IF YOU WISH TO ADDRESS THE CITY COUNCIL,
PLEASE COMPLETE FORM LOCATED ON DESK AT ENTRANCE AND PASS TO MAYOR.

AGENDA – SPECIAL CITY COUNCIL MEETING

August 9, 2016
2nd Floor, City Hall
6:30 p.m.

1. CALL TO ORDER.

2. ROLL CALL.

3. ADOPTION OF AGENDA.

4. CITIZEN COMMENTS (3-Minute Limit).

5. CONSENT CALENDAR.

A. Jackson Civil War Muster.
Recommendation: Approve a request from Jackson Civil War Society to conduct its 32nd Annual Jackson Civil War Muster event on Saturday, August 20, and Sunday, August 21, 2016, from 9:00 a.m. to 7:00 p.m. at Cascades Park.

***B. August 2016 Foundry Race Party.**
Recommendation: Approve a request from The Foundry to conduct their August 2016 Foundry Race Party event on Friday, August 26, 2016, and Saturday, August 27, 2016, at City Parking Lot #9.

6. PUBLIC HEARING.

A. OPRA Public Hearing.
Hold a second public hearing to establish the Obsolete Property Rehabilitation Act (OPRA) District within an area bounded by Louis Glick Highway to the north, W. Washington Avenue to the south, and Cooper Street to the east.

7. OTHER BUSINESS.

A. Reaffirm OPRA Resolution.
Recommendation: Reaffirm a resolution to establish the Obsolete Property Rehabilitation Act (OPRA) District boundaries of Louis Glick Highway to the north, Washington Avenue to the south, and Cooper Street to the east.

B. Ordinance No. 497 – Otsego PILOT (Second/Final Reading).
Recommendation: Final adoption of Ordinance No. 497, providing a service charge in lieu of taxes for a housing project for low income persons and families to be financed with an authority-aided mortgage loan or an advance or grant from the authority pursuant to the provisions of the State Housing Development Authority Act of 1966.

C. Parking Improvement Projects Reimbursement Resolution.
Recommendation: Approve the Reimbursement Resolution for the Parking Improvement Projects.

D. Three (3) H4HH Demolition Contracts Bid Award (Package J).
Recommendation: Award three (3) demolition contracts in the total amount of $316,599.00 to demolish 18 residential structures through the Help for Hardest Hit Blight Elimination Program as follows:

Smalley Construction	7 properties	$132,800
Lester Brothers	1 property	$ 28,199
Dunigan Brothers	10 properties	$155,600

E. Two (2) H4HH Demolition Contracts Bid Award (Package K).
Recommendation: Award two (2) demolition contracts in the total amount of $349,590.00 to demolish 17 residential structures through the Hardest Hit Blight Elimination Program as follows:

Smalley Construction	2 properties	$ 30,890
Dunigan Brothers	15 properties	$318,700

***F. Termination of a Demolition Contract with The Adams Group, Inc.**
Recommendation: Terminate three (3) contracts with The Adams Group, Inc., and award the demolitions to the next lowest bidder, Smalley Construction, for the total amount of $37,850.00.

***G. City Employee Retirement System Board of Trustees Appointment:**
Recommendation: Mayor's recommendation to fill a current vacancy on the City Employee Retirement System Board of Trustees with Heather Ehnis, beginning immediately and ending August 31, 2019.

8. CITY COUNCILMEMBERS' COMMENTS.

9. MANAGER'S COMMENTS.

10. ADJOURNMENT.

***Agenda Items Added**

CITY OF JACKSON
Founded 1829

City Manager's Office

161 W. Michigan Ave. - Jackson, MI 49201
Phone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Council Members

FROM: Patrick H. Burtch, City Manager

DATE: August 9, 2016

SUBJECT: Special Event Application for Jackson Civil War Muster.

Recommendation:

Approve a request from Jackson Civil War Society to conduct its 32nd Annual Jackson Civil War Muster event on Saturday, August 20 and Sunday, August 21, 2016, from 9 a.m. to 7 p.m., at Cascades Park.

Attached is a memo from Nathan Mack, regarding the Special Event Application for the event Jackson Civil War Muster.

I recommend approval of the special event application for the event Jackson Civil War Muster. Your consideration and concurrence is appreciated.

PHB

DEPARTMENTAL REPORT

MEMO TO: Patrick Burtch, City Manager

FROM: Nathan Mack, Executive Director, DDA

DATE: August 9, 2016

RECOMMENDATION: Approve a request from Jackson Civil War Society to conduct its 32nd Annual Jackson Civil War Muster event on Saturday, August 20, and Sunday, August 21, 2016, from 9 a.m. to 7 p.m., at Cascades Park.

SUMMARY: The Jackson Civil War Muster is the largest, longest running civil war history event in the Midwest with family oriented, and educational entertainment.

DEPARTMENTAL APPROVAL SUMMARY

Approvals noted below by each department indicate they have been made aware of the request and the capacity of their department has been met. Conditions of their approval and special considerations are noted.

Department	Approval	Denial	Economic Impact
Police	x		$0
Fire	x		$0
Engineering	x		$0
Public Works	x		$200
Recreation	x		$0
DDA	x		$0
			$200

CONDITIONS & CONSIDERATIONS

- DPW will provide barricades for the event.

INSURANCE STATUS

Contingent upon receipt of proper insurance coverage.

ATTACHMENTS: Special Event Application: Jackson Civil War Muster.

Downtown JACKSON Bound

CITY OF JACKSON SPECIAL EVENT APPLICATION

Downtown Development Authority
161 W. Michigan Avenue ~ Jackson, MI 49201 ~ (517) 768-6410

Date Received By DDA Office: 7/11/16 Time: _____ By: _____

Please complete this application in accordance with the City of Jackson Special Events Policy, and return it to the Office of the Downtown Development Authority at least 60 calendar days before the first day of the event.

Event Name: Jackson Civil War Muster

Sponsoring Organization's Legal Name: Jackson Civil War Society

Organization Address: P.O. Box 271 Jackson Mi 49204

Tax I.D. Number: 32-0207058

Event Organizer: Kim Conant Title: President

Phone (work): (517) 262-6391

Phone (during event): (517) 262-6391

Agent's Address: P.O. Box 271 Jackson, Mi. 49204

Agent's E-Mail Address: KimC62@gmail.com

Organization Address: P.O. Box 271 Jackson Mi. 49204

Please give a brief description of the proposed special event:

The Jackson Civil War Muster is the Largest, Longest running Civil War Living History Event in the Mid West 25,00-30,000 Visitors will attend the event to experience Family Oriented, Educational entertainment. We will have a battle each day, people can stroll the streets of our living/working Village of Jackson Enough + attend our Military Ball.

Event Day(s) and Date(s): Sat. Aug 20 - Sun Aug 21

Set-Up Date & Time: Aug 18 - ~~Aug 20~~ 9:00 AM Tear-Down Date & Time: Aug 21 7:00pm

Event Location: Cascades Park Jackson, Mi.

ANNUAL EVENT: Is this event expected to occur next year? (circle one) ***YES*** ***NO***
How many years has this event occurred? 32

MAP: If your event will use streets or sidewalks (for a parade, run, etc.) or will use multiple locations, please attach a complete map showing:

(a) The assembly and dispersal locations and the route plan;
(b) Any streets or parking lots that you are requesting to be blocked off;
(c) The location of vendors, if any;
(d) An emergency vehicle access lane; and
(e) The location of restrooms and trash receptacles.

A final map, if different, must be provided seven (7) days before the event.

STREET CLOSURES: Start Date/Time: Aug 18 8:00 Am

Through Date/Time: Aug 21 7pm

RESERVED PARKING: Are you requesting reserved parking? (circle one) ***YES*** ***NO***
If yes, list the number of street spaces, City lots or locations where parking is requested:

VENDORS: Food Concessions? ***YES*** ***NO*** on County Prop. Other Vendors: ***YES*** ***NO*** on County Prop

EVENT SPONSORS: Do you have an event sponsor? If yes, please name:
Tripps Auto Shop + Collision Center,

DO YOU PLAN TO HAVE ALCOHOL SOLD/SERVED AT THIS EVENT? ***YES*** ***NO***
If yes, please attach liquor license and liquor liability insurance.

If yes, what time? _____ until _____

ENTERTAINMENT: Are there any entertainment features related to this event? ***YES*** ***NO*** on County Prop
If yes, provide an attachment listing all bands/performers, type of entertainment, and performance schedule. All noise generated by entertainment must be in compliance with the City Noise Ordinance. .

ATTENDANCE: What is the expected (estimated) attendance for this event? 27,000 - 30,000

AMUSEMENT: Do you plan to have any amusement or carnival rides? ***YES*** ***NO***
If yes, you are required to obtain a permit through the City Clerk's Office.

RESTROOMS: Are you planning to provide portable rest rooms at the event? ***YES*** ***NO***

If yes, how many? 18 reg + 8 handicap

As an event organizer, you must consider the availability of restroom facilities during this event. Consideration should be made regarding the type of event, the length of time it will be held, the number of people, etc. You must determine the rest room facilities in the immediate area of the event venue and then identify the potential need for portable facilities. Remember to identify accessible facilities for ADA requirements as well.

ELECTRICAL POWER: Will the Event require electrical power? *YES* *NO*
If yes, please explain the electrical requirements.

OTHER REQUESTS: (i.e., Police Department assistance, Fire Department, Neighborhood and Economic Operations Department, Parks and Recreation, water, street closures, electrical, etc.) Please note that additional requests may incur additional charges.

Street Closures @ Denton + Brown + Randolph + Brown. 5-7 no parking saw horses @ parking lot on Randolph near Basket Ball Court

INSURANCE: All sponsors of special events must carry liability insurance as set forth in the Special Events policy. A copy of either a Hold Harmless Agreement or a certificate of insurance AND endorsement naming the City of Jackson and the DDA as additional insureds for a liability policy must be provided at least two (2) weeks prior to scheduled Council approval.

CERTIFICATION AND SIGNATURE: I understand and agree on behalf of the sponsoring organization that:

1. I am the person with authority to act on behalf of the sponsoring organization.

2. I have submitted all required documents in support of the Special Events application, including insurance documents where applicable.

3. A $25 Special Event Application fee must be submitted along with this Special event Application.

4. Only the activities listed on the application will be permitted at the event. If additional activities are added, I will immediately contact the City of Jackson. I understand that the approval of my application may be withdrawn or additional requirements made.

5. All food vendors must be approved by the Jackson County Health Department, and each food or other vendor must provide the City of Jackson with a Certificate of Insurance which names the City of Jackson and the Downtown Development Authority as additional named insured parties on the policy.

6. Fire Department permit and approval is required for events including display fireworks. XCU Fireworks Liability insurance is required for all fireworks displays.

7. The approval of this special event may include additional requirements, limitations, or fees, based on the City's review of this application.

8. If I or my organization fail(s) to clean up and repair damages to the Event Area, my organization maybe billed for City services, and that failure to clean up and repair damage will be considered for future applications.

9. As the duly authorized agent of the sponsoring organization, I am applying for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with the terms of the written confirmation of approval, and all other City requirements, ordinances and other laws, which apply to this Special Event.

10. By signing this Special Event Application, I declare I am 21 years of age or older.

11. If required to provide liability insurance, I will add the City of Jackson and the Downtown Development Authority as additional insureds on the sponsoring organization's liability policy.

12. On behalf of the sponsoring organization, I agree that the sponsoring organization will defend, indemnify, and hold harmless the City of Jackson, its officers, employees and agents from and against any claim, demand, suit, loss, cost or expense, or any damage, which may be asserted, claimed or recovered against or from the City of Jackson its officer, employees and agents, by reason of any damage to property, bodily injury, or death, sustained by any person whomsoever, and which damage, injury or death arises out of or is incident to or in any way connected with or related to the special event.

7/11/16
Date

Kim Conant
Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least sixty (60) days before the first day of the event to: DOWNTOWN DEVELOPMENT AUTHORITY
161 W. MICHIGAN AVENUE, 5th Floor
JACKSON, MI 49201

CITY OF JACKSON
Founded 1829

City Manager's Office

161 W. Michigan Ave. - Jackson, MI 49201
Phone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Council Members

FROM: Patrick H. Burtch, City Manager

DATE: August 9, 2016

SUBJECT: Special Event Application for the August 2016 Foundry Race Party.

Recommendation:

Approve a request from The Foundry to conduct their August 2016 Foundry Race Party event on Friday, August 26, 2016 and Saturday, August 27, 2016, at City Parking Lot #9.

Attached are memos from Nathan Mack, regarding the Special Event Application for the August 2016 Foundry Race Party.

I recommend approval of the special event application for the event August 2016 Foundry Race Party. Your consideration and concurrence is appreciated.

PHB

DEPARTMENTAL REPORT

MEMO TO: Patrick Burtch, City Manager

FROM: Nathan Mack, Executive Director, DDA

DATE: August 9, 2016

RECOMMENDATION: Approve a request from The Foundry to conduct their August 2016 Foundry Race Party event on August 26, 2016, from 5 p.m. to 1 a.m. and August 27, 2016, from 9 p.m. to 1 a.m. at City Parking Lot #9.

SUMMARY: 6ft. chain linked fencing weighted by sand bags surrounding city parking lot #9 north of The Foundry will enclose a stage for live entertainment, a bar, and 4 portable bathrooms. The purpose of this event is to host an outdoor race party for the greater Jackson area.

DEPARTMENTAL APPROVAL SUMMARY

Approvals noted below by each department indicate they have been made aware of the request and the capacity of their department has been met. Conditions of their approval and special considerations are noted.

Department	Approval	Denial	Economic Impact
Police	x		$0
Fire	x		$0
Engineering	x		$152
Public Works	x		$0
Recreation	x		$0
DDA	x		$0
			$152

CONDITIONS & CONSIDERATIONS

- The removal of public parking spaces for this event is 38 spaces at $4/space/day (Friday only) as the sponsor does not hold a non-profit status. This is a total of $152.00.
- Any markings on pavement to locate stages/tables etc. shall be in temporary (ex. Chalk)
- All costs incurred by this event must be reimbursed to the city.
- No use of city electrical without inspection by the electrical inspector.
- No tethering or anchoring of any inflatable or fence to city utility poles without inspection by chief building officer.

- No parking in area that are not inside the event envelope, unless the parking is permitted legal parking space when the street is fully operational.
- No blocking aby adjacent property's driveway or doorways with fencing and access to the adjacent properties must be clearly defined and ADA compliant.
- All on-street announcements and music must cease by 12:00 a.m.

INSURANCE STATUS

Contingent upon receipt of proper insurance coverage.

ATTACHMENTS: Special Event Application: August 2016 Foundry Race Party.

CITY OF JACKSON SPECIAL EVENT APPLICATION

Downtown Development Authority
161 W. Michigan Avenue ~ Jackson, MI 49201 ~ (517) 768-6410

Date Received By DDA Office: 6/30/16 Time: _____ By: Ken

Please complete this application in accordance with the City of Jackson Special Events Policy, and return it to the Office of the Downtown Development Authority at least 60 calendar days before the first day of the event.

Event Name: Foundry August 2016 Race Party

Sponsoring Organization's Legal Name: SC Enterprise Group, LLC

Organization Address: 216 Francis St. Jackson, MI 49201

Tax I.D. Number: 86-1113627

Event Organizer: Patrick Colligan Title: Owner

Phone (work): (517)937-3468

Phone (during event): (517)937-3468

Agent's Address: 1527 Samaritan Dr. Jackson, MI 49203

Agent's E-Mail Address: FoundryJackson@gmail.com

Organization Address: _____

Please give a brief description of the proposed special event: I want to fence in the City Owned parking lot next to my building, put an outdoor stage, bar, and portable toilets for the purpose of having an outdoor party in celebration of race weekend.

Event Day(s) and Date(s): Friday August 26th through Saturday August 27th

Set-Up Date & Time: Friday august 26th @ 5:00 PM Tear-Down Date & Time: Sunday August 28th @ Noon

Event Location: City Owned parking lot next to 216 Francis St.

ANNUAL EVENT: Is this event expected to occur next year? (circle one) ***YES*** ***NO***
How many years has this event occurred? 2

MAP: If your event will use streets or sidewalks (for a parade, run, etc.) or will use multiple locations, please attach a complete map showing:

(a) The assembly and dispersal locations and the route plan;
(b) Any streets or parking lots that you are requesting to be blocked off;
(c) The location of vendors, if any;
(d) An emergency vehicle access lane; and
(e) The location of restrooms and trash receptacles.

A final map, if different, must be provided seven (7) days before the event.

STREET CLOSURES: Start Date/Time:

Through Date/Time: _____

RESERVED PARKING: Are you requesting reserved parking? (circle one) ***YES*** ***NO***
If yes, list the number of street spaces, City lots or locations where parking is requested:

_____

VENDORS: Food Concessions? ***YES*** ***NO*** Other Vendors: ***YES*** ***NO***

EVENT SPONSORS: Do you have an event sponsor? If yes, please name:

_____

DO YOU PLAN TO HAVE ALCOHOL SOLD/SERVED AT THIS EVENT? ***YES*** ***NO***
If yes, please attach liquor license and liquor liability insurance.

If yes, what time? Friday & Saturday Nights 9PM until 2 AM

ENTERTAINMENT: Are there any entertainment features related to this event? ***YES*** ***NO***
If yes, provide an attachment listing all bands/performers, type of entertainment, and performance schedule. All noise generated by entertainment must be in compliance with the City Noise Ordinance. .

ATTENDANCE: What is the expected (estimated) attendance for this event? 250/Day

AMUSEMENT: Do you plan to have any amusement or carnival rides? ***YES*** ***NO***
If yes, you are required to obtain a permit through the City Clerk's Office.

RESTROOMS: Are you planning to provide portable rest rooms at the event? ***YES*** ***NO***

If yes, how many? 2

As an event organizer, you must consider the availability of restroom facilities during this event. Consideration should be made regarding the type of event, the length of time it will be held, the number of people, etc. You must determine the rest room facilities in the immediate area of the event venue and then identify the potential need for portable facilities. Remember to identify accessible facilities for ADA requirements as well.

ELECTRICAL POWER: Will the Event require electrical power? *YES* *NO*
If yes, please explain the electrical requirements.

_____

_____

_____.

OTHER REQUESTS: (i.e., Police Department assistance, Fire Department, Neighborhood and Economic Operations Department, Parks and Recreation, water, street closures, electrical, etc.) Please note that additional requests may incur additional charges.

_____

_____

_____

INSURANCE: All sponsors of special events must carry liability insurance as set forth in the Special Events policy. A copy of either a Hold Harmless Agreement or a certificate of insurance AND endorsement naming the City of Jackson and the DDA as additional insureds for a liability policy must be provided at least two (2) weeks prior to scheduled Council approval.

CERTIFICATION AND SIGNATURE: I understand and agree on behalf of the sponsoring organization that:

1. I am the person with authority to act on behalf of the sponsoring organization.

2. I have submitted all required documents in support of the Special Events application, including insurance documents where applicable.

3. A $25 Special Event Application fee must be submitted along with this Special event Application.

4. Only the activities listed on the application will be permitted at the event. If additional activities are added, I will immediately contact the City of Jackson. I understand that the approval of my application may be withdrawn or additional requirements made.

5. All food vendors must be approved by the Jackson County Health Department, and each food or other vendor must provide the City of Jackson with a Certificate of Insurance which names the City of Jackson and the Downtown Development Authority as additional named insured parties on the policy.

6. Fire Department permit and approval is required for events including display fireworks. XCU Fireworks Liability insurance is required for all fireworks displays.

7. The approval of this special event may include additional requirements, limitations, or fees, based on the City's review of this application.

8. If I or my organization fail(s) to clean up and repair damages to the Event Area, my organization maybe billed for City services, and that failure to clean up and repair damage will be considered for future applications.

9. As the duly authorized agent of the sponsoring organization, I am applying for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with the terms of the written confirmation of approval, and all other City requirements, ordinances and other laws, which apply to this Special Event.

10. By signing this Special Event Application, I declare I am 21 years of age or older.

11. If required to provide liability insurance, I will add the City of Jackson and the Downtown Development Authority as additional insureds on the sponsoring organization's liability policy.

12. On behalf of the sponsoring organization, I agree that the sponsoring organization will defend, indemnify, and hold harmless the City of Jackson, its officers, employees and agents from and against any claim, demand, suit, loss, cost or expense, or any damage, which may be asserted, claimed or recovered against or from the City of Jackson its officer, employees and agents, by reason of any damage to property, bodily injury, or death, sustained by any person whomsoever, and which damage, injury or death arises out of or is incident to or in any way connected with or related to the special event.

June 30th 2016
Date

Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least sixty (60) days before the first day of the event to: DOWNTOWN DEVELOPMENT AUTHORITY
161 W. MICHIGAN AVENUE, 5th Floor
JACKSON, MI 49201

Generator
Stage
Entrance/Exit
BAR
1
2
portable restrooms
The Foundry
The Rocket Nightclub

CITY OF JACKSON
Founded 1829

City Manager's Office

161 W. Michigan Ave. - Jackson, MI 49201
Phone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Councilmembers

FROM: Patrick H. Burtch, City Manager PHB

DATE: August 9, 2016

SUBJECT: Re-affirm the Creation of an Obsolete Property Rehabilitation Act (OPRA) District

---

Recommendation:

Hold the second public hearing to establish the Obsolete Property Rehabilitation Act (OPRA) District within the area bounded by Louis Glick to the north, Washington Avenue to the south, and Cooper Street to the east.

Attached is a memo from Jennifer Morris, Director of Neighborhood and Economic Operations, regarding the establishment of an Obsolete Property Rehabilitation Act (OPRA) District within the area principally bounded by Louis Glick to the north, Washington Avenue to the south, and Cooper Street to the east. Establishment of the District is the first step in providing a means for supporting the redevelopment of obsolete properties in the above noted portion of the City. While holding the second public hearing and approval of the associated Resolution does not authorize the 100% tax exemption on the improvements with a rehabilitation facility, exclusive of the land and personal property, for up to 12 years, it does provide a means of incentivizing the redevelopment of otherwise obsolete properties.

I recommend holding the second public hearing and re-affirming the adoption of the Resolution establishing the district boundaries. Your consideration and concurrence is appreciated.

PHB

DEPARTMENTAL REPORT

MEMO TO: Patrick Burtch, City Manager

FROM: Jennifer Morris, Director of Neighborhood and Economic Operations

DATE: August 9, 2016

RECOMMENDATION: Hold the second public hearing to establish the Obsolete Property Rehabilitation Act (OPRA) District within the area bounded by Louis Glick to the north, West Washington Avenue to the South, and Cooper Street to the east and consider re-affirming the previously adopted Resolution

---

SUMMARY

As a means of promoting the redevelopment of obsolete properties (commercial and residential) within the downtown area bounded by Louis Glick to the north, Washington to the south and South Cooper Street to the east. While City Council previously adopted the Resolution to establish the District as per Public Act 146 of 2000, it was determined that allowing additional opportunity for public comment would be of benefit.

BUDGETARY CONSIDERATIONS

The establishment of the OPRA District affords a property owner who can demonstrate compliance with the criteria for obsolete property designation an option for a 100% tax exemption on the improvements within a rehabilitation facility, exclusive of land and personal property, for up to 12 years. Each property would be considered on a case by case basis with the implications being varied based upon the proposed site improvements. However, after the abatement period each property would be assessed based upon the new taxable value.

BACKGROUND and DISCUSSION

Several downtown property owners have expressed an interest in redeveloping their obsolete properties but the financial implications often make it an unfeasible proposition. Therefore, the creation of the OPRA District creates a mechanism for a property owner to direct disposable income/loans/grants towards property improvements instead of towards payment of the various jurisdictional taxes.

POSITIONS

Following the second public hearing, for which all parties were noticed via the local newspaper, the Council may consider re-affirming the adoption of the Resolution creating the Obsolete Property Rehabilitation Act District for the area noted in Attachment A.

ATTACHMENT

RESOLUTION

BY THE CITY COUNCIL:

WHEREAS, the State of Michigan has established an obsolete property rehabilitation district act (Public Act 146 of 2000) which allows for the exemption of certain taxes for properties satisfying the definition of obsolete property (commercial property or commercial housing property this is blighted and/or functionally obsolete); and

WHEREAS, the City of Jackson is a qualified local governmental unit as defined by Public Act 146 of 2000; and

WHEREAS, the City of Jackson has identified several properties within the City which can be defined as an obsolete property in accordance with Public Act 146 of 2000;

NOW, THEREFORE, BE IT RESOLVED that the City of Jackson wishes to establish an Obsolete Property Rehabilitation Act District for the land area identified in Exhibit A based upon the following criteria:

A. Obsolete property in an area characterized by obsolete commercial property or commercial housing property.
B. Commercial property that is obsolete property that was owned by a qualified governmental unit on the effective date of this act, and subsequently conveyed to a private owner.

BE IT FURTHER RESOLVED that the City of Jackson wishes to hold a public hearing on July 12, 2016 to consider the establishment of the Obsolete Property Rehabilitation Act District in accordance with Public Act 146 of 2000 as a means of establishing a process for a 100% tax exemption on the improvements within a rehabilitation facility, exclusive of the land and personal property, for up to 12 years.

BE IT FURTHER RESOLVED that the City of Jackson finds and determines that the proposed Obsolete Property Rehabilitation Act District meets the requirements set forth in Section 3(1) of Public Act 146 of 2000.

State of Michigan)
County of Jackson) ss
City of Jackson)

I, Randy J. Wrozek, Jr., City Clerk in and for the City of Jackson, County and State of Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Jackson City Council on the 12th day of July, 2016 and rei-affirmed on the 9th of August, 2016.

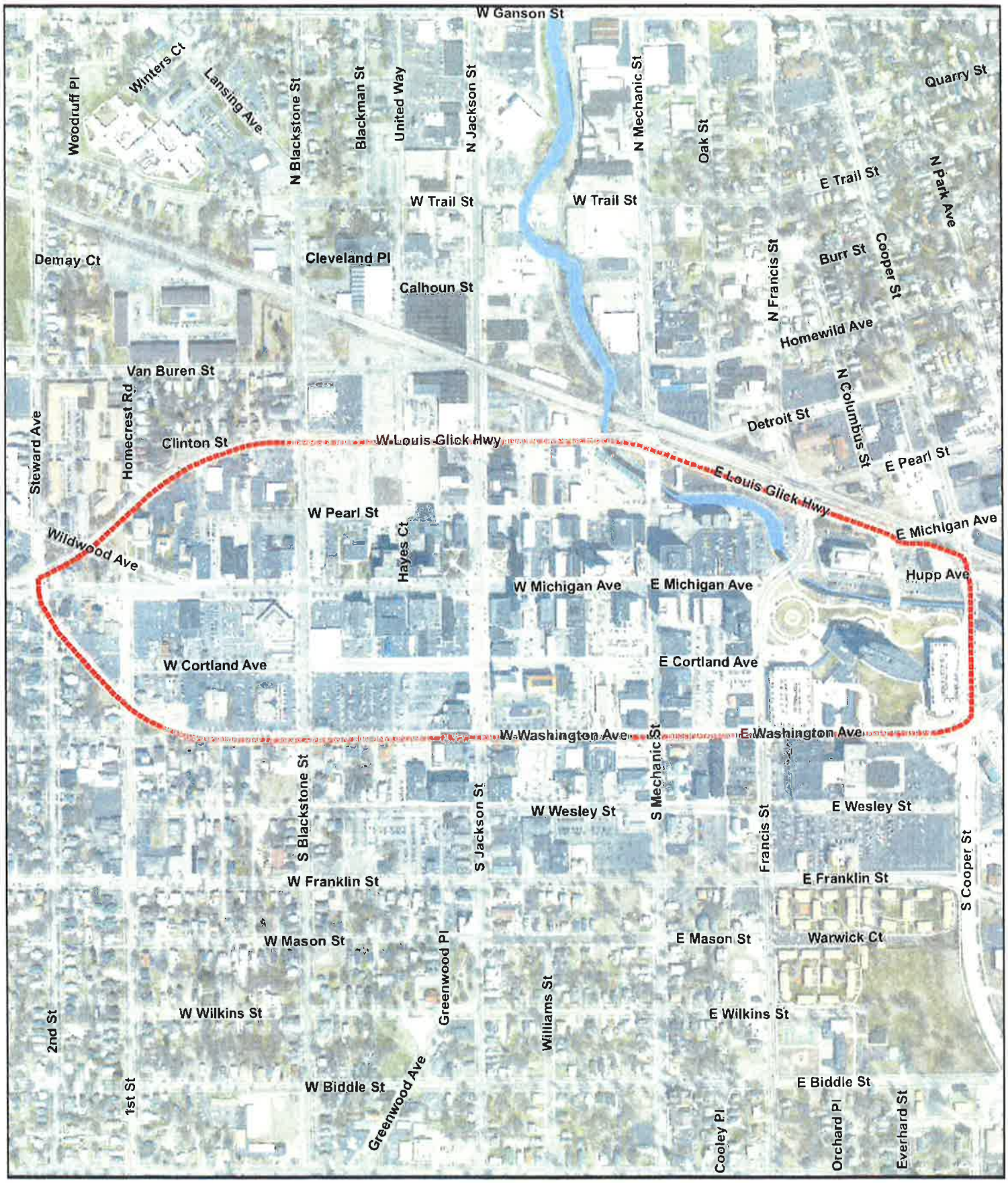
IN WITNESS WHEREOF, I have hereto affixed my signature and the seal of the City of Jackson, Michigan, on this 9th day of August, 2016.

_____City Clerk

EXHIBIT A

Land situated in the City of Jackson, County of Jackson and State of Michigan legally described as the following:

Commencing at the intersection of the centerlines of First St and Washington St, which point is 33 feet north and 33 feet west of the northwest corner of Lot 3, Block 3, Livermore Wood & Eaton's Addition, thence North to the intersection of the centerlines of First St and Washington Ave which is the Point of Beginning of this description, thence easterly along the centerline of Washington Ave to the centerline of S Cooper St, thence northerly along the centerline of S Cooper St to the centerline of E Michigan Ave, thence westerly along the centerline of E Michigan Ave to the centerline of Glick Hwy (commonly known as Louis Glick Hwy), thence continuing westerly along the centerline of Glick Hwy to the centerline of Steward Ave, thence southerly along the centerline of Steward Ave to its intersection with the centerline of Washington Ave, thence continuing southeasterly along the centerline of Washington Ave to the point of beginning.



N

JACKSON
Founded 1829

CITY OF JACKSON
PROPOSED OPRA DISTRICT

0 250 500 750 1,000
Feet

Notice of Public Hearing

Jackson's City Council will hold a public hearing to consider the creation of an Obsolete Property Rehabilitation Act (OPRA) District. The District affords the opportunity for property owners with commercial property or commercial housing property that is blighted and/or functionally obsolete to seek a tax exemption on the improvements within a rehabilitation facility, exclusive of the land and personal property, for up to 12 years.

The proposed district boundaries are Louis Glick Highway to the north, Washington Avenue to the south, and South Cooper Street to the east, formally described as follows:

Commencing at the intersection of the centerlines of First St and Washington St, which point is 33 feet north and 33 feet west of the northwest corner of Lot 3, Block 3, Livermore Wood & Eaton's Addition, thence North to the intersection of the centerlines of First St and Washington Ave which is the Point of Beginning of this description, thence easterly along the centerline of Washington Ave to the centerline of S Cooper St, thence northerly along the centerline of S Cooper St to the centerline of E Michigan Ave, thence westerly along the centerline of E Michigan Ave to the centerline of Glick Hwy (commonly known as Louis Glick Hwy), thence continuing westerly along the centerline of Glick Hwy to the centerline of Steward Ave, thence southerly along the centerline of Steward Ave to its intersection with the centerline of Washington Ave, thence continuing southeasterly along the centerline of Washington Ave to the point of beginning.

You are invited to attend the public hearing to be held on:
Tuesday, August 9, 2016 at 6:30 pm or shortly thereafter

The meeting will be held in the
City Hall Council Chambers, 2nd floor
161 W. Michigan Avenue

RESOLUTION

BY THE CITY COUNCIL:

WHEREAS, the State of Michigan has established an obsolete property rehabilitation district act (Public Act 146 of 2000) which allows for the exemption of certain taxes for properties satisfying the definition of obsolete property (commercial property or commercial housing property this is blighted and/or functionally obsolete); and

WHEREAS, the City of Jackson is a qualified local governmental unit as defined by Public Act 146 of 2000; and

WHEREAS, the City of Jackson has identified several properties within the City which can be defined as an obsolete property in accordance with Public Act 146 of 2000;

NOW, THEREFORE, BE IT RESOLVED that the City of Jackson wishes to establish an Obsolete Property Rehabilitation Act District for the land area identified in Exhibit A based upon the following criteria:

A. Obsolete property in an area characterized by obsolete commercial property or commercial housing property.
B. Commercial property that is obsolete property that was owned by a qualified governmental unit on the effective date of this act, and subsequently conveyed to a private owner.

BE IT FURTHER RESOLVED that the City of Jackson wishes to hold a public hearing on July 12, 2016 to consider the establishment of the Obsolete Property Rehabilitation Act District in accordance with Public Act 146 of 2000 as a means of establishing a process for a 100% tax exemption on the improvements within a rehabilitation facility, exclusive of the land and personal property, for up to 12 years.

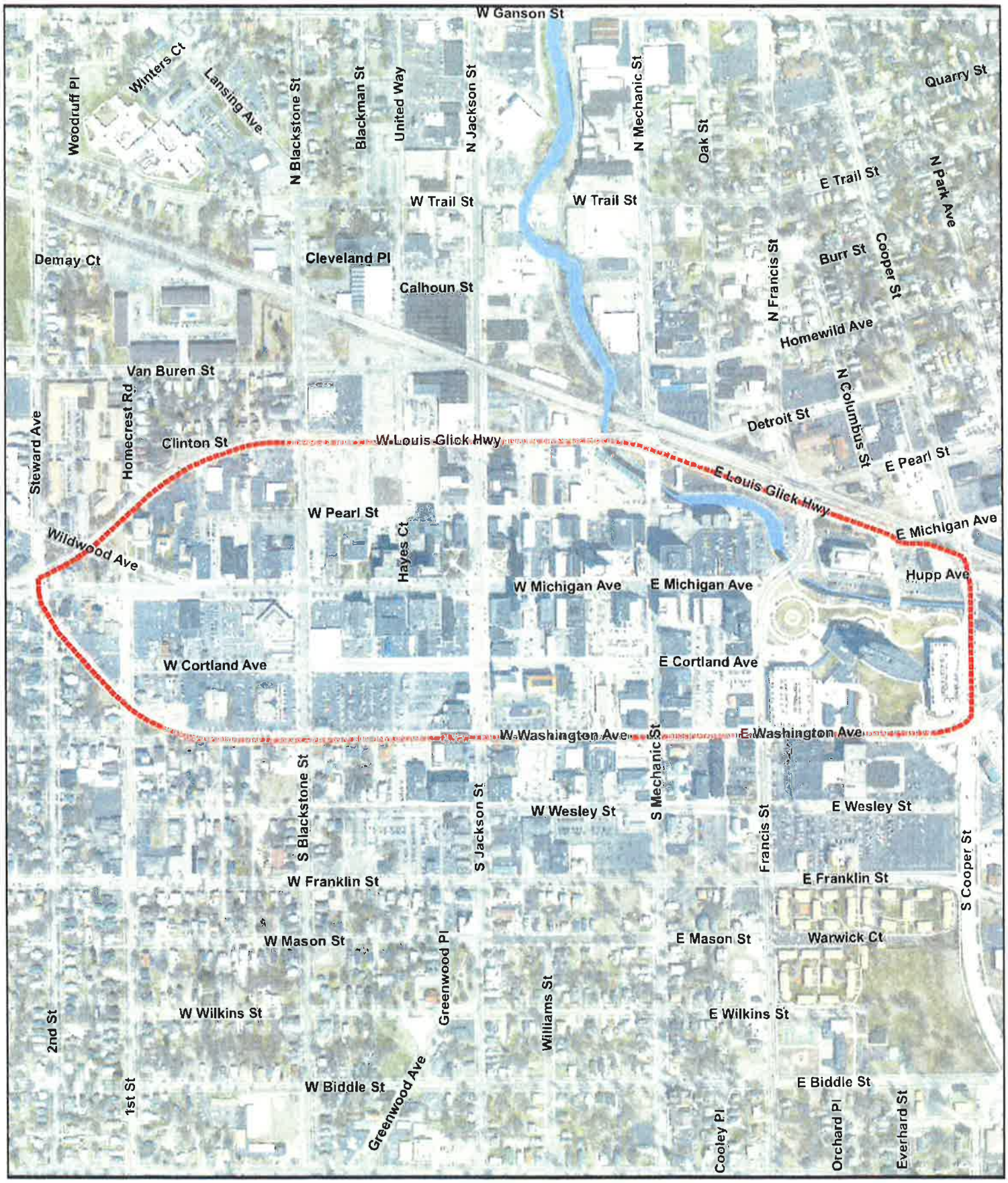
BE IT FURTHER RESOLVED that the City of Jackson finds and determines that the proposed Obsolete Property Rehabilitation Act District meets the requirements set forth in Section 3(1) of Public Act 146 of 2000.

State of Michigan)
County of Jackson) ss
City of Jackson)

I, Randy J. Wrozek, Jr., City Clerk in and for the City of Jackson, County and State of Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Jackson City Council on the 12th day of July, 2016 and rei-affirmed on the 9th of August, 2016.

IN WITNESS WHEREOF, I have hereto affixed my signature and the seal of the City of Jackson, Michigan, on this 9th day of August, 2016.

_____City Clerk



N

JACKSON
Founded 1829

CITY OF JACKSON
PROPOSED OPRA DISTRICT

0 250 500 750 1,000
Feet

CITY OF JACKSON
Founded 1829

City Treasurer/City Clerk

161 W. Michigan Ave. - Jackson, MI 49201
Treasurer: (517) 788-4043 • Clerk: (517) 788-4025

MEMO TO: Mayor and City Councilmembers

FROM: Andrew J. Wrozek, Jr., City Treasurer/Clerk ajw

DATE: August 9, 2016

SUBJECT: Second Reading and Adoption of Ordinance No. 497

Recommendation:

Adopt a PILOT Ordinance No. 497 for the future owners of Otsego Apartments.

Attached is Ordinance No. 497. Ordinance No. 497 was considered for approval and moved for 2nd reading by the Council at the July 12th, 2016, City Council meeting. The previous PILOT, Ordinance No. 492, was repealed.

I recommend approval of Ordinance No. 497. Your consideration and concurrence is appreciated.

ORDINANCE NO. 497

AN ORDINANCE TO PROVIDE FOR A SERVICE CHARGE IN LIEU OF TAXES FOR A HOUSING PROJECT FOR LOW INCOME PERSONS AND FAMILIES TO BE FINANCED WITH AN AUTHORITY-AIDED MORTGAGE LOAN OR AN ADVANCE OR GRANT FROM THE AUTHORITY PURSUANT TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966 (1966 PA 346, AS AMENDED; MCL 125.1401, *ET SEQ*) (THE "ACT").

WHEREAS, the City of Jackson has received an offer from the Otsego Elderly Limited Dividend Housing Association, LLC, a limited liability company organized under the laws of the State of Michigan and in accordance with Chapter 7 of the State Housing Development Authority Act of 1966, as amended, to acquire and rehabilitate a housing development for elderly persons of low income, which offer is subject to the offeror's receipt of a mortgage loan from the Michigan State Housing Development Authority and/or a HUD insured mortgage loan; and

WHEREAS, the offer provides that it may be accepted by the enactment of a tax exemption ordinance providing for the payment of a service charge in lieu of property taxes for the class of housing development.

NOW, THEREFORE, THE CITY OF JACKSON ORDAINS:

SECTION 1. This Ordinance shall be known and cited as the "City of Jackson Tax Exemption Ordinance - Otsego Apartments 2016."

SECTION 2. Preamble.

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its low income persons and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act. The City of Jackson is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for low income persons and families is a public necessity, and as the City of Jackson will be benefited and improved by such housing, the encouragement of the same by providing real estate tax exemption for such housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of all *ad valorem* taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility

of the housing projects that is constructed or rehabilitated with financing extended in reliance on such tax exemption.

The City of Jackson acknowledges that the Sponsor (as defined below) has offered, subject to receipt of a Mortgage Loan from the Michigan State Housing Development Authority, to acquire and rehabilitate, own and operate a housing project identified as Otsego Apartments on certain property located at Francis Street and Michigan Avenue with the attached legal description in the City of Jackson to serve low income persons and families, and that the Sponsor has offered to pay the City of Jackson on account of this housing project an annual service charge for public services in lieu of all *ad valorem* property taxes.

SECTION 3. Definitions.

As used in this Ordinance:

A. Act means the State Housing Development Authority Act, Public Act 346 of 1966, as amended. (MCL 125.1401, et seq; MSA 16.114(1), et seq.).

B. Authority means the Michigan State Housing Development Authority.

C. Contract Rents means the total Contract Rents (as defined by the U.S. Department of Housing and Urban Development in regulations promulgated pursuant to Section 8 of the U.S. Housing Act of 1937, as amended) received in connection with the operation of a housing project during an agreed annual period, exclusive of Utilities.

D. Disabled means any person or family whose head, spouse, or sole member is a Person with disabilities as defined in 24 C.F.R. §5.403.

E. Elderly means any a person who is sixty-two (62) years of age or older, or a family with the head of the household being sixty-two (62) years of age or older, or a Disabled as defined in Subparagraph D above to the extent that such person(s) is eligible under federal law and regulations to live in a residential development, such as Otsego Apartments, which is assisted under Section 8 and was originally designed primarily for occupancy by elderly persons and families.

F. Mortgage Loan means a loan or grant made or to be made by the Authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of the housing project, and secured by a mortgage on the housing project.

G. Sponsor means Otsego Elderly Limited Dividend Housing Association, LLC, and any entity that receives or assumes a Mortgage Loan.

H. Utilities means charges for gas, electric, water, sanitary sewer and other utilities furnished to the occupants that are paid by the housing project.

SECTION 4. Class of Housing Projects.

It is determined that the class of housing projects to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be housing projects for Low Income Persons and Families that are financed with a Mortgage Loan by the Authority. It is further determined that Otsego Apartments is of this class.

SECTION 5. Establishment of Annual Service Charge.

The housing project identified as Otsego Apartments and the property on which it is located shall be exempt from all *ad valorem* property taxes from and after the commencement of construction or rehabilitation. The City of Jackson acknowledges that the Sponsor and the Authority have established the economic feasibility of the housing project in reliance upon the enactment and continuing effect of this Ordinance, and the qualification of the housing project for exemption from all *ad valorem* property taxes and a payment in lieu of taxes as established in this Ordinance. Therefore, in consideration of the Sponsor's offer to rehabilitate and operate the housing project, the City of Jackson agrees to accept payment of an annual service charge for public services in lieu of all *ad valorem* property taxes. Subject to receipt of a mortgage, the annual service charge shall be four (4%) percent of the gross contractual rents charged. There is no reduction for utilities.

SECTION 6. Contractual Effect of Ordinance.

Notwithstanding the provisions of section 15(a)(5) of the Act to the contrary, a contract between the City of Jackson and the Sponsor with the Authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, is effectuated by enactment of this Ordinance.

SECTION 7. Limitation on the Payment of Annual Service Charge.

Notwithstanding Section 5, the service charge to be paid each year in lieu of taxes for the part of the housing project that is tax exempt but which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the housing project if the housing project were not tax exempt.

SECTION 8. Payment of Service Charge.

The annual service charge in lieu of taxes as determined under this Ordinance shall be payable in the same manner as general property taxes are payable to the City of Jackson and distributed to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The annual payment for each operating year shall be paid on or before June 1 of the following year. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL 211.1, *et seq*).

SECTION 9. Duration.

This Ordinance shall remain in effect and shall not terminate so long as a Mortgage Loan remains outstanding and unpaid, or the Authority or HUD has any interest in the property, but not more than thirty-seven (37) years; provided, that:

A. Sponsor files with the City Assessor a certified notification of exemption, as required by Section 15a(1) of the Act; and

B. Pursuant to Section 15a(6) of the Act, the annual service charge to be paid in lieu of taxes for that part of the Housing Development which is occupied by other than elderly persons of low income, shall be equal to the full amount of taxes that would be paid on that portion of the Housing Development if the Housing Development were not exempt; and

C. Acquisition of the Housing Development commences within one (1) year of the effective date of this ordinance.

SECTION 10. Severability.

The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance, other than the section or provision so declared to be unconstitutional or invalid.

SECTION 11. Inconsistent Ordinances.

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent of such inconsistency or conflict.

SECTION 12. Effective Date.

This ordinance shall become effective thirty (30) days from the date of its adoption. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of their conflict.

Exhibit A

Land in the City of Jackson, Jackson County, Michigan and described as follows, to-wit:

That Part of Lots 7, 8 and 9, Block 1 South, Range 2 East, Village of Jacksonburgh (now City of Jackson), as recorded in Liber 4 of Plats, page 2, Jackson County Records, which is described as follows:

Commencing at the Northeast corner of Section 3, Town 3 South, Range 1 West, thence South 89° 34'44" West 178.91 feet along the North line of Section 3 and the center line of Michigan Avenue; thence South 0° 25' 32" East 49.50 feet to the Northwest corner of Lot 7, Block 1 South, Range 2 East, Original Plat of Jacksonburgh (now City of Jackson) said point being the intersection of the South line of Michigan Avenue and the East line of a 16.50 foot public alley, and also the place of beginning of this description; thence North 89° 34' 44" East 97.10 feet along the South line of Michigan Avenue, thence South 46° 08' 03" East 27.12 feet along the brick of a 5 story building, now standing, to the West line of Francis Street, as now established, thence South 1° 17' 33" East 179.98 feet along the West line of Francis Street to a point North 1° 17' 33" West 67.47 feet (67.4 feet per deed) from the North line of Courtland Street and to the North line of a brick building, now standing, thence South 88° 31' 14" West 36.79 feet along the North line of said brick building, thence South 0° 25'32" East 12.65 feet along the West line of said brick building, thence South 89° 55' 14" West 23.45 feet along said brick building, thence North 0° 25'32" West 0.85 feet along said brick building, thence South 89° 03' 44" West 34.35 feet along the North line of said brick building, thence South 0° 25' 32" East 4.50 feet along the West line of said brick building, thence South 89° 43' 44" West 24.65 feet along said brick building and said line extended to the East line of said 16.50 foot public alley and West line of Lot 9 at a point North 0° 25' 32" West 50.25 (50.1 foot per deed) North of the North line of Courtland Street, and thence North 0° 25' 32" West 215.98 feet along the East line of said 16.50 foot alley and the West line of Lots 7 and 9 to the place of beginning of this description.

Bearings are based on the North line of Section 3, Town 3 South, Range 1 West, as being South 89° 34' 44" West from a Polaris Observation taken January 30, 1968.

Subject to an easement as set forth in instrument recorded September 20, 1966 in Liber 754, on page 62, Jackson County

Records, being re-described to coincide with new metes and bounds description above:

An easement for the purpose of ingress to and egress from the above described property. Commencing at the Northeast corner of Section 3, Town 3 South, Range1 West, thence South 89° 34’ 44” West 178.91 feet along the North line of Section 3 and the center line of Michigan Avenue, thence South 0° 25’ 32” East 49.50 feet to the Northwest corner of Lot 7, Block 1 South, Range 2 East, Original Plat of the Village of Jacksonburgh, (now City of Jackson) said point being the intersection of the South line of Michigan Avenue and the East line of a 16.50 foot public alley, thence continuing South 0° 25’ 32” East 202.33 feet along the East line of said 16.50 foot public alley and West line of Lots 7 and 9, Block 1 South, Range 2 East, to a point North 0° 25’ 32” West 63.90 feet from the North line of Courtland Street, said point being the place of beginning of this easement description; thence North 89° 30’ 24” East 82.46 feet to the West line of a brick building, now standing, thence South 0° 25’ 32” East 10.0 feet along the West line of said brick building, to the North line of said brick building, thence South 89° 55’ 14” West 23.45 feet along the North line of said brick building thence North 0° 25’32” West 0.85 feet along the West line of said brick building, thence South 89° 03’ 44” West 34.35 feet along the North line of said brick building, thence South 0° 25’ 32” East 4.50 feet along the West line of said brick building, thence South 89° 43’ 44” West 24.65 feet along the North line of said brick building and said line extended to a point on the East line of said 16.50 foot public alley and the West line of Lot 9, North 0° 25’ 32” West 50.25 feet from the North line of Courtland Street, and thence North 0° 25’ 32” West 13.65 feet along the East line of said 16.50 foot public alley and West line of Lot 9 to the place of beginning of this easement description.

And reserving unto the parties of the first part an easement over and across the Northernmost part of the above described property for the purpose of providing for the continued existence, use, and support of a fire escape on and from the building immediately adjacent on the North of said property.

Bearings are based on the North line of Section 3, Town 3 South, Range 1 West, as being South 89° 34’ 44” West from a Polaris Observation taken on January 30, 1968.

CITY OF JACKSON
Founded 1829

City Manager's Office

161 W. Michigan Ave. - Jackson, MI 49201
Phone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Councilmembers

FROM: Patrick H. Burtch, City Manager

DATE: August 9, 2016

SUBJECT: Approval of the Reimbursement Resolution for Parking Improvement Projects

---

Recommendation:

Approval of the Reimbursement Resolution for the Parking Improvement Projects.

Attached is a memo from Philip Hones, Finance Director, regarding the adoption of a Reimbursement Resolution for Parking Lot Rehabilitation Projects that were approved by the City Council on July12, 2016 as well as anticipated parking related to potential downtown development.

I recommend approval of this Resolution. Your consideration and concurrence is appreciated.

PHB

DEPARTMENTAL REPORT

MEMO TO: Patrick Burtch, City Manager

FROM: Philip Hones, Finance Director

DATE: August 9, 2016

RECOMMENDATION: Approval of the Reimbursement Resolution for Parking Improvement Projects

---

SUMMARY

Attached is a Reimbursement Resolution for Parking Improvements Projects that has been prepared by the City's Bond Counsel, Patrick McGow. Adoption of this Reimbursement Resolution will give the City flexibility to "bond" recently approved parking lot rehabilitation projects as well as parking lots related to potential redevelopment following completion of the construction of these projects. The maximum amount of debt that can be bonded, per the proposed Resolution, is $ 1.2 million, which is higher than the anticipated project costs of $ 860,000. This higher amount will allow for the situation in which some of these parking lot projects exceed their budgeted estimates or other projects are added later.

BUDGETARY CONSIDERATIONS

The Parking Lot Rehabilitation Projects approved July 12th as well as the other anticipated project costs are not currently included in the FY 2016-17 Adopted Budget. A budget amendment will be necessary to include these projects if the work related to these projects proceeds as planned.

HISTORY, BACKGROUND and DISCUSSION (Revised)

On July 12th the City Council approved the award for the 2016 Downtown Streets and Parking Lot Rehabilitation Project. This award included approximately $ 435,000 for parking lot improvements to Lots 6, 8, 9, and the sidewalk at Lot 6 (listing is attached). In addition, there is the potential that the City will be constructing more public parking to facilitate various potential developments within the block located north of the Hayes Building. As indicated above, the Resolution will allow for bonds to be issued for up to $ 1.2 million so as to allow for any change orders on existing approved lots or additional lots to be added as necessary in the near future.

Should this Resolution be adopted the City will have up to three years to bond the parking lot rehabilitation costs following the initial payment on each of the projects. The City Council will then have to adopt certain resolutions related to the bonding of these projects.

City of Jackson Engineering
Category Summary

Project Number:	2016_DT REPAVE	**Project Engineer:**	TRW
Estimate Number:	8: AS-BID BY BAILEY EXCAVATING_062816	**Date Created:**	6/29/2016
Project Type:	Miscellaneous	**Date Edited:**	6/29/2016
Location:	City of Jackson	**Fed/State #:**	
Description:	15600 SYDS OF HMA COLD MILLING AND HMA PAVING WITH IMPROVEMENTS AT INTERSECTIONS INCLUDING CONCRETE CURB AND GUTTER, SIDEWALK, AND SIDEWALK RAMPS ON JACKSON STREET, MECHANIC STREET, FRANCIS STREET BETWEEN WASHINGTON AND LOUIS GLICK HIGHWAY AND AT CITY PAR	**Fed Item:**	
		Control Section:	

Category	Description	Total
0001	451L-926 (JACKSON)	$571,635.28
0002	451M-2028 (MECHANIC)	$386,919.49
0003	451M-739 (FRANCIS)	$248,652.40
0004	451L-923 (MICH RAMPS)	$5,964.92
0006	585-____ (LOT 6)	$140,977.42
0008	585-____ (LOT 8)	$49,879.20
0009	585-____ (LOT 9)	$213,346.25
0106	585-____ (LOT 6 SIDEWALK)	$31,276.00
	Estimate Total:	**$1,648,650.96**

```
000
                0.00 *

      140,977.42 +
       49,879.20 +
      213,246.25 +
       31,276.00 +
004
      435,378.87 *
```

REIMBURSEMENT RESOLUTION
FOR PARKING IMPROVEMENT PROJECTS

CITY OF JACKSON
County of Jackson, State of Michigan

Minutes of a regular meeting of the City Council of the City of Jackson, County of Jackson, State of Michigan, held on August 9, 2016, at 6:30 p.m., prevailing Eastern Time.

PRESENT: Members_____

_____

ABSENT: Members_____

The following preamble and resolution were offered by Member: _____ and supported by Member: _____:

WHEREAS, the City of Jackson, County of Jackson, State of Michigan (the "City"), intends to issue general obligation limited tax bonds in the principal amount of not to exceed One Million Two Hundred Thousand Dollars ($1,200,000) (the "Bonds"), for the purpose of paying the cost of acquiring and constructing parking lot improvements in the City (the "Project"); and

WHEREAS, the City intends at this time to state its intentions to be reimbursed from proceeds of the Bonds for any expenditures undertaken by the City for the Project prior to issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

(a) The City reasonably expects to reimburse itself with proceeds of the Bonds for certain costs of the Project which were paid or will be paid from funds of the City subsequent to sixty (60) days prior to today.

(b) The maximum principal amount of debt expected to be issued for the Project, including issuance costs, is $1,200,000.

(c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Project is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that

evidences the City's use of the proceeds of the Bonds to reimburse the City for a capital expenditure made pursuant to this resolution.

2. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members:_____

_____

NAYS: Members:_____

RESOLUTION DECLARED ADOPTED.

_____
City Clerk

I hereby certify that the attached is a true and complete copy of a resolution adopted by the City Council of the City of Jackson, County of Jackson, State of Michigan, at a regular meeting held on August 9, 2016, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976 and that minutes of the meeting were kept and will be or have been made available as required by said Act.

_____
City Clerk

27169944.1\043520-00056

CITY OF JACKSON
Founded 1829

City Manager's Office

161 W. Michigan Ave. - Jackson, MI 49201
Phone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Councilmembers

FROM: Patrick H. Burtch, City Manager

DATE: August 9, 2016

SUBJECT: Award Three (3) Demolition Contracts in the Total Amount of $316,599 (Bid Package J)

Recommendation:

Award three (3) demolition contracts in the total amount of $316,599 to demolish 18 residential structures through the Help for Hardest Hit Blight Elimination Program as follows:

Smalley Construction	7 properties	$132,800
Lester Brothers	1 property	$ 28,199
Dunigan Brothers	10 properties	$155,600

Attached is a memo from Jennifer Morris, Director of the Department of Neighborhood & Economic Operations regarding the award of three (3) demolition contracts in the total amount of $316,599 to demolish 18 residential structures acquired through the Help for Hardest Hit Blight Elimination Program.

I recommend approval of the contract award. Your consideration and concurrence is appreciated.

PHB

DEPARTMENTAL REPORT

MEMO TO: Patrick Burtch, City Manager

FROM: Jennifer L. Morris, Director
Department of Neighborhood & Economic Operations

DATE: August 9, 2016

RECOMMENDATION: Award Three (3) Demolition Contracts in the Total Amount of $316,599 (Bid Package J) through the Help for Hardest Hit Blight Elimination Program

---

SUMMARY

Award three (3) demolition contracts in the total amount of $316,599 to demolish 18 residential structures acquired through the Help for Hardest Hit Blight Elimination Program.

BUDGETARY CONSIDERATIONS

Funding for these demolitions originates from the City's General Pooled Account. Upon full and satisfactory completion of the demolition, the City will request reimbursement from the Michigan State Housing Development Authority, which is limited to $23,750 per property for acquisition and demolition costs. The City's Demolition Fund covers costs exceeding the $23,750 per property cap.

HISTORY, BACKGROUND and DISCUSSION

On August 4, 2016, sealed bids to demolish 18 properties meeting the criteria of the Help for Hardest Hit Blight Elimination Program were opened and processed. When bidding demolition contracts, contractors are required to submit pricing for the entire package and individual units (cost to demolish an individual structure); contractors also have the option to submit an alternate (discounted) bid if awarded the entire package. City staff conducted a cost analysis to develop and support the recommendation made herein.

DISCUSSION OF THE ISSUE

Five contractors submitted sealed bids with package totals as follows:

Contractor	Total Bid Amount Submitted
Smalley Construction	$352,820
Lester Brothers	$396,226
Salenbien Trucking & Excavating	$441,000
Dunigan Brothers	$329,100
Blue Star Inc.	$470,800

Salenbien Trucking & Excavating submitted an alternate (discounted) price of $432,000 if awarded all 18 properties in the package. Dunigan Brothers' overall low bid is 6.7% less than that submitted by Smalley Construction, providing a cost savings to the City of $23,720 or an average of over $1,318 per property.

The City will realize the greatest cost savings by awarding three (3) contracts based on the low unit pricing as follows:

Bid Type	**Contractor**	**Total Amount**	**Savings to City**
Overall Low Bid	Dunigan Brothers	$329,100	
Low Alternate Bid	Salenbien Trucking & Excavating	$432,000	
Individual Pricing			$12,501
7 properties:	Smalley Construction	$132,800	
1 property:	Lester Brothers	28,199	
10 properties:	Dunigan Brothers	155,600	
		$316,599	

The sum to demolish all 18 properties when considered on an individual address basis across all contractors is $316,599, which saves the City an additional $12,501 versus overall low bid.

POSITIONS

Requested action is for City Council to award three (3) demolition contracts in the total amount of $316,599 to demolish 18 residential structures through the Help for Hardest Hit Blight Elimination Program as follows:

Smalley Construction	7 properties	$132,800
Lester Brothers	1 property	$ 28,199
Dunigan Brothers	10 properties	$155,600

ATTACHMENTS

- Bid Tabulation
- Cost Analysis

BID TABULATION FOR
HELP FOR HARDEST HIT
BLIGHT ELIMINATION PROGRAM - PACKAGE J
THURSDAY, AUGUST 4, 2016, 9:00 AM

			Smalley Construction 131 S. Main St. Scottville, MI 49454							Lester Brothers 5405 E. Michigan Avenue Jackson, MI 49201						
ITEM NO	ADDRESS LOCATION	BUILDING TYPE	DIRT	GRADE	SEED	SIDEWALK	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST	DIRT	GRADE	SEED	SIDEWALK	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST
1	223 W Biddle St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	1,830.00	12,900.00	700.00	18,430.00	500.00	500.00	500.00	2,430.00	12,845.00	700.00	17,475.00
2	1603 Chapin St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	1,920.00	18,800.00	900.00	24,620.00	500.00	500.00	500.00	2,440.00	19,915.00	1,300.00	25,155.00
3	1902 Chapin St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	2,790.00	8,500.00	15,000.00	29,290.00	500.00	500.00	500.00	3,224.00	9,325.00	14,150.00	28,199.00
4	663 Cooper St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	1,590.00	4,500.00	2,000.00	11,090.00	500.00	500.00	500.00	2,240.00	5,265.00	3,000.00	12,005.00
5	804 Detroit St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	900.00	8,900.00	15,000.00	27,800.00	500.00	500.00	500.00	780.00	12,215.00	13,880.00	28,375.00
6	1231 First St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	1,140.00	9,900.00	700.00	14,740.00	500.00	500.00	500.00	988.00	10,840.00	850.00	14,178.00
7	1307 First St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	2,400.00	11,900.00	550.00	17,850.00	500.00	500.00	500.00	3,042.00	15,465.00	650.00	20,657.00
8	1034 Francis St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	1,020.00	11,000.00	700.00	15,720.00	500.00	500.00	500.00	884.00	18,765.00	850.00	21,999.00
9	352 N Grinnell St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	1,680.00	6,000.00	6,900.00	17,580.00	500.00	500.00	500.00	2,980.00	9,915.00	10,455.00	24,850.00
10	1210 Linwood Ave	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	2,100.00	6,200.00	0.00	11,300.00	500.00	500.00	500.00	2,770.00	10,265.00	0.00	14,535.00
11	1019 Maple Ave	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	2,880.00	15,500.00	500.00	21,880.00	500.00	500.00	500.00	3,466.00	21,115.00	200.00	26,281.00
12	1025 Martin St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	840.00	8,500.00	15,000.00	27,340.00	500.00	500.00	500.00	728.00	16,465.00	14,565.00	33,258.00
13	420 W Monroe St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	4,020.00	9,900.00	3,800.00	20,720.00	500.00	500.00	500.00	4,350.00	17,815.00	5,950.00	29,615.00
14	311 N Pleasant St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	3,000.00	11,500.00	700.00	18,200.00	500.00	500.00	500.00	3,586.00	12,215.00	850.00	18,151.00
15	1618 Third St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	2,970.00	8,000.00	3,000.00	16,970.00	500.00	500.00	500.00	1,274.00	15,286.00	750.00	18,810.00
16	769 Tomlinson St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	2,970.00	8,000.00	3,000.00	16,970.00	500.00	500.00	500.00	3,540.00	11,265.00	3,610.00	19,915.00
17	1203 Woodbridge St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	2,190.00	9,000.00	5,900.00	20,090.00	500.00	500.00	500.00	2,828.00	12,815.00	3,000.00	20,143.00
18	1223 Woodbridge St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	2,280.00	16,000.00	950.00	22,230.00	500.00	500.00	500.00	3,410.00	16,865.00	850.00	22,625.00
Total Bid			36,000.00	9,000.00	9,000.00	38,520.00	185,000.00	75,300.00	352,820.00	9,000.00	9,000.00	9,000.00	44,960.00	248,656.00	75,610.00	396,226.00
Discount if awarded all 18																

BID TABULATION FOR
HELP FOR HARDEST HIT
BLIGHT ELIMINATION PROGRAM - PACKAGE J
THURSDAY, AUGUST 4, 2016, 9:00 AM

			Salenbien Trucking and Excavating Inc. 9217 Ann Arbor Rd. Dundee, MI 48131							Dunigan Brothers 911 E. South Street Jackson, MI 49203						
ITEM NO	ADDRESS LOCATION	BUILDING TYPE	DIRT	GRADE	SEED	SIDEWALK	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST	DIRT	GRADE	SEED	SIDEWALK	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST
1	223 W Biddle St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	18,000.00	700.00	23,700.00	1,200.00	400.00	400.00	2,000.00	9,500.00	800.00	14,300.00
2	1603 Chapin St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	23,000.00	900.00	28,900.00	1,200.00	400.00	400.00	2,000.00	15,400.00	1,500.00	20,900.00
3	1902 Chapin St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	20,000.00	15,000.00	40,000.00	1,200.00	400.00	400.00	2,700.00	10,000.00	15,300.00	30,000.00
4	663 Cooper St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	8,000.00	2,000.00	15,000.00	1,200.00	400.00	400.00	1,600.00	4,700.00	3,300.00	11,600.00
5	804 Detroit St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	12,000.00	15,000.00	32,000.00	1,200.00	400.00	400.00	1,000.00	10,000.00	15,000.00	28,000.00
6	1231 First St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	16,000.00	700.00	21,700.00	1,200.00	400.00	400.00	1,200.00	8,200.00	1,000.00	12,400.00
7	1307 First St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	13,000.00	550.00	18,550.00	1,200.00	400.00	400.00	2,500.00	10,400.00	800.00	15,700.00
8	1034 Francis St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	10,000.00	700.00	15,700.00	1,200.00	400.00	400.00	1,200.00	9,400.00	1,000.00	13,600.00
9	352 N Grinnell St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	18,000.00	6,900.00	29,900.00	1,200.00	400.00	400.00	1,800.00	7,100.00	11,500.00	22,400.00
10	1210 Linwood Ave	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	10,000.00	0.00	15,000.00	1,200.00	400.00	400.00	2,100.00	9,000.00	0.00	13,100.00
11	1019 Maple Ave	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	20,000.00	500.00	25,500.00	1,200.00	400.00	400.00	3,000.00	12,500.00	300.00	17,800.00
12	1025 Martin St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	12,000.00	15,000.00	32,000.00	1,200.00	400.00	400.00	1,000.00	9,700.00	15,500.00	28,200.00
13	420 W Monroe St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	22,000.00	3,800.00	30,800.00	1,200.00	400.00	400.00	4,000.00	10,200.00	6,600.00	22,800.00
14	311 N Pleasant St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	20,000.00	700.00	25,700.00	1,200.00	400.00	400.00	3,000.00	7,600.00	1,000.00	13,600.00
15	1618 Third St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	11,000.00	700.00	16,700.00	1,200.00	400.00	400.00	1,500.00	9,500.00	900.00	13,900.00
16	769 Tomlinson St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	16,000.00	3,000.00	24,000.00	1,200.00	400.00	400.00	3,000.00	8,400.00	4,000.00	17,400.00
17	1203 Woodbridge St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	14,000.00	5,900.00	24,900.00	1,200.00	400.00	400.00	2,200.00	8,000.00	5,700.00	17,900.00
18	1223 Woodbridge St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	15,000.00	950.00	20,950.00	1,200.00	400.00	400.00	3,000.00	9,200.00	1,300.00	15,500.00
Total Bid			70,200.00	9,000.00	9,000.00	1,800.00	278,000.00	73,000.00	441,000.00	21,600.00	7,200.00	7,200.00	38,800.00	168,800.00	85,500.00	329,100.00
Discount if awarded all 18			432,000.00													

BID TABULATION FOR
HELP FOR HARDEST HIT
BLIGHT ELIMINATION PROGRAM - PACKAGE J
THURSDAY, AUGUST 4, 2016, 9:00 AM

			Blue Star Inc. 21950 Hoover Warren, MI 48089						
ITEM NO	ADDRESS LOCATION	BUILDING TYPE	DIRT	GRADE	SEED	SIDEWALK	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST
1	223 W Biddle St	EVERY STRUCTURE ON PROPERTY	6,200.00	900.00	700.00	2,100.00	17,900.00	800.00	28,600.00
2	1603 Chapin St	EVERY STRUCTURE ON PROPERTY	5,200.00	900.00	700.00	2,400.00	20,400.00	1,000.00	30,600.00
3	1902 Chapin St	EVERY STRUCTURE ON PROPERTY	3,000.00	900.00	700.00	2,700.00	11,500.00	16,500.00	35,300.00
4	663 Cooper St	EVERY STRUCTURE ON PROPERTY	3,000.00	900.00	700.00	2,000.00	8,500.00	2,200.00	17,300.00
5	804 Detroit St	EVERY STRUCTURE ON PROPERTY	3,900.00	900.00	700.00	1,200.00	12,500.00	16,500.00	35,700.00
6	1231 First St	EVERY STRUCTURE ON PROPERTY	3,900.00	900.00	700.00	1,400.00	14,200.00	800.00	21,900.00
7	1307 First St	EVERY STRUCTURE ON PROPERTY	4,300.00	900.00	700.00	3,100.00	16,600.00	700.00	26,300.00
8	1034 Francis St	EVERY STRUCTURE ON PROPERTY	4,300.00	900.00	700.00	1,400.00	13,400.00	800.00	21,500.00
9	352 N Grinnell St	EVERY STRUCTURE ON PROPERTY	2,300.00	900.00	700.00	2,800.00	10,300.00	7,600.00	24,600.00
10	1210 Linwood Ave	EVERY STRUCTURE ON PROPERTY	3,500.00	900.00	700.00	2,750.00	10,550.00	0.00	18,400.00
11	1019 Maple Ave	EVERY STRUCTURE ON PROPERTY	4,300.00	900.00	700.00	3,500.00	13,900.00	600.00	23,900.00
12	1025 Martin St	EVERY STRUCTURE ON PROPERTY	3,300.00	900.00	700.00	1,000.00	13,900.00	16,500.00	36,300.00
13	420 W Monroe St	EVERY STRUCTURE ON PROPERTY	3,800.00	900.00	700.00	4,500.00	14,400.00	4,200.00	28,500.00
14	311 N Pleasant St	EVERY STRUCTURE ON PROPERTY	3,400.00	900.00	700.00	3,700.00	11,400.00	800.00	20,900.00
15	1618 Third St	EVERY STRUCTURE ON PROPERTY	4,200.00	900.00	700.00	1,500.00	13,200.00	800.00	21,300.00
16	769 Tomlinson St	EVERY STRUCTURE ON PROPERTY	4,100.00	900.00	700.00	3,600.00	14,000.00	3,300.00	26,600.00
17	1203 Woodbridge St	EVERY STRUCTURE ON PROPERTY	3,200.00	900.00	700.00	2,600.00	12,400.00	6,500.00	26,300.00
18	1223 Woodbridge St	EVERY STRUCTURE ON PROPERTY	5,200.00	900.00	700.00	3,600.00	15,300.00	1,100.00	26,800.00
Total Bid			71,100.00	16,200.00	12,600.00	45,850.00	244,350.00	80,700.00	470,800.00
Discount if awarded all 18									

H4HH Bid Package J

PIN	Address	Units	Ward	Smalley Const.	Lester Bros	Salenbien	Dunigan	Blue Star	Low Unit Cost
4-047400000	223 W Biddle St	2	5	$ 18,430.00	$ 17,475.00	$ 23,700.00	$ 14,300.00	$ 28,600.00	$ 14,300.00
6-100800000	1603 Chapin St	3	2	$ 24,620.00	$ 25,155.00	$ 28,900.00	$ 20,900.00	$ 30,600.00	$ 20,900.00
6-097600000	1902 Chapin St	1	2	$ 29,290.00	$ 28,199.00	$ 40,000.00	$ 30,000.00	$ 35,300.00	$ 28,199.00
7-062200000	663 Cooper St	1	2	$ 11,090.00	$ 12,005.00	$ 15,000.00	$ 11,600.00	$ 17,300.00	$ 11,090.00
7-037500000	804 Detroit St	1	2	$ 27,800.00	$ 28,375.00	$ 32,000.00	$ 28,000.00	$ 35,700.00	$ 27,800.00
4-133400000	1231 First St	2	1	$ 14,740.00	$ 14,178.00	$ 21,700.00	$ 12,400.00	$ 21,900.00	$ 12,400.00
4-133700000	1307 First St	2	1	$ 17,850.00	$ 20,657.00	$ 18,550.00	$ 15,700.00	$ 26,300.00	$ 15,700.00
5-066700000	1034 Francis St	2	1	$ 15,720.00	$ 21,999.00	$ 15,700.00	$ 13,600.00	$ 21,500.00	$ 13,600.00
2-082100000	352 N Grinnell St	1	4	$ 17,580.00	$ 24,850.00	$ 29,900.00	$ 22,400.00	$ 24,600.00	$ 17,580.00
4-105500000	1210 Linwood Ave	1	1	$ 11,300.00	$ 14,535.00	$ 15,000.00	$ 13,100.00	$ 18,400.00	$ 11,300.00
4-088400000	1019 Maple Ave	2	1	$ 21,880.00	$ 26,281.00	$ 25,500.00	$ 17,800.00	$ 23,900.00	$ 17,800.00
5-099700000	1025 Martin St	1	1	$ 27,340.00	$ 33,258.00	$ 32,000.00	$ 28,200.00	$ 36,300.00	$ 27,340.00
1-079100000	420 W Monroe St	1	3	$ 20,720.00	$ 29,615.00	$ 30,800.00	$ 22,800.00	$ 28,500.00	$ 20,720.00
8-044000000	311 N Pleasant St	1	2	$ 18,200.00	$ 18,151.00	$ 25,700.00	$ 13,600.00	$ 20,900.00	$ 13,600.00
3-236600000	1618 Third St	1	6	$ 16,970.00	$ 18,810.00	$ 16,700.00	$ 13,900.00	$ 21,300.00	$ 13,900.00
6-131700000	769 Tomlinson St	1	2	$ 16,970.00	$ 19,915.00	$ 24,000.00	$ 17,400.00	$ 26,600.00	$ 16,970.00
4-101900000	1203 Woodbridge St	1	1	$ 20,090.00	$ 20,143.00	$ 24,900.00	$ 17,900.00	$ 26,300.00	$ 17,900.00
4-115500000	1223 Woodbridge St	2	1	$ 22,230.00	$ 22,625.00	$ 20,950.00	$ 15,500.00	$ 26,800.00	$ 15,500.00
			Total Low Bid:	**$ 352,820.00**	**$ 396,226.00**	**$ 441,000.00**	**$ 329,100.00**	**$ 470,800.00**	**$ 316,599.00**
			Discounted Alternate Bid:	n/a	n/a	**$ 432,000.00**	n/a	n/a	
				Smalley Const.	Lester Bros		Dunigan Bros		Individual Low Unit Price
			Contract Amounts:	**$ 132,800.00**	**$ 28,199.00**		**$ 155,600.00**		
				7 properties	1 property		10 properties		

CITY OF JACKSON
Founded 1829

City Manager's Office

161 W. Michigan Ave. - Jackson, MI 49201
Phone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Councilmembers

FROM: Patrick H. Burtch, City Manager

DATE: August 9, 2016

SUBJECT: Award Two (2) Demolition Contracts in the Total Amount of $349,590 (Bid Package K)

Recommendation:

Award two (2) demolition contracts in the total amount of $349,590 to demolish 17 residential structures through the Help for Hardest Hit Blight Elimination Program as follows:

Smalley Construction	2 properties	$ 30,890
Dunigan Brothers	15 properties	$318,700

Attached is a memo from Jennifer Morris, Director of the Department of Neighborhood & Economic Operations regarding the award of two (2) demolition contracts in the total amount of $349,590 to demolish 17 residential structures acquired through the Help for Hardest Hit Blight Elimination Program.

I recommend approval of the contract award. Your consideration and concurrence is appreciated.

PHB

DEPARTMENTAL REPORT

MEMO TO: Patrick Burtch, City Manager

FROM: Jennifer L. Morris, Director
Department of Neighborhood & Economic Operations

DATE: August 9, 2016

RECOMMENDATION: Award Two (2) Demolition Contracts in the Total Amount of $349,590 (Bid Package K) through the Help for Hardest Hit Blight Elimination Program

---

SUMMARY

Award two (2) demolition contracts in the total amount of $349,590 to demolish 17 residential structures acquired through the Help for Hardest Hit Blight Elimination Program.

BUDGETARY CONSIDERATIONS

Funding for these demolitions originates from the City's General Pooled Account. Upon full and satisfactory completion of the demolition, the City will request reimbursement from the Michigan State Housing Development Authority, which is limited to $23,750 per property for acquisition and demolition costs. The City's Demolition Fund covers costs exceeding the $23,750 per property cap.

HISTORY, BACKGROUND and DISCUSSION

On August 4, 2016, sealed bids to demolish 17 properties meeting the criteria of the Help for Hardest Hit Blight Elimination Program were opened and processed. When bidding demolition contracts, contractors are required to submit pricing for the entire package and individual units (cost to demolish an individual structure); contractors also have the option to submit an alternate (discounted) bid if awarded the entire package. City staff conducted a cost analysis to develop and support the recommendation made herein.

DISCUSSION OF THE ISSUE

Five contractors submitted sealed bids with package totals as follows:

Contractor	Total Bid Amount Submitted
Smalley Construction	$388,710
Lester Brothers	$460,509
Salenbien Trucking & Excavating	$456,960
Dunigan Brothers	$355,200
Blue Star Inc.	$486,700

No contractor opted to submit an alternate (discounted) price if awarded all 17 properties in the package. Dunigan Brothers' overall low bid is 9.4% less than that submitted by Smalley Construction, providing a cost savings to the City of $33,510 or an average of over $1,971 per property.

The City will realize the greatest cost savings by awarding two (2) contracts based on the low unit pricing as follows:

Bid Type	**Contractor**	**Total Amount**	**Savings to City**
Overall Low Bid	Dunigan Brothers	$355,200	
Low Alternate Bid		n/a	
Individual Pricing 2 properties: 15 properties:	 Smalley Construction Dunigan Brothers	 $ 30,890 318,700 **$349,590**	$5,610

The sum to demolish all 17 properties when considered on an individual address basis across all contractors is $349,590, which saves the City an additional $5,610 versus overall low bid.

POSITIONS

Requested action is for City Council to award two (2) demolition contracts in the total amount of $349,590 to demolish 17 residential structures through the Help for Hardest Hit Blight Elimination Program as follows:

Smalley Construction	2 properties	$ 30,890
Dunigan Brothers	15 properties	$318,700

ATTACHMENTS

- Bid Tabulation
- Cost Analysis

BID TABULATION FOR
HELP FOR HARDEST HIT
BLIGHT ELIMINATION PROGRAM - PACKAGE J
THURSDAY, AUGUST 4, 2016, 9:00 AM

			Smalley Construction 131 S. Main St. Scottville, MI 49454							Lester Brothers 5405 E. Michigan Avenue Jackson, MI 49201						
ITEM NO	ADDRESS LOCATION	BUILDING TYPE	DIRT	GRADE	SEED	SIDEWALK	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST	DIRT	GRADE	SEED	SIDEWALK	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST
1	1017 Adrian Ave	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	3,210.00	9,500.00	13,000.00	28,710.00	500.00	500.00	500.00	3,846.00	11,460.00	12,034.00	28,840.00
2	608 Detroit St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	2,010.00	10,500.00	700.00	16,210.00	500.00	500.00	500.00	3,020.00	14,475.00	850.00	19,845.00
3	323 E Euclid Ave	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	2,220.00	5,900.00	7,000.00	18,120.00	500.00	500.00	500.00	3,040.00	8,815.00	10,275.00	23,630.00
4	621 W Ganson St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	2,040.00	10,500.00	3,100.00	18,640.00	500.00	500.00	500.00	3,472.00	14,615.00	4,650.00	24,237.00
5	1118 S Jackson St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	2,070.00	7,000.00	700.00	12,770.00	500.00	500.00	500.00	3,074.00	12,520.00	750.00	17,844.00
6	1102 Lansing Ave	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	8,760.00	7,500.00	13,100.00	32,360.00	500.00	500.00	500.00	7,200.00	9,750.00	10,875.00	29,325.00
7	1402 Lansing Ave	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	11,310.00	16,900.00	750.00	31,960.00	500.00	500.00	500.00	11,910.00	18,255.00	1,100.00	32,765.00
8	1415 Lansing Ave	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	2,250.00	9,500.00	15,000.00	29,750.00	500.00	500.00	500.00	2,970.00	14,215.00	14,407.00	33,092.00
9	911 Maple Ave	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	2,220.00	23,500.00	700.00	29,420.00	500.00	500.00	500.00	3,204.00	41,700.00	650.00	47,054.00
10	414 W Morrell St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	7,050.00	13,000.00	700.00	23,750.00	500.00	500.00	500.00	7,300.00	19,215.00	800.00	28,815.00
11	415 W Trail St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	1,530.00	8,500.00	700.00	13,730.00	500.00	500.00	500.00	2,510.00	13,565.00	750.00	18,325.00
12	805 Second St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	1,200.00	11,000.00	950.00	16,150.00	500.00	500.00	500.00	1,240.00	16,950.00	1,550.00	21,240.00
13	911 Second St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	1,200.00	11,500.00	750.00	16,450.00	500.00	500.00	500.00	1,340.00	16,840.00	800.00	20,480.00
14	913 Second St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	1,410.00	14,500.00	750.00	19,660.00	500.00	500.00	500.00	1,425.00	17,965.00	1,200.00	22,090.00
15	413 Union St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	8,310.00	9,000.00	16,000.00	36,310.00	500.00	500.00	500.00	8,180.00	19,500.00	16,750.00	45,930.00
16	1115 Wildwood Ave	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	5,700.00	12,500.00	750.00	21,950.00	500.00	500.00	500.00	6,589.00	17,115.00	1,500.00	26,704.00
17	106 E Wilkins St	EVERY STRUCTURE ON PROPERTY	2,000.00	500.00	500.00	4,020.00	15,000.00	750.00	22,770.00	500.00	500.00	500.00	2,678.00	15,465.00	650.00	20,293.00
Total Bid			34,000.00	8,500.00	8,500.00	66,510.00	195,800.00	75,400.00	388,710.00	8,500.00	8,500.00	8,500.00	72,998.00	282,420.00	79,591.00	460,509.00
Discount if awarded all 17																

BID TABULATION FOR
HELP FOR HARDEST HIT
BLIGHT ELIMINATION PROGRAM - PACKAGE J
THURSDAY, AUGUST 4, 2016, 9:00 AM

			Salenbien Trucking and Excavating Inc. 9217 Ann Arbor Rd. Dundee, MI 48131							Dunigan Brothers 911 E. South Street Jackson, MI 49203						
ITEM NO	ADDRESS LOCATION	BUILDING TYPE	DIRT	GRADE	SEED	SIDEWALK	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST	DIRT	GRADE	SEED	SIDEWALK	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST
1	1017 Adrian Ave	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	16,450.00	13,000.00	34,450.00	1,200.00	400.00	400.00	3,300.00	10,400.00	13,000.00	28,700.00
2	608 Detroit St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	12,730.00	700.00	18,430.00	1,200.00	400.00	400.00	2,100.00	9,900.00	1,000.00	15,000.00
3	323 E Euclid Ave	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	11,800.00	7,000.00	23,800.00	1,200.00	400.00	400.00	2,300.00	8,000.00	11,000.00	23,300.00
4	621 W Ganson St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	16,000.00	3,100.00	24,100.00	1,200.00	400.00	400.00	2,200.00	8,600.00	5,000.00	17,800.00
5	1118 S Jackson St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	9,580.00	700.00	15,280.00	1,200.00	400.00	400.00	2,200.00	8,100.00	900.00	13,200.00
6	1102 Lansing Ave	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	21,000.00	13,100.00	39,100.00	1,200.00	400.00	400.00	6,500.00	7,100.00	11,800.00	27,400.00
7	1402 Lansing Ave	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	30,000.00	750.00	35,750.00	1,200.00	400.00	400.00	9,000.00	18,100.00	1,200.00	30,300.00
8	1415 Lansing Ave	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	16,850.00	15,000.00	36,850.00	1,200.00	400.00	400.00	2,400.00	7,000.00	15,800.00	27,200.00
9	911 Maple Ave	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	18,800.00	700.00	24,500.00	1,200.00	400.00	400.00	2,400.00	14,900.00	800.00	20,100.00
10	414 W Morrell St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	19,000.00	700.00	24,700.00	1,200.00	400.00	400.00	5,000.00	12,200.00	900.00	20,100.00
11	415 W Trail St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	21,000.00	700.00	26,700.00	1,200.00	400.00	400.00	1,600.00	7,600.00	900.00	12,100.00
12	805 Second St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	10,000.00	950.00	15,950.00	1,200.00	400.00	400.00	1,400.00	9,800.00	1,700.00	14,900.00
13	911 Second St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	20,000.00	750.00	25,750.00	1,200.00	400.00	400.00	1,400.00	8,800.00	900.00	13,100.00
14	913 Second St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	13,850.00	750.00	19,600.00	1,200.00	400.00	400.00	1,600.00	11,500.00	1,300.00	16,400.00
15	413 Union St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	22,000.00	16,000.00	43,000.00	1,200.00	400.00	400.00	6,000.00	9,200.00	18,300.00	35,500.00
16	1115 Wildwood Ave	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	19,500.00	750.00	25,250.00	1,200.00	400.00	400.00	6,000.00	11,000.00	1,700.00	20,700.00
17	106 E Wilkins St	EVERY STRUCTURE ON PROPERTY	3,900.00	500.00	500.00	100.00	18,000.00	750.00	23,750.00	1,200.00	400.00	400.00	4,200.00	12,400.00	800.00	19,400.00
Total Bid			66,300.00	8,500.00	8,500.00	1,700.00	296,560.00	75,400.00	456,960.00	20,400.00	6,800.00	6,800.00	59,600.00	174,600.00	87,000.00	355,200.00
Discount if awarded all 17																

BID TABULATION FOR
HELP FOR HARDEST HIT
BLIGHT ELIMINATION PROGRAM - PACKAGE J
THURSDAY, AUGUST 4, 2016, 9:00 AM

			Blue Star Inc. 21950 Hoover Warren, MI 48089						
ITEM NO	ADDRESS LOCATION	BUILDING TYPE	DIRT	GRADE	SEED	SIDEWALK	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST
1	1017 Adrian Ave	EVERY STRUCTURE ON PROPERTY	3,900.00	900.00	700.00	3,900.00	14,000.00	14,300.00	37,700.00
2	608 Detroit St	EVERY STRUCTURE ON PROPERTY	3,900.00	900.00	700.00	2,500.00	11,600.00	800.00	20,400.00
3	323 E Euclid Ave	EVERY STRUCTURE ON PROPERTY	3,600.00	900.00	700.00	2,800.00	11,600.00	7,700.00	27,300.00
4	621 W Ganson St	EVERY STRUCTURE ON PROPERTY	3,300.00	900.00	700.00	2,800.00	11,500.00	3,400.00	22,600.00
5	1118 S Jackson St	EVERY STRUCTURE ON PROPERTY	3,100.00	900.00	700.00	2,500.00	11,600.00	800.00	19,600.00
6	1102 Lansing Ave	EVERY STRUCTURE ON PROPERTY	3,200.00	900.00	700.00	6,900.00	12,600.00	14,400.00	38,700.00
7	1402 Lansing Ave	EVERY STRUCTURE ON PROPERTY	4,200.00	900.00	700.00	10,200.00	18,400.00	900.00	35,300.00
8	1415 Lansing Ave	EVERY STRUCTURE ON PROPERTY	4,100.00	900.00	700.00	2,900.00	12,600.00	16,500.00	37,700.00
9	911 Maple Ave	EVERY STRUCTURE ON PROPERTY	5,200.00	900.00	700.00	2,700.00	19,300.00	800.00	29,600.00
10	414 W Morrell St	EVERY STRUCTURE ON PROPERTY	4,900.00	900.00	700.00	4,700.00	14,200.00	800.00	26,200.00
11	415 W Trail St	EVERY STRUCTURE ON PROPERTY	3,800.00	900.00	700.00	2,000.00	12,100.00	800.00	20,300.00
12	805 Second St	EVERY STRUCTURE ON PROPERTY	3,800.00	900.00	700.00	1,200.00	12,100.00	1,100.00	19,800.00
13	911 Second St	EVERY STRUCTURE ON PROPERTY	6,000.00	900.00	700.00	1,200.00	16,800.00	900.00	26,500.00
14	913 Second St	EVERY STRUCTURE ON PROPERTY	5,500.00	900.00	700.00	1,500.00	16,700.00	900.00	26,200.00
15	413 Union St	EVERY STRUCTURE ON PROPERTY	3,500.00	900.00	700.00	5,700.00	13,800.00	17,600.00	42,200.00
16	1115 Wildwood Ave	EVERY STRUCTURE ON PROPERTY	5,200.00	900.00	700.00	6,500.00	18,100.00	900.00	32,300.00
17	106 E Wilkins St	EVERY STRUCTURE ON PROPERTY	4,900.00	900.00	700.00	4,700.00	12,200.00	900.00	24,300.00
Total Bid			72,100.00	15,300.00	11,900.00	64,700.00	239,200.00	83,500.00	486,700.00
Discount if awarded all 17									

H4HH Bid Package K

PIN	Address	Units	Ward	Smalley Const.	Lester Bros	Salenbien	Dunigan	Blue Star	Low Unit Cost
5-078700000	1017 Adrian Ave	1		$ 28,710.00	$ 28,840.00	$ 34,450.00	$ 28,700.00	$ 37,700.00	$ 28,700.00
7-034900000	608 Detroit St	1		$ 16,210.00	$ 19,845.00	$ 18,430.00	$ 15,000.00	$ 20,400.00	$ 15,000.00
5-212300000	323 E Euclid Ave	1		$ 18,120.00	$ 23,630.00	$ 23,800.00	$ 23,300.00	$ 27,300.00	$ 18,120.00
2-098300000	621 W Ganson St	2		$ 18,640.00	$ 24,237.00	$ 24,100.00	$ 17,800.00	$ 22,600.00	$ 17,800.00
4-113000000	1118 S Jackson St	1		$ 12,770.00	$ 17,844.00	$ 15,280.00	$ 13,200.00	$ 19,600.00	$ 12,770.00
2-204100000	1102 Lansing Ave	1		$ 32,360.00	$ 29,325.00	$ 39,100.00	$ 27,400.00	$ 38,700.00	$ 27,400.00
2-225300000	1402 Lansing Ave	2		$ 31,960.00	$ 32,765.00	$ 35,750.00	$ 30,300.00	$ 35,300.00	$ 30,300.00
1-078400000	1415 Lansing Ave	2		$ 29,750.00	$ 33,092.00	$ 36,850.00	$ 27,200.00	$ 37,700.00	$ 27,200.00
4-084600000	911 Maple Ave	1		$ 29,420.00	$ 47,054.00	$ 24,500.00	$ 20,100.00	$ 29,600.00	$ 20,100.00
3-204100000	414 W Morrell St	2		$ 23,750.00	$ 28,815.00	$ 24,700.00	$ 20,100.00	$ 26,200.00	$ 20,100.00
2-101800000	415 W Trail St	1		$ 13,730.00	$ 18,325.00	$ 26,700.00	$ 12,100.00	$ 20,300.00	$ 12,100.00
3-2036.1000	805 Second St	2		$ 16,150.00	$ 21,240.00	$ 15,950.00	$ 14,900.00	$ 19,800.00	$ 14,900.00
3-202400000	911 Second St	2		$ 16,450.00	$ 20,480.00	$ 25,750.00	$ 13,100.00	$ 26,500.00	$ 13,100.00
3-202500000	913 Second St	2		$ 19,660.00	$ 22,090.00	$ 19,600.00	$ 16,400.00	$ 26,200.00	$ 16,400.00
3-200600000	413 Union St	2		$ 36,310.00	$ 45,930.00	$ 43,000.00	$ 35,500.00	$ 42,200.00	$ 35,500.00
2-025300000	1115 Wildwood Ave	2		$ 21,950.00	$ 26,704.00	$ 25,250.00	$ 20,700.00	$ 32,300.00	$ 20,700.00
5-021500000	106 E Wilkins St	2		$ 22,770.00	$ 20,293.00	$ 23,750.00	$ 19,400.00	$ 24,300.00	$ 19,400.00
			Total Low Bid:	**$ 388,710.00**	**$ 460,509.00**	**$ 456,960.00**	**$ 355,200.00**	**$ 486,700.00**	**$ 349,590.00**
			Discounted Alternate Bid:	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	

	Smalley Const.	Dunigan Bros	Individual Low Unit Price
Contract Amounts:	**$ 30,890.00**	**$ 318,700.00**	
	2 properties	15 properties	

CITY OF JACKSON
Founded 1829

City Manager's Office

161 W. Michigan Ave. - Jackson, MI 49201
Phone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Councilmembers

FROM: Patrick H. Burtch, City Manager

DATE: August 9, 2016

SUBJECT: Terminate the Demolition Contract with The Adams Group, Inc. and Award to Next Lowest Bidder, Smalley Construction

---

Recommendation:

Terminate three contracts with The Adams Group, Inc., and award the demolitions to the next lowest bidder, Smalley Construction, for the total amount of $37,850.

Attached is a memorandum from Jennifer Morris, Director of the Department of Neighborhood & Economic Development, requesting the demolition contracts awarded to The Adams Group, Inc., in February 2016 be terminated and awarded to the next lowest bidder, Smalley Construction.

I recommend approval of the awards as outlined above. Your consideration and concurrence is appreciated.

PHB

DEPARTMENTAL REPORT

MEMO TO: Patrick Burtch, City Manager

FROM: Jennifer L. Morris, Director
Department of Neighborhood & Economic Operations

DATE: August 9, 2016

RECOMMENDATION: Terminate the Demolition Contract with The Adams Group, Inc. and Award to Next Lowest Bidder, Smalley Construction

---

SUMMARY

Terminate the demolition contracts with The Adams Group, Inc. and award to the next lowest bidder, Smalley Construction in the total amount of $37,850.

BUDGETARY CONSIDERATIONS

Following the City's Purchasing Guidelines, The Adams Group, Inc. was awarded three contracts in February 2016 to demolish structures as follows:

509 N Blackstone St	Garage	$ 3,500	City Demo Funds (sealed bid)
707 Burr St	House	$12,500	CDBG Demo Funds (sealed bid)
721 W Franklin St	House	$13,650	City Demo Funds (quotation)
	Total:	**$29,650**	

Due to its failure to meet the obligations contained in the contracts, it is recommended the contracts be terminated and contracts awarded to the next lowest bidder, Smalley Construction, at the following amounts:

509 N Blackstone St	Garage	$ 3,700	City Demo Funds (sealed bid)
707 Burr St	House	$16,500	CDBG Demo Funds (sealed bid)
721 W Franklin St	House	$17,650	City Demo Funds (quotation)
	Total:	**$37,850**	

The overall change in contract price is $8,200, or an increase of 27.7%

HISTORY, BACKGROUND and DISCUSSION

On March 1, 2016, the City entered into contracts with The Adams Group, Inc. After working with The Adams Group for an extended time to obtain proper pollution liability insurance, permits were issued on June 22, 2016 for two demolitions with the third permit paid for but not issued at this time. Asbestos abatement work commenced at 707 Burr St but, upon inspection by the City's independent asbestos

abatement clearance contractor, ETC, the asbestos materials remained on site. Brian Taylor, Chief Building Official, contacted The Adams Group, who then requested an extremely large change order to remove the materials. As the bid documents contained the normal asbestos survey conducted by Red Cedar Consulting and demolition did not reveal additional asbestos, the change order request was denied.

DISCUSSION OF THE ISSUE

The Adams Group, Inc. was a new bidder to the City of Jackson in February 2016. As is normal practice, the bid documents contained asbestos surveys completed by Red Cedar Consulting, identifying asbestos and other hazardous materials that required proper abatement and disposal. Change order requests are denied for known items originally contained in bid documents.

POSITIONS

Requested action is for City Council to terminate three contracts with The Adams Group, Inc., and award the demolitions to the next lowest bidder, Smalley Construction, for the total amount of $37,850.

ATTACHMENTS

- Bid Tabulation
- Cost Analysis

BID TABULATION FOR
DEMOLITION OF 10 CONDEMNED PROPERTIES
NON-CDBG FUNDED
THURSDAY, FEBRUARY 18, 2016, 9:00 AM

			Salenbien Trucking & Excavating, Inc. 9217 Ann Arbor Rd. Dundee, MI 48131			Smalley Construction 131 S. Main St. Scottville, MI 49454			The Adams Group, Inc. 4850 Coolidge Highway, Suite A Royal Oak, MI 48073			Rickman Enterprise Group LLC 15533 Woodrow Wilson Street Detroit, MI 48238		
Item No.	Address	STRUCTURE TYPE	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST
1	214 W. Prospect St.	HOUSE	13,440.00	2,400.00	15,840.00	11,030.00	2,600.00	13,630.00	14,000.00	700.00	14,700.00	21,580.00	2,890.00	24,470.00
2	411 W. Trail St.	GARAGE	2,928.00	0.00	2,928.00	2,000.00	0.00	2,000.00	3,500.00	0.00	3,500.00	6,630.00	0.00	6,630.00
3	419 N. Elm Ave.	HOUSE	14,208.00	400.00	14,608.00	12,680.00	500.00	13,180.00	13,750.00	800.00	14,550.00	16,110.00	560.00	16,670.00
4	507 N. Blackstone St.	GARAGE	3,360.00	0.00	3,360.00	3,200.00	0.00	3,200.00	3,500.00	0.00	3,500.00	7,290.00	0.00	7,290.00
5	509 N. Blackstone St.	GARAGE	4,320.00	50.00	4,370.00	3,200.00	500.00	3,700.00	3,500.00	0.00	3,500.00	7,290.00	560.00	7,850.00
6	605 W. High St.	HOUSE/GARAGE	11,778.00	500.00	12,278.00	18,040.00	500.00	18,540.00	15,000.00	850.00	15,850.00	20,110.00	560.00	20,670.00
7	705 W. High St.	HOUSE/GARAGE	15,169.00	500.00	15,669.00	16,500.00	500.00	17,000.00	15,000.00	850.00	15,850.00	22,090.00	560.00	22,650.00
8	707 Second St.	GARAGE	7,776.00	0.00	7,776.00	4,800.00	0.00	4,800.00	6,500.00	0.00	6,500.00	7,290.00	0.00	7,290.00
9	1020 S. Milwaukee St.	GARAGE	4,500.00	0.00	4,500.00	4,200.00	0.00	4,200.00	6,800.00	0.00	6,800.00	26,090.00	0.00	26,090.00
10	1509 Deyo St.	GARAGE	2,688.00	0.00	2,688.00	3,200.00	0.00	3,200.00	3,500.00	0.00	3,500.00	7,290.00	0.00	7,290.00
Total Bid					84,017.00			83,450.00			88,250.00			146,900.00
Discount if awarded all 10 properties														
					30,635.00			41,010.00			3,500.00			

City Funded Demolitions

Cost Analysis Conducted February 18, 2016

PIN	Address	Structure	Ward	Salenbien	Smalley	Adams Grp	Rickman	Low Individual
4-187500000	214 W Prospect St	House	1	$ 15,840.00	$ 13,630.00	$ 14,700.00	$ 24,470.00	$ 13,630.00
2-101600000	411 W Trail St	Garage	5	$ 2,928.00	$ 2,000.00	$ 3,500.00	$ 6,630.00	$ 2,000.00
8-051200000	419 N Elm Ave	House	2	$ 14,608.00	$ 13,180.00	$ 14,550.00	$ 16,670.00	$ 13,180.00
1-023800000	507 N Blackstone St	Garage	5	$ 3,360.00	$ 3,200.00	$ 3,500.00	$ 7,290.00	$ 3,200.00
1-023900000	509 N Blackstone St	Garage	5	$ 4,370.00	$ 3,700.00	$ 3,500.00	$ 7,850.00	$ 3,500.00
3-228500000	605 W High St	House/Garage	6	$ 12,278.00	$ 18,540.00	$ 15,850.00	$ 20,670.00	$ 12,278.00
3-253400000	705 W High St	House/Garage	6	$ 15,669.00	$ 17,000.00	$ 15,850.00	$ 22,650.00	$ 15,669.00
3-002200000	707 Second St	Garage	5	$ 7,776.00	$ 4,800.00	$ 6,500.00	$ 7,290.00	$ 4,800.00
5-097800000	1020 S Milwaukee St	Garage	1	$ 4,500.00	$ 4,200.00	$ 6,800.00	$ 26,090.00	$ 4,200.00
6-051100000	1509 Deyo St	Garage	2	$ 2,688.00	$ 3,200.00	$ 3,500.00	$ 7,290.00	$ 2,688.00
			Total:	**$ 84,017.00**	**$ 83,450.00**	**$ 88,250.00**	**$ 146,900.00**	**$ 75,145.00**

Number of Low Bids	3	6	1	0
% Package	30.0%	60.0%	10.0%	0.0%
Amount	$ 30,635.00	$ 41,010.00	$ 3,500.00	$ -

Individual unit prices low bid

BID TABULATION FOR
DEMOLITION OF 8 CONDEMNED PROPERTIES
CDBG FUNDED
THURSDAY, FEBRUARY 18, 2016, 9:00 AM

			Salenbien Trucking & Excavating, Inc. 9217 Ann Arbor Rd. Dundee, MI 48131			Smalley Construction 131 S. Main St. Scottville, MI 49454			The Adams Group, Inc. 4850 Coolidge Highway, Suite A Royal Oak, MI 48073			Rickman Enterprise Group LLC 15533 Woodrow Wilson Street Detroit, MI 48238		
Item No.	Address	STRUCTURE TYPE	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST	DEMOLITION COST	ASBESTOS ABATEMENT COST	TOTAL DEMOLITION COST
1	604 Backus St.	HOUSE	14,000.00	500.00	14,500.00	9,800.00	500.00	10,300.00	14,000.00	700.00	14,700.00	12,230.00	560.00	12,790.00
2	609 Williams St.	HOUSE	10,000.00	1,050.00	11,050.00	9,380.00	675.00	10,055.00	14,000.00	700.00	14,700.00	13,460.00	750.00	14,210.00
3	614 W. Ganson St.	HOUSE	12,000.00	400.00	12,400.00	10,300.00	500.00	10,800.00	12,500.00	700.00	13,200.00	12,670.00	560.00	13,230.00
4	707 Burr St.	HOUSE	17,000.00	0.00	17,000.00	16,500.00	0.00	16,500.00	12,500.00	0.00	12,500.00	19,380.00	0.00	19,380.00
5	714 N. Blackstone St.	HOUSE	19,000.00	775.00	19,775.00	17,940.00	850.00	18,790.00	18,500.00	850.00	19,350.00	15,680.00	940.00	16,620.00
6	1212 S. Jackson St.	HOUSE	12,000.00	500.00	12,500.00	10,750.00	500.00	11,250.00	12,000.00	700.00	12,700.00	16,370.00	560.00	16,930.00
7	1807 Plymouth St.	HOUSE	11,500.00	200.00	11,700.00	10,250.00	500.00	10,750.00	11,500.00	0.00	11,500.00	16,120.00	560.00	16,680.00
8	2012 S. Jackson St.	HOUSE	16,500.00	500.00	17,000.00	12,140.00	500.00	12,640.00	14,000.00	850.00	14,850.00	13,830.00	560.00	14,390.00
Total Bid					115,925.00			101,085.00			113,500.00			124,230.00
Discount if awarded all 10 properties														

CDBG Funded Demolitions

Cost Analysis Conducted February 18, 2016

PIN	Address	Structure	Ward	Salenbien	Smalley	Adams Grp	Rickman	Low Individual
2-107800000	604 Backus St	House	4	$ 14,500.00	$ 10,300.00	$ 14,700.00	$ 12,790.00	$ 10,300.00
4-076400000	609 Williams St	House	5	$ 11,050.00	$ 10,055.00	$ 14,700.00	$ 14,210.00	$ 10,055.00
2-108300000	614 W Ganson St	House	4	$ 12,400.00	$ 10,800.00	$ 13,200.00	$ 13,230.00	$ 10,800.00
7-023400000	707 Burr St	House	2	$ 17,000.00	$ 16,500.00	$ 12,500.00	$ 19,380.00	$ 12,500.00
1-036900000	714 N Blackstone St	House	5	$ 19,775.00	$ 18,790.00	$ 19,350.00	$ 16,620.00	$ 16,620.00
4-113500000	1212 S Jackson St	House	1	$ 12,500.00	$ 11,250.00	$ 12,700.00	$ 16,930.00	$ 11,250.00
6-125300000	1807 Plymouth St	House	2	$ 11,700.00	$ 10,750.00	$ 11,500.00	$ 16,680.00	$ 10,750.00
4-182200000	2012 S Jackson St	House	1	$ 17,000.00	$ 12,640.00	$ 14,850.00	$ 14,390.00	$ 12,640.00
			Total:	**$ 115,925.00**	**$ 101,085.00**	**$ 113,500.00**	**$ 124,230.00**	**$ 94,915.00**

Number of Low Bids	0	6	1	1
% Package	0.0%	75.0%	12.5%	12.5%
Amount	$ -	$ 65,795.00	$ 12,500.00	$ 16,620.00

Individual unit prices low bid

BID TABULATION FOR
DEMOLITION OF 721 W. FRANKLIN
WEDNESDAY, FEBRUARY 17, 2016, 3:00 PM

The Adams Group Inc 4850 Coolidge Highway, Suite A Royal Lak, MI 48073	Smalley Construction 131 S. Main St. Scottville, MI 49454	Lester Brothers 5405 E. Michigan Ave. Jackson, MI 49201
13,650.00	17,650.00	18,287.00

CITY OF
JACKSON
Founded 1829

Office of the Mayor

161 W. Michigan Ave. • Jackson, MI 49201
Phone: (517) 788-4028 • Facsimile: (866) 384-1772

MEMO TO: City Councilmembers

FROM: William C. Jors, Mayor

DATE: August 9, 2016

SUBJECT: City Employees Retirement System Board of Trustees

Recommendation: Approve the Mayor's recommendation to appoint Heather Ehnis to the City Employees Retirement System Board of Trustees, filling a current vacancy, beginning immediately, and ending August 31, 2019.

In accordance with City Code, Sec. 2-311 - 2-318, the Mayor, City Manager and City Clerk are automatically members because of their offices. The City Council appoints one of their members to serve on the Board as well as one member-at-large. Four board members are elected by City employees as their representatives. They serve four year terms and the member-at-large must be a City elector and freeholder.

I am, therefore, recommending the appointment of Heather Ehnis to the City Employees Retirement System Board of Trustees, filling a current vacancy, beginning immediately, and ending August 31, 2019.

WCJ:skh

Name: Heather Ehnis
Current position: Assistant Finance Director
Employed by the City since September 2006
Graduated from Western Michigan University in 1989 with a degree in Accountancy
Certified Public Accountant
Over 25 years of accounting experience