to which such violation or breach exists and summarily to abate and remove any erection or thing or correct any condition that may constitute such violation or breach at the expense of the person in violation, said expenses to be a lien on such land enforceable in equity; provided however that no such entry shall be made unless the violation or breach has not been remedied or corrected within thirty days after delivery of notice of such violation or breach from the BLDFA or to the occupant of the premises on which the violation or breach has occurred or in the alternative within thirty days after mailing such notice, by first class mail, postage prepaid, to the recorded owner of such premises at their last known address. Any party hereto, their heirs, devisees, administrators, successors or assigns shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restriction above set forth, or to pursue any other remedy, legal or equitable, but the violation of these restrictions shall not defeat nor render invalid the lien of any mortgage or trust deed made in good faith and for value without notice of violation.

A copy of the protective covenants shall be attached to each deed and signed by each new owner; and the applicant shall certify that each owner from the date of this application forward shall execute a copy of the protective covenants at the time of property purchase.

### Property Information Inquiry Form

Persons/companies with interest in purchase and development in Jackson Technology Park North must complete the attached BLDFA Property Information Inquiry Form.

Please contact Alex Masten or Debbie Kelly at The Enterprise Group of Jackson, staff of the BLDFA, at 517-788-4458 or 517-788-4330, to obtain a fillable form; or complete it online,



print and submit it to one of the email addresses on the cover page. EG Staff will assist the applicant to ensure accuracy, if necessary.

Applicants must submit a business plan for proposed property development, including a construction timeline and/or phased development timeline, satisfactory to the BLDFA Board of Directors; should the applicant formally request BLDFA action on their inquiry.



# Blackman Charter Township LDFA







## JTPN Aerial Parcel Map





BLACKMAN CHARTER TOWNSHIP JACKSON, MICHIGAN COUNTY FARM ROAD NORTH



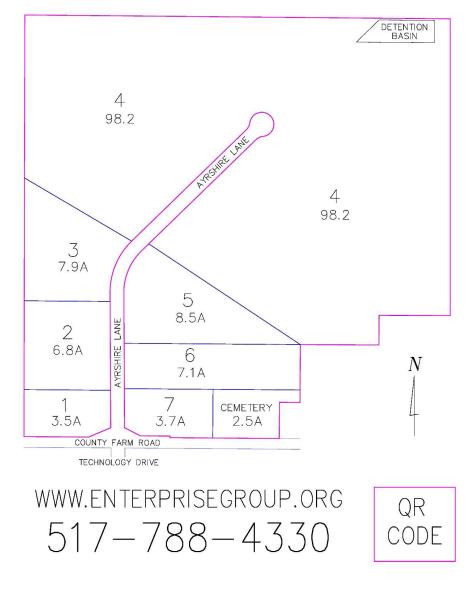
0 0.05 0.1 0.2 Miles

2000



### JTPN CONCEPT PLAN Lots for Sale

# JACKSON TECHNOLOGY PARK NORTH 3.5 to 135.7 ACRE LOTS FOR SALE ZONED I-2 HEAVY INDUSTRIAL





# Jackson Technology Park North 2023 Jackson, Michigan



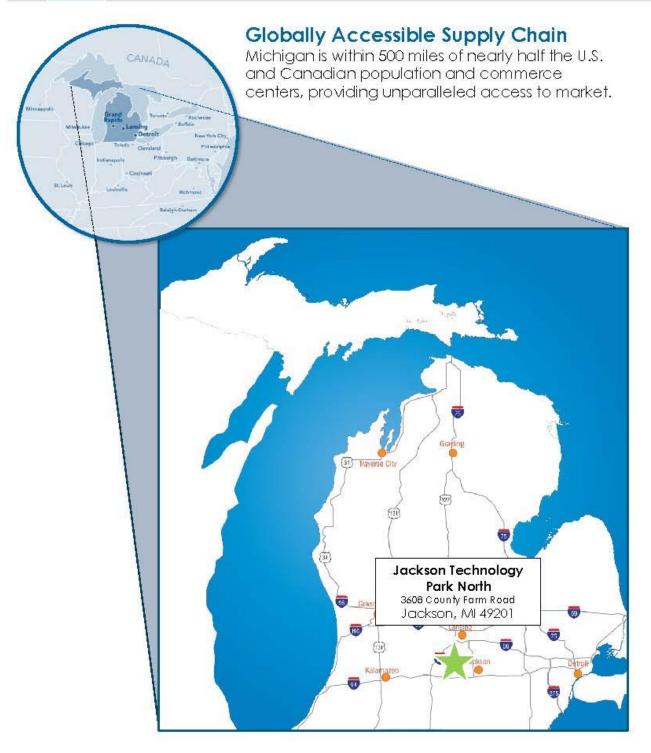
### For additional information please contact

Valerie Christofferson, Director of Economic Development 616-648-2777 • valerie.christofferson@cmsenerav.com





# Michigan and the Energy Ready Site's Location





**Consumers Energy** Count on Us\*

# **Michigan Means Pure Opportunities**

From our "Energy Ready" certified sites and a robust talent pipeline to clean energy solutions and competitive rates, we connect all the dots to demonstrate why Michigan is the place to do business.

This Energy Ready document is our assessment of this site's energy potential. You'll find details about the site's existing energy infrastructure and estimated costs to adjust the site's features based on how your business might use energy.

For electric loads greater than 35 MW, we have an economic development rate to provide the most cost-effective energy solution.

We can deliver a more precise project proposal with how your business uses energy, including, ways to help you save on energy costs and helping address your sustainability goals.

To provide a more detailed project proposal, for electric use we will need diversified peak demand in megawatts (MW), estimated annual use in kilowatt hours (kWh) and hours of operation. For natural gas, we will need estimated hourly use in thousand cubic feet per hour (MCFH), estimated use in thousand cubic feet (MCF), and required delivery pressure in pounds per square inch gage (psig).

To learn more about how we can work together, please contact:

Valerie Christofferson at 616-648-2777 or valerie.christofferson@cmsenergy.com.

# **Site Advantages**

Competitive electric and natural gas rates O Energy efficiency and construction incentives

NHigh voltage electric and natural gas service

TCTICIDITY

Renewable energy programs





Current as of January 2023. Subject to change.

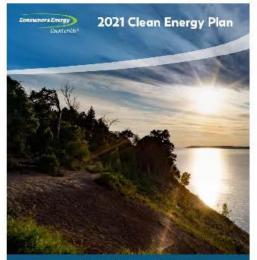
3





# Creating a Sustainable Energy Future

# By 2040, we plan to achieve net zero carbon emissions and meet 90% of Michigan's energy needs with clean resources.



Clean Energy Plan See how we plan to meet customers' long-term energy needs for years to come. <u>ConsumersEnergy.com/change</u>

#### Five-Year Goals:

- Save 1 billion gallons of water
- Reduce waste to landfills by 35 percent
- Enhance, restore or protect 5,000 acres of Michigan land

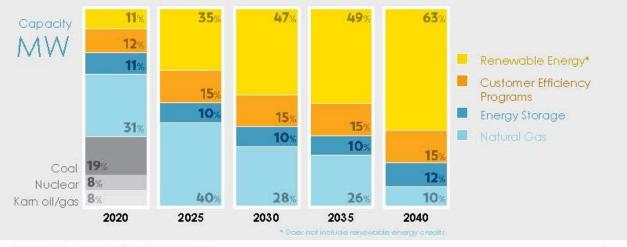
#### A Cleaner, Leaner Approach

We are rapidly expanding our generation portfolio to serve customers with the clean, renewable energy they need.

By 2040, we plan to achieve net zero carbon emissions and meet 90 percent of Michigan's energy needs with clean resources. But we can't do it without you.

#### **Renewable Energy Options for Business**

We have a strong plan and a fim commitment to a clean energy future. For customers who want to move even faster, we have solutions. The pages that follow provide an overview of our programs.



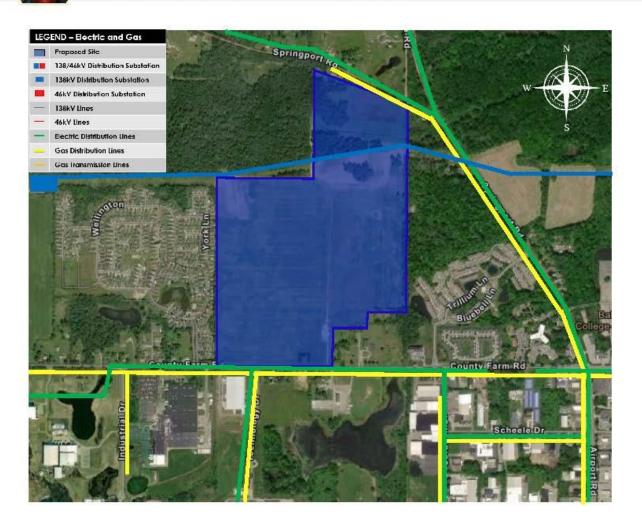
### CLEAN ENERGY PLAN ELECTRIC CAPACITY BY FUEL SOURCE (Megawatts)

Current as of January 2023. Subject to change.

4



# Existing Energy Infrastructure



# Approximately 143 acres available for development

All existing facility locations are approximate and not to be used for construction purposes. Always contact MISS DIG at 811 before you dig.

Current as of January 2023. Subject to change.





# Electric High and Low Voltage Distribution

Distribution	Estimated Lead Time <sup>4</sup>	Maximum Electric Demand²	Consumers Energy Construction Incentive	Customer Contribution		
Low Voltage Option <sup>1</sup>	6 Months	2.55 MVA	\$50,000	\$0		
Scope of Work to Meet Load Profile	DISABLE ATR LOOP					
High Voltage (46 kV) Option <sup>1</sup>	18-24 Months17 MWConstruction incentives are available to cover project costs. We are confident in our ability to provide a Customer Contribution option whe committing to a full-service contract					
Scope of Work to Meet Load Profile	miles from s∪bstation wi	46 kV project solution includes extending the existing 46 kV line 1.0 miles from the project site and installing a dedicated customer substation with one transformer and one 46 kV line. Facilities will be sized appropriately based on project load and ramp-up schedule.				
High Voltage (138 kV) Options <sup>3</sup>	We offer creative solutions to meet your high voltage energy requirements. For a customized, quick response proposal, please contact us today.					
Scope of Work to Meet Load Profile	system 0.25 su We have	5 miles away will obstation. Typica e additional cap	yond 500 MW. Service require a new dedico lead time is 26-28 ma abilities if redundancy ret the electric needs	ited customer onths. / is required.		

Reliability	Predicted Momentary Interruption Rate	Predicted Extended Outage Rate	Predicted Reliability %
46 kV Reliability <sup>5</sup>	1 every 1.1 years	1 every 3.8 years	99.99%
138 kV Reliability <sup>s</sup>		energy solutions for loac 99%. Fully redundant syst interruption of services.	

Consumers Energy will provide a detailed proposal tailored to any specific project request. All estimates are conceptual. Actual
costs, timing, incentives and customer contribution will be negotiated with the customer as part of developing a contract for
facilities. We are confident in our ability to provide a zero customer contribution option when committing to a full-service contract.

Represents the practical maximum electric demand that can be served with minimal investment. Additional options to serve load profiles above the maximum electric demand may exist.
 Only and head of the provide maximum electric demand may exist.

3. Only loads beyond the 46 kV system maximum electric demand would be proposed to be served from the 138 kV system.

Lead time for full capacity of larger loads is typically longer dependent upon specific needs.
 Momentary Interruption is defined as an interruption or series of interruptions lasting no more than five minutes. Extended Outage is defined as an outage lasting longer than five minutes. Outage rates are based upon system average outage rates, and the predicted reliability % represents the estimated amount of time the facility is in service.

6. Rates per current tariffs, as governed by the Michigan Public Service Commission(U-20963 Settlement).

Current as of January 2023. Subject to change.

δ





# Natural Gas

Service and Cost	MCFH						
Options <sup>1</sup>	50	100	250	500 <sup>2</sup>			
Scope of Work to Meet Load Profile	Installservice and meter at customer site. Tie into 6 inch medium pressure at site	Install service and meter at customer site. Tie into 6 inch medium pressure at site	Install 1 ½ mile of steel main, service and high pressure meter				
Lead Time	6 months from contract signing	6 monthsfrom contractsigning	12 mon ths from con tract signing				
Consumers Energy Construction Incentive (\$) <sup>4</sup>	\$302,300	\$302,300	\$2,900,900	Loads of this size are notidealfor this site – Please contact us for			
Customer Contribution (\$) <sup>3</sup>	\$10,000	\$10,000	\$10,000	details on how we may be able to serve this load			
Maximum Pressure Available (psig) <sup>s</sup>	The medium pressure available is up to 30 psig. The high pressure available is up to 200 psig.	The medium pressure available is up to 30 psig. The high pressure available is up to 200 psig.	The medium pressure available is up to 30 psig. The high pressure available is up to 200 psig.				
Annual Consumption Estimate (MCF/Year)	75,000 mcf	150,000 mcf	375,000 mcf				
Redundancy & Reliability	interruption is very lo	Consumers Energy's natural gas system is highly reliable and the probability of interruption is very low. The gas distribution system in this area is fed from two separate transmission interconnects, allowing flexibility in the natural gas flow should a significant unplanned event occur.					

1. Consumers Energy would like to provide a detailed project specific proposal. All estimates are conceptual. Actual costs, fiming, incentives and customer contribution will be negotiated with the customer as part of developing a contract for facilities. Customer responsible for fuel line and meter pad costs.

 Consumers Energy can typically service gas loads greater than 500 MCFH although these cases require further analysis.
 Customer Contribution is calculated based upon the estimated project costs, with a customer incentive for the projected amount. of gas usage at this site. The consumption is estimated at the hourly flow rate indicated, assuming 1500 hours per year at the appropriate gas rate.

4. Rates per current tariffs, as governed by the Michigan Public Service Commission (U-20322 Settlement and does not include GCR Revenues).

5. Available pressures listed are what would typically be available at this site, but other alternatives may be available, depending upon customer need.

Current as of January 2023. Subject to change.



# Developed by **Consumers Energy**, in collaboration with:





**Consumers Energy** Count on Us

Current as of 12/6/2023



# olsson

#### May 6, 2019

Amy L Guerriero The Enterprise Group 100 E Michigan Avenue One Jackson Square, Suite 1100 Jackson, MI 49201

#### **RE: Jackson Technology Park North**

#### Dear Ms. Guerriero:

Olsson is pleased to have this opportunity to provide you with the results of our analysis of the Jackson Technology Park North site.

Olsson is a broad-based engineering, planning, and design company headquartered in Lincoln, NE. We are comprised of approximately 1,200 engineers, planners, and scientists skilled in the assessment, planning, and positioning of land tracts for industrial development. Our depth of experience allows us to effectively align site attributes with target markets to plan industrial parks that achieve development success.

Information provided within this report is part of a larger effort to assist the Michigan Economic Development Corporation (MEDC) in a statewide industrial development identification study, as well as provide direction on next-step activities to assist each of the assessed sites to achieve full site readiness for economic development investment.

Our scope of work involved the following major steps:

- 1. Collection of diligence data and analysis of targeting and marketing identification
- 2. Community kickoff meetings and site visits
- 3. Internal sites analysis, review, and prioritization
- 4. Final report creation

Each of the sixteen (16) subject sites are receiving a final deliverable containing the following information:

- · General findings of both natural- and built-environment diligence identification
- Any identified areas of consideration for potential mitigation
- A generalized assessment of the site's ability to host identified targeted industries and development segments
- · Recommended next-step tasks to achieve full site preparedness for economic development

Olsson's findings are derived from internal analysis, as well as information provided during the intake process from the respective, subject sites. Communities that provided robust intake and diligence information may find an increased level of accuracy in our assessment of next-steps for site preparedness. The analysis is intended solely to elevate the respective, subject sites toward full site preparedness with assistance from MEDC. Information contained within this document is to be deemed consultancy opinion and where it is recommended, further diligence analysis should ensue to address next step needs.

Olsson appreciates this opportunity to provide you and the Michigan Economic Development Corporation with information that will aid both your community and the State of Michigan in effectively competing for primary and industrial development investment.

an

Courtney Dunbar, CEcD, EDFP, AICP Industrial Program Leader Olsson

2111 S. 67th Street / Suite 200 / Omaha, NE 68106 / 402.341.1116 / olsson.com





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Current as of 12/6/2023



# INDUSTRIAL SITE SUMMARY

# **JACKSON TECHNOLOGY PARK NORTH SUMMARY**

**OWNER:** THE PROPERTY IS OWNED BY ONE PARTY. **PARCEL SIZE:** 180.5 ACRES

# 

The Jackson Technology Park North site is a completely undeveloped greenfield land tract with substantial natural screening from adjacent residential properties to the west. The site is located within the Blackman Charter Township and Jackson County, Michigan. The closest major city to the site is Jackson to the southeast.

A northern segment of only five percent of the site is included in the 100-year floodplain, as defined by the Federal Emergency Management Agency (FEMA). This northern area is impacted by wetlands along a stream, as well as a small area in the northwest corner of the site making up a total of 28 percent of the total site.

Jackson Technology Park North completed a wetlands delineation report (June 2015) providing significant accuracy in identifying the location of wetlands within the subject site. In addition, a completed Phase I environmental report (March 2018) indicates no evidence of Recognized Environmental Conditions (RECs).

Site topography is generally rolling to flat with the largest contiguously unobstructed area totaling 140 +/- acres. A moderate elevation change exists throughout the site, with a downward slope to the north. Elevation data made available during the production of this report indicate the slope changes from a maximum elevation of 1,059 feet to a minimum of 1,019 feet, for a total change of 40 feet within the site. Elevation data were derived from Digital Elevation Model (DEM) created and maintained by the USDA Natural Resources Conservation Service (NRCS) Data Gateway. Additional survey is required to get a more accurate measure of elevation on the site.

The subject site is presented with a difficult roadway scenario. County Farm Road is currently the only and best opportunity for site access. This road is a two-lane, county road without a shoulder. The municipality is considering an expansion of the roadway and would use a grant program to subsidize the cost. There is no current plan to provide a second access point to the site at Springport Road, although an access point has been considered. An access point along Springport Road would require crossing wetlands within the site dividing the northern section from the larger site. Access is available from the site to I-94 but requires ingress/egress from County Farm Road to Springport Road.

The site is approximately 1.5 miles north of the nearest rail line. Construction of a spur track from the rail line to the site would require acquisition of dozens of properties. It would also require crossings of multiple roads and a grade separation crossing over I-94. The capital required to purchase properties, construct the track, and cross roadways make rail service to the site unlikely.

The site represents an area conducive to industrial users and is being rezoned to demonstrate this as an I-2 industrial zone from its existing agriculture use. This rezoning should provide adequate allowance to targeted end- users.

From a site readiness perspective, utilities are available adjacent to the perimeter of the site, and this equates to a significant asset for site marketability.

The site has accessible sanitary sewer availability, but the site currently does not have a 100,000 gallons per day (GPD) level of sanitary sewer service. Funding for the line expansion can be made available from an existing, community sewer fund and construction of the line can be completed within an 18-month period to accommodate increased capacity needs. Water availability meets expected levels of service at 150,000 GPD and the line of service is constructed to the perimeter of the site. Redundant water facilities are not currently available. However, redundancy could be constructed within the generally accepted construction timeframe of 18 months.

Electricity exists to the perimeter of the site with 5 megawatt (MW) of low voltage distribution availability. Currently, redundant power lines are not present, but an additional line could be provided to create redundancy within 18 to

# olsson

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Current as of 12/6/2023





24 months, with a minimum of 15.7 MW load. In addition, the site has overhead lines passing through most of the northern portion, but these lines should not significantly impact development capability.

Natural gas lines exist directly to the perimeter of the site. While there is no available capacity currently, 10,000 cubic feet per month (mcf/month) capacity can be increased within a 4-month timeline and expanded further upon request. This would also require the installation of service and commercial meters.

The site is served by two telecommunications providers, ATT and Comcast. Existing fiber optic access is on site, with redundancy and capacity available. Telecommunications access and redundancy are deemed as a high-level asset to the subject site.

#### **VIABILITY OF DEVELOPMENT TARGETS ASSUMPTION**

Local economic development leadership indicated the following as development targets for this subject property:

- Industrial Machinery Manufacturing (Advanced)
- Other General Purpose Machinery Manufacturing (Advanced)
- Aerospace Products and Parts Manufacturing (Advanced)

With a site size of 180 +/- acres of available land space and relatively minimal land encumbrances isolated to the northern portion of the property, Jackson Technology Park North is well-positioned on many levels to attract targeted industrial end-users.

The largest contiguous land area is 140 acres, which is sufficient size for the accommodation of singular, large users or a multitude of smaller industrial users. One of the greatest benefits is all major utilities, including redundant telecommunications access, are available to serve end-user needs. Minimum site service capacities are achievable within a generally acceptable construction timeframe of 18 months. This site is exceedingly well-positioned to accommodate a host of end-users and can aptly serve the needs of the markets, assuming smaller-scale manufacturing end-users.

Advanced Manufacturing companies, whether industrial or general purpose, will find congruence of operational needs to site attributes. Flexible accommodation of the nearly 140 acres of contiguous land space allows for the positioning of end-users. Utility infrastructure exists to levels that meet the needs of these user types.

Natural environment deficiencies are identified as wetlands and floodway, occupying approximately 28 percent of the site. These areas are almost entirely contained within the northwest portion, offering little risk to end-users, assuming they can locate within the remaining 140 acres of land space. A few smaller locations of wetlands have been identified, but it is possible to either avoid these areas through effective buffering or on-site mitigation through relocation. The preemptive identification of wetlands influence on the subject site provides a clear understanding of limitations appreciated by prospective end-users.

The potential deficiency existing on this site in serving market targets is transportation access both to the property via County Farm Road and subsequently to I-94. Manufacturers within the automotive, aviation, and/or general verticals will demand truck access that could be difficult to accommodate with current roadway design.

The Michigan Department of Transportation (MDOT) provided detailed review of requirements for all-season roads for the State of Michigan. All-Season roads are not subject to seasonal weight restrictions, meaning heavy-load trucks may drive on them all year. Roads not designated as "all-season" are subject to weight restrictions during the annual thaw period (late winter-early spring) to prevent damage to these roads. The absence of an all-season network can force commercial vehicle operators to reduce their legal axle weight by either 25 percent or 35 percent until the seasonal weight restrictions are lifted. One good aspect of the existing roadways are the adjacent roads of County Farm Road and Springport Road are all-season between Blackman Road and US 127. In addition, Springport Road Airport Road are all-season between Rives Junction Road and W. Michigan Avenue. In summary, potential users locating to Jackson Technology Park North would have all-season access to US-127 and I-94.

Smaller technology companies and parts manufacturers will find Jackson Technology Park North to be an impressive property for consideration of development. All market targets are deemed viable for development opportunity assuming they do not have significant trucking or rail needs to serve operations.

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# INDUSTRIAL SITE SUMMARY

### **FINAL RECOMMENDATIONS**

The Jackson Technology Park North Site has many attributes that position it as suitable for prospective end-users within the identified targeted markets. To further increase the marketability of this site, the following steps should be taken:

# UNDERGO A TRANSPORTATION STUDY FOR TRAFFIC IMPACTS AND ROADWAY IMPROVEMENTS

To accommodate the manufacturers identified as market targets, a clear understanding of access by trucks via I-94 to the subject site will be necessary. An assessment of County Farm Road's ability to handle truck traffic volumes with current widths and turning allowances should be completed to identify needed improvements. This study should also include the logical phasing, timelines, permitting, and costing of design and construction improvements deemed necessary.

# ASSESS NECESSITY FOR THE DEVELOPMENT OF A SECONDARY TRANSPORTATION ACCESS POINT

Currently, the subject site is accessible via County Farm Road. However, with a site size of 180 acres, coordination with the local communities and the township and county departments will review the recommended traffic study to determine whether a secondary ingress/egress point is needed for the site. If Springport Road is used as a secondary access, which is a more direct route to I-94, then costs for crossing the wetlands must be considered.

#### **PROPERTY PLAT ABANDONMENT AND INDUSTRIAL MASTER PLAN CONSIDERATION**

Jackson Technology Park North has been thoroughly assessed from a diligence perspective and has undergone platting to logically segment the property to accommodate development opportunities.

In consideration of the market targets provided, it is advised an industrial master plan be completed, and the plat be abandoned for this subject site. To effectively optimize the developable property, it is necessary to master plan to accommodate logical easements, transportation access, drainage, and natural encumbrances. There is significant value in aligning the anticipated footprint of likely end-user verticals to the property to determine spatial arrangement of development. The value in master planning is understanding where to align utility infrastructure, how to avoid natural environment encumbrances, how to access the property, and where the site area can be joined or manipulated to create effective pad site placement for prospective end-users. The industrial master plan should be completed with the idea of easements, access, drainage, and encumbrance in-mind to be altered with individual pad site requirements. The master plan should also include analysis for noise buffering and landscaping.

The identified market targets will demand flexibility in development accommodation and end-users will seek in- excess of 25 acres for development needs. It is advised the property be master planned to allow for a phased approach, which aligns the property to targeted users. When an end-user presents, the area in which the user will develop can then be subdivided, platted, and developed, leaving the remainder of the site in a flexible state to accommodate the next series of end-users.

When an industrial park is presented as platted, end-users are given considerable freedoms to purchase individual lots. Too much freedom in this regard can cause problems with optimization of the tract in the event lots need to be combined to accommodate future users. To increase the odds of accommodating the most development with the least amount of land and hence increasing return on investment, it is best to master plan, consider end-user pad site requirements, identify the location in which the user can locate effectively, subdivide, and plat the property in a phased approach.

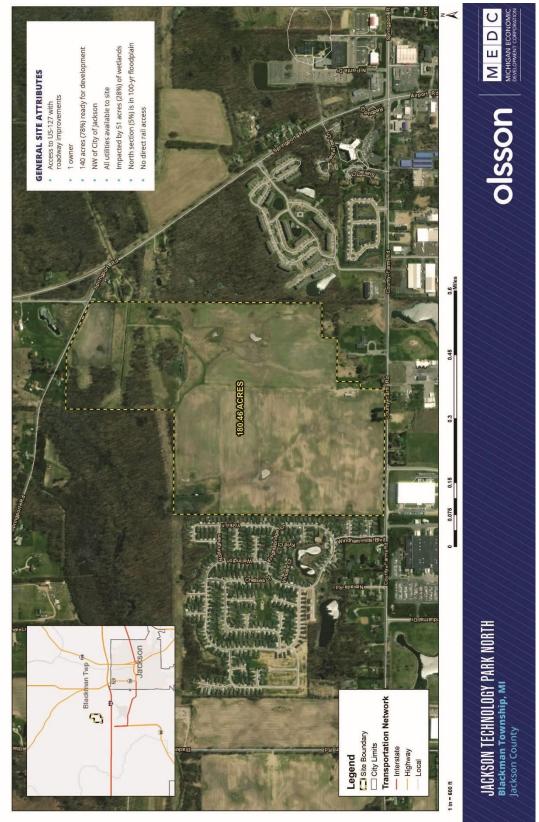
Master planning should also include detailed analysis of the locations of existing utilities and alignments of service to access those utilities. In addition, the plan should also assess the need for utility relocations at access points. Existing power lines along County Farm Road appear to be fairly low and will likely need to be relocated and/ or moved underground at access points for truck traffic. Depending on the locations of other utilities along the perimeter, they may need minor relocations as well.



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Current as of 12/6/2023









PHASE I ENVIRONMENTAL SITE ASSESSMENT

OF

TWO UNADDRESSED PARCELS NORTH OF COUNTY FARM ROAD JACKSON, MICHIGAN

MARCH 30, 2018

**Prepared For:** 

Blackman Township Local Development Financing Authority 1990 W. Parnall Road Jackson, Michigan

Prepared by:

ENVIROLOGIC TECHNOLOGIES, INC. 2960 Interstate Parkway Kalamazoo, Michigan 49048 (269) 342-1100



#### PHASE I ENVIRONMENTAL SITE ASSESSMENT OF TWO UNADDRESSED PARCELS NORTH OF COUNTY FARM ROAD JACKSON, MICHIGAN

#### **EXECUTIVE SUMMARY**

Envirologic performed a Phase I Environmental Site Assessment (ESA) of an agricultural property consisting of two unaddressed parcels north of County Farm Road, Jackson, Michigan (subject property). The Phase I ESA has been performed in accordance with the ASTM Standard Practice for Phase I ESAs (Standard E1527-13) and in conformance with the federal rule for All Appropriate Inquiry. Non-CERCLA issues that are not typically part of the ASTM standard scope of investigation (i.e., asbestos, lead paint, radon, mold, vapor intrusion, wetlands, and universal wastes) were not addressed as part of this Phase I ESA. The Phase I ESA was conducted for the purchase of the property. This report was prepared for the exclusive use of the Blackman Township Local Development Financing Authority (LDFA), who may rely on the report contents.

The subject property consists of two parcels comprising 181.48 acres situated north of County Farm Road. Historic plat maps indicate the subject property was utilized for agriculture from at least 1874 to the present. Currently, the subject property is a tilled field with two small buildings situated near the southeast portion of the subject property.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of two unaddressed parcels north of County Farm Road, Jackson, Michigan, the property. Any exceptions to, or deletions from, this practice are described in the *Limitations* section of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the property.

No further assessment of the subject property is warranted at this time.

©envirologic

Current as of 12/6/2023





Investigation • Remediation Compliance • Restoration 10448 Citation Drive, Suite 100 Brighton, MI 48116

Mailing Address P.O. Box 2160 Brighton, MI 48116-2160

800 395-ASTI Fax 810.225.3800

www.asti-env.com

Sent Via Email Only

June 1,2015

Mr. Pete Jancek, Chair Blackman Charter Township LDFA 1990 W. Parnall Road Jackson, MI 49201

RE: Wetland Delineation and Jurisdictional Assessment North Jenkins Farm, Approximately 181.5-acre Parcel Blackman Charter Township, Jackson County, Michigan ASTI File No. 9189

Dear Mr. Jancek:

On May 20 and 22, 2015, ASTI conducted a site investigation to delineate wetland boundaries on the above-referenced property in the east half of Section 19, Blackman Township, Jackson County, along County Farm Road (Property). Eight wetland areas and one watercourse were found on the Property (see Figure 1 – *Approximate Wetland Boundaries*). Of these, two wetlands and the Wheeler Drain are regulated by the Michigan Department of Environmental Quality (MDEQ).

#### SUPPORTING DATA AND MAPPING

The United States Geological Survey (USGS) Jackson North, Michigan 7.5' Quadrangle Map, the Soil Survey of Jackson County, the National Wetland Inventory Map (NWI), the MDEQ Wetlands Map Viewer web site, and digital aerial photographs were all used to support the wetland delineation and subsequent regulatory status determination. USGS, NWI, and MDEQ mapping data all indicated the presence of wetland on the Property.

In addition, the Soil Survey of Jackson County indicated the Property is comprised of the soils Riddles sandy loam, 2-6% slopes (42B); Riddles sandy loam, 6-12% slopes (42C); Barry loam (17); Teasdale fine sandy loam, 0-3% slopes (15A); Ormas-Spinks complex, 0-6% slopes; Palms muck (37); and Sebewa loam, 0-2% slopes (46). The 17, 37, and 46 soil mapping units are included on the list of *Hydric Soils of Michigan*.

#### FINDINGS

ASTI investigated the Property for the presence of any lakes, ponds, wetlands, and watercourses. This work is based on *MCL 324 Part 301 (Inland Lakes and Streams*) and *Part 303 (Wetland Protection)*.

The delineation protocol used by ASTI for this delineation is based on the U.S. Army Corps of Engineers' (USACE) Wetland Delineation Manual, 1987, the Regional Supplement to the Corps of Engineer Wetland Delineation Manual: Northcentral and Northeast Region, and related guidance documents, as appropriate. Wetland vegetation, hydrology, and soils were used to locate the wetland boundaries. Eight wetland areas and one watercourse were found on the Property and are discussed below.





#### Wetlands A, B, C, G, H, I, and J

Wetlands A, B, C, G, H, I, and J are emergent wetlands located within the cultivated areas of the farm and, with the exception of Wetland J, located within the South Jenkins parcel (Figure 1). Wetlands B, C, G, and H appear to be seasonally wet and may be cultivated later in the season. These four wetlands exhibited little vegetation, but included areas of standing water and saturated soils. The vegetation that was found in these areas was dominated by wetland (hydrophytic) plant species.

Wetlands A, I, and J exhibited greater plant densities dominated by reed canary grass (*Phalaris arundinacea*, FACW). Soils within Wetlands A, B, C, G, H, I, and J exhibited mottling indicative of saturated, anoxic conditions for prolonged periods during the growing season and, as such, are considered hydric. Indicators of wetland hydrology observed within Wetlands A B, C, G, H, I, and J included saturated soils and/or standing water, sediment or algae deposits, and soil saturation observed on aerial photographs. Additional description of the hydrology, plant communities, and soils observed in all of these wetland areas is provided in the USACE data sheets attached to this report.

Dominant vegetation observed within the upland areas adjacent to Wetlands A.B., C., G., H., I, and J was primarily corn (*Zea mays*, UPL), but also included wild carrot (*Daucus carota*, UPL), daisy fleabane (*Erigeron strigosus*, FACU), and dandelion (*Taraxacum officinale*, FACU). Upland soils were dry, sandy loams.

Of these seven wetlands, it is ASTI's opinion that only Wetland J is likely to be regulated by the MDEQ. Although smaller than five acres in size, Wetland J is within 500 feet of a pond that, at least until recently exhibited more than one acre of permanent open water. This acreage of open water meets the State of Michigan's definition of a pond. Because Wetland J is within 500 feet of the pond it is considered contiguous and is therefore likely to be regulated by the MDEQ. It should be noted however, that 2013 aerial photographs indicate recent fill activity may have decreased the acreage of this pond to less than one acre.

#### Wetland D-E-F

Wetland D-E-F is an emergent and forested wetland located along the northern boundary of the South Jenkins parcel, and the south and west boundaries of the North Jenkins parcel, south of the Wheeler Drain (Figure 1). Although labeled as separate areas (D, E, and F) on Figure 1, these areas appear to be part of a single, larger wetland complex that extends off the site to the north east and west.

Wetland D-E-F includes emergent wetland dominated by reed canary grass (*Phalaris arundinacea*, FACW) as well as forested wetland areas dominated by silver maple (Acer saccharinum, FACW). Soils within Wetland D-E-F exhibited mottling indicative of saturated, anoxic conditions for prolonged periods during the growing season and, as such, are considered hydric. Indicators of wetland hydrology observed within Wetland D-E-F included saturated soils and/or standing water, depressional areas exhibiting sparse vegetation, and soil saturation observed on aerial photographs. Additional description of the hydrology, plant communities, and soils observed in Wetland D-E-F is provided in the USACE data sheets attached to this report.

Dominant vegetation observed within the upland areas adjacent to Wetland D-E-F included reed canary grass, wild strawberry (*Fragaria virginiana*, FACU); Canada thistle (*Cirsium arvense*, FACU), wild geranium (*Geranium maculatum*, FACU); and dandelion.

It is ASTI's opinion that only Wetland D-E-F is likely to be regulated by the MDEQ because it is both greater than five acres in size and contiguous with the Wheeler Drain.

#### Watercourses

The Wheeler Drain bisects the northern Jenkins parcel. It is ASTI's opinion that the drain is regulated by the MDEQ as a stream under Part 301, Inland Lakes and Streams, given that it has

ASTI File 9189, North Jenkins Farm Wetland Delineation, June 1, 2015

page 2 of 3

## JTP-North Jackson Technology Park - North | Blackman Charter Township Local Development Finance Authority (BLDFA)

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defined bed, banks, and evidence of flow. It should be noted that the Wheeler Drain is also under the regulation of the Jackson County Drain Commissioner's Office and any work within the drain or potential Jackson County drain easements associated with the drain would require a permit from Jackson County.

#### Wetland Flagging

Wetland boundaries were marked in the field with day-glow pink flagging stamped "WETLAND DELINEATION."

Enclosed is a map of the Property showing the approximate location of the wetland flagging (Figure 1). Figure 1 is approximate and based upon ASTI's field sketch. Topographic survey to be provided by Ripstra & Scheppelman, Inc. will determine the exact location of the wetland flagging and acreage of the wetland areas.

#### SUMMARY

Based upon the data, criteria, and evidence noted above, it is ASTI's professional opinion that the Property includes 8 wetland areas (Wetlands A, B, C, G, H, I, J and Wetland D-E-F). Two wetlands (Wetland D-E-F and Wetland J) and one watercourse (Wheeler Drain) are likely to be regulated by the MDEQ under the Natural Resources and Environmental Protection Act (1994 P.A. 451), Part 303 Wetland Protection and Part 301 Inland Lake and Streams, respectively. However, please note that the MDEQ has the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan. Any proposed impact to the areas that ASTI has identified as regulated will require an MDEQ permit.

Attached are Figure 1, which shows the approximate locations of wetland flagging on the Property, and completed U.S. Army Corps of Engineers (USACE) Wetland Data Forms. Please note that the data sheet numbers match the data collection sampling points shown on Figure 1.

Thank you for the opportunity to assist you with this project. Please let us know if we can be of any further assistance in moving your project forward.

Sincerely yours,

ASTI ENVIRONMENTAL

Paul Rentschler Wetland/Aquatic Ecologist

Attachments:

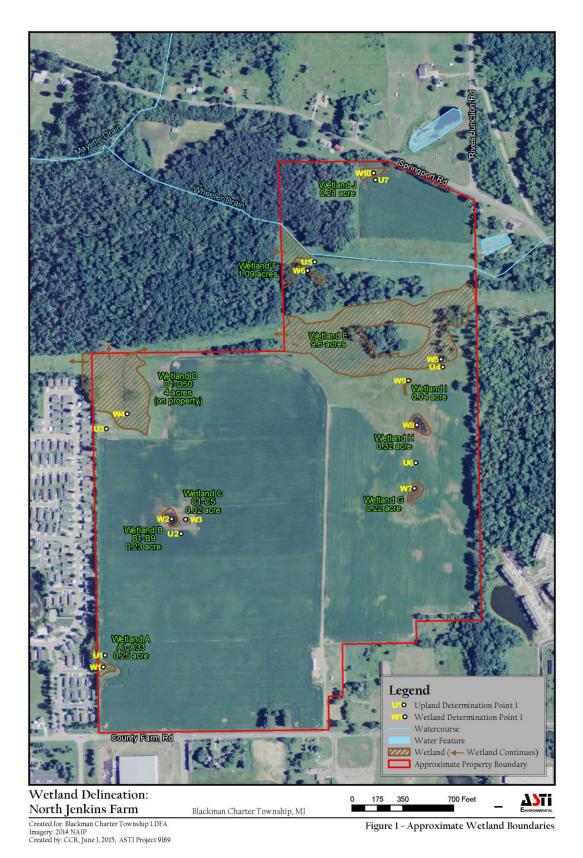
Figure 1 - Approximate Wetland Boundaries Completed ACOE Wetland Data Forms

cc: Jack Ripstra

ASTI File 9189, North Jenkins Farm Wetland Delineation, June 1, 2015

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ED BUSINESS PARK - LAND SALES USE WITH TIF-ELIGIBLE BUSINESSE rria to the site from outside the County, but inside M s to be relocated to the site from outside the Stat lumber of new jobs to be created within two year lumber of new jobs to be created within five year tal New Jobs to Jackson County within two year	ES) Number Ite Its	8/18) Poin
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umber of Acres Required (minimum 3 acre parce	əl)	
obs per Acre of Land (# Jobs in 5 years / # Acre	s)	
Amount of Investment – Real Proper	ty	
Amount of Investment – Personal Proper	ty	
POINT TOTAL	.S	
ID COST / ACRE (FROM TABLE #5 BELOW)*	**	
RELOCATION & CREATION W/IN 5 YRS	d POINTS	
1– 10 11–25	2	
26-50 51 75	4	
76-100	7	
	8	
JOBS PER ACRE OF LAND	POINTS	
<1-5	1	
0-14 15-24	3	
25-39 40 and greater	4	
Less than \$500.000	5	
\$ 500,000 - \$ 799,999 \$ 800,000 - \$ 999,999	7	
\$ 1,000,000 - \$ 1,499,999 \$ 1,500,000 - \$ 1,900,999	8	
\$ 2,000,000 or greater	10	
L PERSONAL PROPERTY INVESTMENT	POINTS	
Less than \$500.000 \$ 500.000 - \$ 799.999	6	
\$ 800,000 - \$ 999,999	7	
\$ 1.500.000 - \$ 1.999.999	9	
\$2,000,000 or greater	10	
	\$15 000	
5-9	\$12,000	
10-14 15-19	\$8,000	
20-24	\$7,000	
	\$5,000	
30	40,000	
	obs per Acre of Land (# Jobs in 5 years / # Acre Amount of Investment – Real Proper Amount of Investment – Personal Proper POINT TOTAL D COST / ACRE (FROM TABLE #5 BELOW)* Tables 1 through 4 below; total the points; a re. NOTE: After the point calculation, a prem arged for acreage fronting County Farm Road RELOCATION & CREATION WIIN 5 YRS 14-10 11-25 26-50 51-75 76-100 101-150 151 or greater JOBS PER ACRE OF LAND 101-150 151 or greater JOBS PER ACRE OF LAND 40 and greater TOTAL REAL PROPERTY INVESTMENT Less than \$500,000 \$ 500,000 - \$ 799,999 \$ 100,000 - \$ 1,999,999 \$ 1,500,000 - \$ 1	bbs per Acre of Land (# Jobs in 5 years / #Acres)         Amount of Investment – Real Property         POINT TOTALS         DOST / ACRE (FROM TABLE #5 BELOW)***         Tables 1 through 4 below; total the points; and then refer to Table         re. NOTE: After the point calculation, a premium frontage fee of arged for acreage fronting County Farm Road         RELOCATION & CREATION Will 5 YRS       POINTS         1-10       1         11-25       2         26-50       4         611-75       6         76-100       7         101-160       8         151 or greater       10         101-160       8         40 and greater       5         TOTAL REAL PROPERTY INVESTMENT       POINTS         Less than \$500 000       5         \$ 600 000 - \$ 799 999       6         \$ 100 000 - \$ 1499 999       8         \$ 100 000 - \$ 1499 999       8         \$ 100 000 - \$ 1499 999       6         \$ 100 000 - \$ 1499 999       6         \$ 100 000 - \$ 1499 999       8         \$ 100 000 - \$ 1499 999       8         \$ 100 000 - \$ 1499 999       8         \$ 100 000 - \$ 1499 999       8         \$ 100 000 - \$ 1499 999       8

JTP-N	lorth
Jackson Technology Park – No	rth   Blackman Charter
Township Local Development F	Finance Authority (BLDFA)

	BLACKMAN LDFA CERTIFIED BUSINESS PARK - LAND SALI TEST CASE SCENARIOS		
1.	COMPANY 1	NUMBER	POINTS
	Existing Jackson County Manufacturer		
	10 employees already located in Jackson County - relocating to LDFA	0	
_	2-yr Projection - +4 new jobs	4	
	5-yr Projection - +10 new jobs	10	1
	2 Acres - 10/2 = 5 jobs per acre Real - \$1.5 Million	5 \$1.5 M	1
	Personal - \$500,000	\$1.5 M	6
	TOTAL POINTS	4.0 m	17
	LAND SALE PRICE PER ACRE		\$8,000
2	COMPANY 2	NUMBER	POINTS
	Out-of-County Manufacturer		
	25 employees relocating to LDFA from outside Jackson County	25 12	-
	2-yr Projection - +12 new jobs 5-yr Projection - +40 new jobs	65	6
	2.5 Acres - 65/2.5 = 26	26	4
	Real - \$2 Million	\$2 M	10
	Personal - \$1.5 Million	\$15 M	9
	TOTAL POINTS		29
	LAND SALE PRICE PER ACRE		\$6,000
3	COMPANY 3	NUMBER	POINTS
-	Out-of-State Manufacturer	40	
	12 employees relocating to LDFA 2-γr Projection - +8 new jobs	12 8	
+	2-yr Projection - +8 new jobs 5-yr Projection - +20 new jobs	8 32	4
	3 Acres = 32/3 = 10.7 (round up to 11)	11	2
	Real - \$2.5 Million	\$2.5 M	10
	Personal - \$500,000	\$.5 M	6
	TOTAL POINTS		22
	LAND SALE PRICE PER ACRE		\$7,000
4	COMPANY 4	NUMBER	POINTS
_	Out-of-State Manufacturer	150	
	150 employees relocating to LDFA 2-yr Projection - +30 new jobs	150 30	
	2-yi Projection - +30 new jobs 5-yr Projection - +150 new jobs	300	10
1	10 Acres = 300/10 = 30	30	4
	Real - \$5 Million	\$5 M	10
	Personal - \$3 Million	\$3 M	10
	TOTAL POINTS		34
	LAND SALE PRICE PER ACRE		\$5,000
5	COMPANY 5	NUMBER	POINTS
	Out-of-County Manufacturer 55 employees relocating to LDFA	55	
	2-yr Projection - +2 new jobs	2	-
	5-yr Projection - +10 new jobs	65	6
	160 Acres - 65/160	0.4	1
	Real - \$3 Million	\$3 M	10
	Personal - \$1.5 Million	\$1.5 M	9
			26
2	LAND SALE PRICE PER ACRE		\$6,000 POINTS
3	COMPANY 6 Service business - not eligible for TIF in LDFA	NUMBER	POINTS
	5 employees relocating to LDFA		
1	2-yr Projection - +10 new jobs		
	5-yr Projection - +30 new jobs	N/A	N/A
	6 Acres - 5/6 =	N/A	N/A
	Real - \$3 Million	N/A	N/A
	Personal - \$1.5 Million	N/A	N/A
			0
	LAND SALE PRICE PER ACRE COMPANY 7		
,	COMPANY /	NUMBER	POINTS
,			
7	High-tech Business within Jackson County	n	
7	High-tech Business within Jackson County 22 employees relocating to LDFA	0 25	
7	High-tech Business within Jackson County 22 employees relocating to LDFA 2-yr Projection - +25 new jobs	25	4
7	High-tech Business within Jackson County 22 employees relocating to LDFA		4
	High-tech Business within Jackson County 22 employees relocating to LDFA 2-yr Projection - +25 new jobs 5-yr Projection - +35 new jobs 5 Acres - 35,5 Real - \$3 Million	25 35	
	High-tech Business within Jackson County 22 employees relocating to LDFA 2-yr Projection - +25 new jobs 5-yr Projection - +35 new jobs 5 Acres - 35,5	25 35 7	2









Jackson Technology Park North (Located in Blackman Charter Township LDFA)

#### **Protective Covenants**

(Adopted August 18, 2021)

Intent: It is the intent of these covenants to protect the integrity of Jackson Technology Park North. These covenants are designed to reduce the impacts of heavy industry and provide a hospitable environment in which to conduct business. Furthermore, the covenants provide security for investment made by private industry in the industrial park.

As of the date of adoption, these covenants shall be assigned to the property deeds of any new business locating in Jackson Technology Park North, or extended to any expansion of firms with existing facilities. Any and all previous protective covenants between the parties are null and void.

These covenants are in place to supplement other site and building development requirements, which are part of the zoning ordinance and site plan approval process, and will be enforced by the Blackman Charter Township Planning/Zoning Administrator.

Area: These covenants apply to any lot, parcel, or plat lying within the boundaries of Jackson Technology Park North (see attached Conceptual Site Plan and Survey).

Covenants:

### **Types of Building Materials**

- All buildings must be constructed in accordance with all applicable laws, statutes, ordinances, codes, rules, and regulations of all governmental agencies which have jurisdiction.
- All buildings must be constructed to withstand the normal causes of deterioration with normal maintenance procedures.
- Previously used materials shall not be incorporated into any building without the prior written consent of the BLDFA's representative.
- No temporary buildings are allowed on any grounds of the park, other than temporary construction contractor buildings during construction.
- Building walls which face an exterior or internal road must be finished in materials such as decorative, fluted or finished face brick or block, concrete, wood, vinyl, glass or colored metal with permanent baked on finish, ornamental stone or other decorative material, and shall not include traditional concrete or cinder blocks, whether or not painted.







 In all instances, the Blackman Charter Township Planning/Zoning Administrator, on behalf of the BLDFA, will retain the right to review/approve all site materials planned to be used to ensure that all covenants are being followed.

### **Landscaping**

A landscaping and continuous maintenance plan must be included as part of the Site Plan Review process, and shall address the following (in addition to the transition strip requirements in Sec. 4.6 of the Zoning Ordinance):

- All lots will be seeded or sodded and shrubs and trees must be planted to maintain a park-like atmosphere.
- Sold or held areas must also be maintained as a lawn area within 25 feet of streets, roadways, and curbs.
- Areas that are disturbed (such as through excavation, grading, etc.) must be restored to the above standards within 6 months.
- Landscaping will be installed within one-year of the Certificate of Occupancy.
- Location and description of all existing and proposed landscaping berms, fencing, and walls. According to Section 4.6 of the Zoning Ordinance, walls are required in transition strips next to residential and commercial districts.
- All developments must meet state and local groundwater and watershed standards.
- Adequacy, type, and arrangement of trees, shrubs, and other landscaping constituting a visual and/or a noise deterring buffer between adjacent uses and adjoining lands.
- Adequacy of structures; roadways, and landscaping, in areas with moderate to high susceptibility to flooding, ponding and/or erosion.
- Wheel stops or curbing shall be provided to prevent any vehicle from encroaching upon pedestrian walkways or damaging required landscaping.
- The location of buildings, parking, drives, landscaping, and other improvements on the site is appropriate and consistent with good design standards for the lot size, shape and general location.
- Landscaping, including grass, trees, shrubs, and other vegetation is provided to maintain and improve the aesthetic quality of the site and area.
- Fuel tanks shall be buried in accordance with state regulations, or screened with landscaping, fencing or berms. Any trash area must be screened. Alternative fuel supplies shall meet applicable state law.

### **Continuous Management**

• In all instances, the Blackman Charter Township Planning/Zoning Administrator, on behalf of the BLDFA, will act as the management entity of the park, and will have the





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authority to enforce the covenants and restrictions on all tenants and future tenants of the park.

 The BLDFA will maintain non-development and non-developable areas located within the park as deemed appropriate by the BLDFA.

### **Infrastructure**

- There is a drainage system that exists on portions of the developable property. If development warrants relocating said drainage tiles, the drainage system must be repaired, in addition to compliance with detention requirements adopted by Blackman Charter Township Zoning Ordinance.
- All driveways and road construction leading to structures within in the park must be constructed off Ayer Shire Lane.

### Resale Rights (not covered in ZO)

- No purchaser of unimproved property shall sell or lease said property to any third party without the written consent of the BLDFA. In the event the purchaser of unimproved property desires not to proceed with development, the BLDFA, its successors and assigns, retains the option to refund the purchase price less any outstanding mortgages or other encumbrances against the property and all costs in connection with the repurchase or reconveyance, and enter into possession of the land. This section is not intended to prohibit the transfer of said property to a company, real estate, or holding corporation, but such transfer shall take place subject to all the restrictions herein contained, including this paragraph.
- No purchaser of unimproved or improved property shall subdivide or divide any lot or combination of lots in order to create additional lots for the purpose of sale or lease without the written consent of the BLDFA. Any lot or lots created by division or subdivision shall meet all applicable laws of the Township and improvements thereto shall be subject to all the restrictions and covenants contained herein including resale rights and time limits for construction.
- Any purchaser of improved property may convey said property to a third party, to the condition outlined in these restrictions.
- It is further covenanted and agreed by and between the parties hereto that BLDFA will
  not grant, sell or convey any interest in or to any part or parcel of the above described
  property without inserting in the grant thereof that the property is subject to all
  covenants and restrictions as adopted by the BLDFA.

### **Enforcement**

Violation of any of said restrictions or conditions, or breach of any covenant or agreement herein contained shall give the Grantor, in addition to all other remedies, the right to enter upon the land as to which such violation or breach exists and summarily to abate and remove any erection or thing or correct any condition that may constitute such violation or breach at the expense of the person in violation, which









expenses to be a lien on such land enforceable in equity; provided however that no such entry shall be made unless the violation or breach has not been remedied or corrected within thirty days after delivery of notice of such violation or breach from the BLDFA or to the occupant of the premises on which the violation or breach has occurred or in the alternative within thirty days after mailing such notice, by first class mail, postage prepaid, to the recorded owner of such premises at their last known address. Any party hereto, their heirs, devisees, administrators, successors or assigns shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restriction above set forth, or to pursue any other remedy, legal or equitable, but the violation of these restrictions shall not defeat nor render invalid the lien of any mortgage or trust deed made in good faith and for value without notice of violation.











#### Blackman Township Local Development Finance Authority (BLDFA) Property Information Inquiry Form

(Please complete all questions—if not applicable, enter N/A)

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lf you have Map):	identified BLDFA	property which you	u are interested in, p	lease identif	y (see attachec	I Cond











5. Describe the purpose, nature, need and function of the project and its expected benefits to the company, and to the community.

- 6. To identify BLDFA eligibility, please provide NAICS or SIC Codes for the company to be located within the BLDFA, and generally describe activities to be undertaken.
- 7. Provide a timeline for the project (expected start and completion dates).

7. Refer to the BLDFA Land Sales Matrix for guidance for land purchase costs.

8. Signature:		
Print Name	Sign Name	
Date		

Construction within the BLDFA is limited to business activities that generally involve the following (subject to MI Act 281 of 1986, to be amended by MI Public Act 57 of 2018 effective January 1, 2019):

- Manufacturing
- Agricultural Processing
- High-Technology Activities
- Energy Production
- Business incubators
- Alternative energy technology businesses

Submission of this form provides no commitment by the BLDFA. A Purchase Agreement (PA) will secure interest in the property, once negotiated and approved by the BLDFA. Boilerplate PAs will be furnished upon request, after review of this form and the proposed project.