



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

AGENDA – CITY COUNCIL MEETING

February 24, 2009

7:00 p.m.

1. **Call to Order.**
2. **Pledge of Allegiance** – Invocation by Robert B. Howe, 2nd Ward City Councilmember.
3. **Roll Call.**
4. **Adoption of Agenda.**
5. **Presentations/Proclamations.**
6. **Citizen Comments. (3-Minute Limit)**
7. **Consent Calendar.**
 - A. Approval of the minutes of the regular City Council meeting of February 10, 2009, and special meeting minutes for February 16, 2009.
 - B. Approval of the payment of the Region 2 Planning Commission Invoice, in the amount of \$13,818.84 for planning services for the month of January 2009, in accordance with the recommendation of the City Manager.
 - C. Receipt of 2008 Annual Report concerning District Court prosecutions and Administrative Hearings Bureau.
 - D. Receipt of the Community Development Department CDBG Financial Report through January 31, 2009.
 - E. Receipt of the Dangerous Building Report through January 31, 2009.
 - F. Establishment of March 10, 2009, at the City Council meeting as the time and place to hold a public hearing to consider a Brownfield Plan for 225 N. Horton Street (former EDSCHA building), as recommended by the Jackson Brownfield Redevelopment Authority (JBRA).
 - G. Establishment of March 10, 2009, at the City Council meeting as the time and place to hold a public hearing to consider the creation of a Plant Rehabilitation District (PRD) for 225 N. Horton Street as permitted by Public Act 198 of 1974.
 - H. Establishment of March 10, 2009, at the City Council meeting as the time and place to hold a public hearing to consider an application requesting a tax exemption in a Plant Rehabilitation District (PRD) for 225 N. Horton Street as permitted by Public Act 198 of 1974.
 - I. Establishment of March 10, 2009, at the City Council meeting as the time and place to hold a public hearing to consider the approval of an application for a Public Act 328 of 1998 personal property tax abatement at 225 N. Horton Street.
 - J. Establishment of March 10, 2009, at the City Council meeting as the time and place to hold a public hearing to consider the approval of an application to

transfer an Industrial Property Tax Abatement for personal property from Blackman Township to 225 N. Horton Street (in the City of Jackson).

8. **Committee Reports.**

9. **Appointments.**

- A. Approval of the Mayor's recommendation to reappoint James Cyphers to the Jackson Transportation Authority for a three-year term beginning March 2, 2009, and ending March 1, 2012.
- B. Approval of the Mayor's recommendation to reappoint Bartholomew J. Hawley and Lee Hampton to the Downtown Development Authority for a four-year term each beginning March 30, 2009, and ending March 29, 2013.

10. **Public Hearings.**

- A. Public hearing on the request to rezone from I-2 (General Industrial) to I-1 (Light Industrial), portions of property located at 103 N. Horton Street and 2301-2309 E. Ganson Street. (City Planning Commission recommends disapproval.)
 - 1. Consideration of an ordinance amending Chapter 28, Section 28.183, City Code, rezoning property located at 103 N. Horton Street and 2301-2309 E. Ganson Street.

Recess as City Council and convene as Board of Review.

- B. Public hearing on Special Assessment Roll No. 3350 for street construction on Center Street from Ganson Street to North Street.
 - 1. Resolution confirming Special Assessment Roll No. 3350.
- C. Public hearing on Special Assessment Roll No. 3351 for street construction on First Street from Greenwood to Morrell Street.
 - 1. Resolution confirming Special Assessment Roll No. 3351.
- D. Public hearing on Special Assessment Roll No. 3352 for street construction on High Street from Losey Street to Market Street.
 - 1. Resolution confirming Special Assessment Roll No. 3352.
- E. Public hearing on Special Assessment Roll No. 3353 for street construction on High Street from Market Street to Old Easterly City Limit.
 - 1. Resolution confirming Special Assessment Roll No. 3353.
- F. Public hearing on Special Assessment Roll No. 3354 for street construction on High Street from Old Easterly City Limit to Executive Drive.
 - 1. Resolution confirming Special Assessment Roll No. 3354.

Adjourn as Board of Review and reconvene as City Council.

11. **Resolutions.**

- A. Consideration of a resolution regarding the request from Grace Haven, Inc., that they be recognized as a nonprofit organization operating in the community for the purpose of obtaining charitable gaming licenses.
- B. Consideration of a resolution requesting that commuter rail service, as proposed in the Ann Arbor/Detroit corridor, be extended as part of the initial service to the City, and authorization for the City Manager to forward a copy of the resolution to Senator Carl Levin, Senator Debbie Stabenow, Congressman Mark Schauer, Governor Jennifer Granholm, and the Executive Director of SEMCOG.

12. **Ordinances.**

- A. Consideration of an ordinance amending various sections of Chapter 2, Article VI, City Code, to provide for a vested former member's annuity withdrawal option under the General Employee Retirement System.

13. **Other Business.**
 - A. Consideration of the request to approve the preliminary allocation for fiscal year 2009-2010 Community Development Block Grant (CDBG) and HOME programs. (Postponed at the February 10, 2009, Council meeting.)
 - B. Consideration of a recommendation from the Local Officers Compensation Commission regarding the annual salary of the City Treasurer. (Postponed at the February 10, 2009, Council meeting.)
 - C. Consideration of the recommendation from Councilmember Daniel P. Greer's evaluation of the City Manager that the City Council request him to resign.

14. **New Business.**
 - A. Consideration of the request to award the 2009 Materials Testing Services Contract to CTI and Associates, Inc., Brighton, Michigan, at an approximate cost of \$92,970.00, for materials testing through the 2009 construction season, and authorization for the City Clerk and City Manager to execute the appropriate document(s), in accordance with the recommendation of the City Engineer and the Purchasing Agent.
 - B. Consideration of the request to purchase traffic signal equipment from Carrier and Gable (sole source provider), Farmington Hills, Michigan, in the amount of \$28,472.00, in accordance with the recommendation of the City Engineer and the Purchasing Agent.
 - C. Establishment of a date for a preliminary budget workshop for fiscal year 2009-2010.
 - *D. Consideration of the proposed changes to be used with the 2008-2009 Meterless Parking Special Assessment rolls, in accordance with the recommendation of the City Assessor. (No action taken at February 10, 2009, City Council meeting.)

15. **City Councilmembers' Comments.**

16. **City Manager's Comments.**

17. **Executive Session regarding labor matters and a legal opinion.**

18. **Return to Open Session.**
 - A. Possible action to ratify Labor Agreement with the Jackson Professional Fire Fighters.

19. **Adjournment.**

*Item Added.

JACKSON CITY COUNCIL MEETING

MINUTES

FEBRUARY 10, 2009

CALL TO ORDER.

The Jackson City Council met in regular session in City Hall and was called to order at 7:00 p.m. by Vice Mayor Andrew R. Frounfelker.

PLEDGE OF ALLEGIANCE – INVOCATION.

The Council joined in the pledge of allegiance. Arlene Robinson, President of the Jackson County Branch of the NAACP, gave the invocation in recognition of Black History Month.

A moment of silence was observed honoring the life and service of former Mayor Fred Janke to the City of Jackson.

ROLL CALL.

Present: Vice Mayor Andrew R. Frounfelker and Councilmembers Carl L. Breeding, Robert B. Howe, Daniel P. Greer, and John R. Polaczyk—5. Absent with excuse: Mayor Jerry F. Ludwig and Councilmember Kenneth E. Gaiser--2.

Also present: City Manager William R. Ross, City Attorney Julius A. Giglio and City Clerk Lynn Fessel.

AGENDA.

Motion was made by Councilmember Polaczyk and seconded by Councilmember Howe to delete Item 14.C. (*Consideration of the request to approve the preliminary allocation for fiscal year 2009-2010 Community Development Block Grant [CDBG] and HOME programs.*) and place it on the next regular City Council meeting agenda. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser—2.

Motion was made by Councilmember Breeding and seconded by Councilmember Greer to move Item 7.C. from the Consent Calendar and place it under Other Business, Item 13.A. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser—2.

Motion was made by Councilmember Greer and seconded by Councilmember Breeding to add an action item under City Councilmembers' comments regarding the vacant State Senate seat. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser—2.

Motion was made by Councilmember Greer and seconded by Councilmember Polaczyk to adopt the agenda, as amended. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser—2.

PRESENTATIONS/PROCLAMATIONS.

A. CONSIDERATION AND PRESENTATION OF A DECLARATION OBSERVING FEBRUARY 15, 2009, AS NAACP SUNDAY, AND 2009 AS THE NAACP CENTENNIAL YEAR.

Vice Mayor Frounfelker read the declaration and presented it to Arlene Robinson, President of the Jackson County Branch of the NAACP.

CITIZEN COMMENTS.

Pegg Clevenger, 536 N. Jackson Street, stated she will be very disappointed if the City Council chooses to use CDBG funds to improve streets instead of funding nonprofit organizations, which benefit citizens.

Brian Surgener, 201 S. Mechanic Street, distributed a letter regarding meterless parking special assessments and asked that (1) he be credited for three spots, which he has a legal right to park in and (2) that the second floor of the Jackson Coffee Co. be classified as occasional use.

John Wilson, 1045 S. Durand, believes that if Council extends the closing date for 228 W. Michigan Avenue, the Hotel Hayes Development, LLC should begin paying some of the costs associated with the building. He also inquired about the status of the old Consumers building. He also remarked on the freezing of City Council salaries.

Mike Sharp, on behalf of Hotel Hayes Development, LLC, explained what they have done over the last thirteen months to try to develop 228 W. Michigan Avenue. He described numerous sets of drawings prepared for potential tenants and remarked on their out of pocket expenditures.

Bruce Inosencio, on behalf of Hotel Hayes Development, LLC, explained how they are pursuing Historic District tax credits, the time frame for this application process and how this results in the need for an extension of the closing date.

CONSENT CALENDAR.

Councilmember Breeding requested Item E be removed for separate consideration. Motion was made by Councilmember Greer and seconded by Councilmember Polaczyk to approve the following Consent Calendar, with Item E removed for separate consideration. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser--2.

Consent Calendar

- A. Approval of the minutes of the regular City Council meeting of January 20, 2009, and the special City Council meetings of January 27, 2009, and February 3, 2009.
- B. Receipt of City Treasurer's Quarterly Report for the months of October, November, and December, 2008.
- C. *Moved to Other Business, Item A, at the time the Agenda was adopted.*
- D. Receipt of Community Development Department CDBG Financial Report through December 31, 2008.
- E. *Removed for separate consideration.*
- F. Establishment of February 24, 2009, at the City Council meeting as the time and place to hold public hearings on the following Special Assessment Rolls for street construction:
 - 1. Roll No. 3350 for street construction on Center Street from Ganson Street to North Street.
 - 2. Roll No. 3351 for street construction on First Street from Greenwood to Morrell Street.
 - 3. Roll No. 3352 for street construction on High Street from Losey Street to Market Street.
 - 4. Roll No. 3353 for street construction on High Street from Market Street to Old Easterly City Limit.
 - 5. Roll No. 3354 for street construction on High Street from Old Easterly City Limit to Executive Drive.

CONSENT CALENDAR ITEM E.

Referral of a proposed text amendment to the zoning ordinance allowing "automobile, truck and trailer display and sales" as permitted use in the I-1 District (which will also make it a permitted use in the I-2 District), back to the City Planning Commission.

Motion was made by Councilmember Greer and seconded by Councilmember Howe to receive the proposed text amendment and refer it back to the City Planning Commission. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelder and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser--2.

COMMITTEE REPORTS.

None.

APPOINTMENTS.

None.

PUBLIC HEARINGS.

None.

RESOLUTIONS.

- A. **CONSIDERATION OF A RESOLUTION ALLOWING ALL CITY PROPERTY OWNERS AND/OR THEIR AUTHORIZED REPRESENTATIVES AND/OR PARTIES LIABLE FOR REAL OR PERSONAL PROPERTY TAXES TO**

PROTEST OR APPEAL THEIR ASSESSED VALUES, STATE EQUALIZED VALUES, AND TAXABLE VALUES TO THE MARCH BOARD OF REVIEW BY MAIL.

Motion was made by Councilmember Breeding and seconded by Councilmember Polaczyk to adopt the resolution, with the addition of the wording "*United States Postal Service first class mail.*" The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser--2.

B. CONSIDERATION OF A RESOLUTION AMENDING THE 2008-2009 JACKSON POLICE DEPARTMENT BUDGET TO REFLECT RECEIPT OF A MICHIGAN COMMISSION ON LAW ENFORCEMENT STANDARDS (MCOLES) JUSTICE TRAINING GRANT, IN THE AMOUNT OF \$39,805.00 TO CONDUCT EMERGENCY VEHICLE OPERATION TRAINING.

Motion was made by Councilmember Breeding and seconded by Councilmember Greer to adopt the resolution. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser--2.

C. CONSIDERATION OF A RESOLUTION REGARDING THE REQUEST FROM DOVE HEALTH ALLIANCE, INC., THAT THEY BE RECOGNIZED AS A NONPROFIT ORGANIZATION OPERATING IN THE COMMUNITY FOR THE PURPOSE OF OBTAINING CHARITABLE GAMING LICENSES.

Motion was made by Councilmember Breeding and seconded by Councilmember Howe to adopt the resolution. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser--2.

D. CONSIDERATION OF A RESOLUTION REGARDING THE REQUEST FROM THE READING WRITING CONNECTION, THAT THEY BE RECOGNIZED AS A NONPROFIT ORGANIZATION OPERATING IN THE COMMUNITY FOR THE PURPOSE OF OBTAINING CHARITABLE GAMING LICENSES.

Motion was made by Councilmember Breeding and seconded by Councilmember Howe to adopt the resolution. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser--2.

ORDINANCES.

A. FINAL ADOPTION OF ORDINANCE NO. 2009.2, AMENDING CHAPTER 28, SECTION 28.183, CITY CODE, REZONING THE PROPERTY LOCATED AT 206 & 216 PAGE AVE. FROM R-4 (HIGH DENSITY APARTMENT AND OFFICE) TO C-2 (COMMUNITY COMMERCIAL).

Motion was made by Councilmember Greer and seconded by Councilmember Polaczyk to adopt Ordinance No. 2009.2. The motion was adopted by the following vote.

Yeas: Vice Mayor Frounfelker and Councilmembers Howe, Greer and Polaczyk—4. Nays: Councilmember Breeding--1. Absent: Mayor Ludwig and Councilmember Gaiser—2.

OTHER BUSINESS.

- A. RECEIPT OF THE COMPOSITE EVALUATION OF THE CITY MANAGER WITH DIRECTION THAT IT BE PLACED IN THE CITY MANAGER'S PERSONNEL FILE, AND THAT THE CITY COUNCILMEMBER'S INDIVIDUAL EVALUATION OF THE CITY MANAGER BE SECURED IN THE OFFICE OF THE CITY CLERK.**

This Item was moved from the Consent Calendar (Item C) at the time the Agenda was adopted.

Motion was made by Councilmember Breeding and seconded by Councilmember Greer to receive the composite evaluation and direct that it be placed in the City Manager's personnel file and that the Councilmember's individual evaluation of the Manager be secured in the office of the City Clerk. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser—2.

NEW BUSINESS.

- A. CONSIDERATION OF A REQUEST FROM JACKSON COUNTY TO PARTICIPATE IN AN UPDATE TO THE PLAN PREPARED IN 2000 FOR A JOINT PUBLIC SAFETY FACILITY.**

Motion was made by Councilmember Greer and seconded by Vice Mayor Frounfelker to share in the cost, with our share to be up to \$10,000.00, regarding the Police Department and County Sheriff's Department space needs study. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser—2.

- B. CONSIDERATION OF THE REQUEST TO APPROVE THE LOW BID AWARD TO FRAZIER WELL SERVICES, MUSKEGO, WI, IN THE AMOUNT OF \$32,267.00, FOR PURCHASE OF WELL PARTS FOR WELL #7 LOCATED AT THE WATER TREATMENT PLANT, AND WELL #1 LOCATED IN ELLA SHARP PARK, IN ACCORDANCE WITH THE RECOMMENDATION OF THE DIRECTOR OF PUBLIC SERVICES AND THE PURCHASING AGENT.**

Motion was made by Councilmember Greer and seconded by Councilmember Polaczyk to approve the request. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser—2.

- C. CONSIDERATION OF THE REQUEST TO APPROVE THE PRELIMINARY ALLOCATION FOR FISCAL YEAR 2009-2010 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAMS.**

This item was postponed at the time the Agenda was adopted.

D. CONSIDERATION OF THE REQUEST TO APPROVE THE BID AWARD TO FEB CONTRACTING, IN THE AMOUNT OF \$24,900.00, FOR THE OWNER-OCCUPIED COMMUNITY DEVELOPMENT REHABILITATION PROJECT LOCATED AT 754 WOODLAWN, IN ACCORDANCE WITH THE RECOMMENDATION OF THE COMMUNITY DEVELOPMENT DIRECTOR.

Motion was made by Councilmember Polaczyk and seconded by Councilmember Greer to approve the request. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser—2.

E. CONSIDERATION OF THE PROPOSED CHANGES TO BE USED WITH THE 2008-2009 METERLESS PARKING SPECIAL ASSESSMENT ROLLS, IN ACCORDANCE WITH THE RECOMMENDATION OF THE CITY ASSESSOR.

Motion was made by Councilmember Breeding and seconded by Councilmember Howe to postpone consideration of the matter until the next regular City Council meeting. Not receiving the required four affirmative votes, the motion FAILED adoption by the following vote. Yeas: Councilmembers Breeding, Howe and Polaczyk—3. Nays: Vice Mayor Frounfelker and Councilmember Greer—2. Absent: Mayor Ludwig and Councilmember Gaiser—2.

Motion was made by Councilmember Greer and seconded by Councilmember Polaczyk to adopt the changes. Not receiving the required four affirmative votes, the motion FAILED adoption by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Greer and Polaczyk—3. Nays: Councilmembers Breeding and Howe—2. Absent: Mayor Ludwig and Councilmember Gaiser--2

F. CONSIDERATION OF A RECOMMENDATION FROM THE LOCAL OFFICERS COMPENSATION COMMISSION REGARDING THE ANNUAL SALARY OF THE CITY TREASURER.

Motion was made by Councilmember Breeding and seconded by Councilmember Greer to postpone consideration until the full Council is present at the next Council meeting. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe and Greer—4. Nays: Councilmember Polaczyk—1. Absent: Mayor Ludwig and Councilmember Gaiser—2.

G. CONSIDERATION OF A RECOMMENDATION FROM THE LOCAL OFFICERS COMPENSATION COMMISSION REGARDING THE ANNUAL SALARIES OF THE MAYOR AND CITY COUNCIL.

Motion was made by Councilmember Howe and seconded by Councilmember Greer to accept the recommendation. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser—2.

CITY COUNCILMEMBERS' COMMENTS.

Councilmember Breeding inquired about the February 16 special City Council meeting, asking if the Council voted to make a presentation and, if not, who is going to speak for the Council and what is the status on this.

He also discussed the franchise fee on his Comcast billing, wondering why the City charges the company to operate, only for them to transfer this fee on to the customer. He also remarked on the volume of the City Council meetings going out to the television audience.

Councilmember Howe noted that there are no deliberations regarding a joint public safety facility, only a group trying to figure out where to put a building and how to get the money to build it.

He spoke on behalf of the Hotel Hayes Development LLC, encouraging the Council to support the extension of the closing date for 228 W. Michigan and to not hold them up on their project any longer. Let's try to help them, instead of asking them for money for utilities.

Motion was made by Councilmember Greer and seconded by Councilmember Breeding to direct staff to write a communication to the Governor urging her to call a special election to fill our vacant State Senate seat as soon as possible and that the communication include the signatures of all Councilmembers and that it be sent as soon as possible. The letter is to be from the Council, not staff, and include an invitation to the Governor to meet with us and to encourage the County to do the same. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser—2.

He requested that staff prepare a resolution for the Council's consideration at the next regular meeting on February 24 expressing our support for Jackson to be included in the commuter rail system under consideration by the Michigan Department of Transportation and the Southeastern Michigan Council of Governments and that Jackson be considered for the repair yard for the said system.

He requested that the following be placed on the February 24, 2009, City Council meeting agenda. Consideration of the recommendation from Councilmember Daniel P. Greer's evaluation of the City Manager that the City Council ask him to resign.

CITY MANAGER'S COMMENTS.

City Manager Ross stated he would like to schedule a budget workshop during the first week of March and he is looking at the middle of March for a goal setting session.

EXECUTIVE SESSION TO DISCUSS LABOR MATTERS AND A LEGAL OPINION.

Motion was made by Councilmember Polaczyk and seconded by Councilmember Howe to go into closed executive session. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser--2.

RETURN TO OPEN SESSION.

Motion was made by Councilmember Howe and seconded by Councilmember Polaczyk to return to open session. The motion was adopted by the following vote. Yeas: Vice Mayor

Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser--2.

A. CONSIDERATION OF A REQUEST FOR AN EXTENSION OF A CLOSING DATE FOR 228 W. MICHIGAN AVENUE BY HOTEL HAYES DEVELOPMENT, LLC, A THIRD ADDENDUM TO HAYES HOTEL PURCHASE AGREEMENT, AUTHORIZATION FOR THE MAYOR AND CITY CLERK TO EXECUTE THE APPROPRIATE DOCUMENT(S), AND FOR STAFF TO MAKE MINOR MODIFICATIONS IF NEEDED.

Motion was made by Councilmember Howe and seconded by Councilmember Polaczyk to approve the request. The motion was adopted by the following vote. Yeas: Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—5. Nays: 0. Absent: Mayor Ludwig and Councilmember Gaiser—2.

ADJOURNMENT.

No further business being presented, a motion was made by Councilmember Howe and seconded by Councilmember Greer to adjourn the meeting. The motion was adopted by unanimous voice vote and the meeting adjourned at 9:17 p.m.

Lynn Fessel
City Clerk

**JACKSON CITY COUNCIL
SPECIAL MEETING MINUTES
FEBRUARY 16, 2009**

The Jackson City Council met in special session in the Ella Sharp Museum Community Room at 3225 Fourth Street, Jackson, Michigan, on February 16, 2009, to participate in a Town Hall meeting.

Present: Mayor Jerry F. Ludwig and Councilmembers Robert B. Howe, Kenneth E. Gaiser, Andrew R. Frounfelker and John R. Polaczyk--5. Absent: Councilmembers Carl L. Breeding and Daniel P. Greer—2.

The meeting convened at 7:04 p.m. with opening remarks by Karen F. Dunigan, Jackson Citizens for Economic Growth (JCEG) Board Member. Cassandra Wilkins, QUESTIONS (a committee of young professionals of Jackson) Chair of Economic Development, introduced committee members. A leadership presentation was given by Cassandra Kramer, Co-founder of QUESTIONS and Chair of Public Relations.

Ms. Dunigan introduced the Mayor and Councilmembers and a panel discussion, moderated by Kathy Schmaltz, commenced. The meeting concluded at 8:32 p.m.

Lynn Fessel
City Clerk

Region 2 Planning Commission



INVOICE NO. 2975

DATE: February 6, 2009

TO: Mr. William Ross, City Manager
 City of Jackson (364 J)
 161 W. Michigan Avenue
 Jackson, MI 49201

cc: Phil Hones, CPA

DESCRIPTION		
Planning Services for January 2009 Historic District Zoning Administration Zoning Ordinance Rec/Information Zoning Appeals/Variances Refer to the attached statement.		\$ 247.71 2,209.63 7,389.33 3,972.17
Balance Due Region 2 Planning Commission.		\$ 13,818.84

Julius A. Giglio
City Attorney

Susan G. Murphy
Deputy City Attorney
Gilbert W. Carlson
Assistant City Attorney

OFFICE OF THE



161 West Michigan Avenue
Jackson, MI 49201
(517) 788-4050; (517) 788-4023
Fax: (517) 788-4059

CITY ATTORNEY

MEMORANDUM
February 12, 2009

TO: Honorable Mayor and City Council

FROM: Julius A. Giglio, City Attorney

RE: Administrative Hearings Bureau and District Court Prosecutions
Annual Report

Attached please find memorandums from Susan Murphy and Gilbert Carlson in reference to 2008 cases for Administrative Hearings Bureau (AHB) and 12th District Court.

As Ms. Murphy indicates, the case numbers for AHB were down in 2008 from previous years. The decline is attributed to a couple of factors: (1) garbage citations have been reduced as a result of citing only "more egregious offenders," and (2) housing inspection cases are down due to non-inspection of owner occupied housing and the rise in mortgage foreclosures.

As indicated by Mr. Carlson, we increased the number of District Court cases by 78 over those handled in 2007. The actual District Court case numbers may be higher since, as Mr. Carlson states, the numbers do not reflect cases where we authorized warrants and, thereafter, the defendant subsequently pled guilty.

If Council has any questions regarding these matters, please feel free to contact me.

JG/cr

Enc.

cc: William Ross, City Manager
Susan Murphy, Deputy City Attorney
Gilbert Carlson, Assistant City Attorney

OFFICE OF THE

Julius A. Giglio
City Attorney

Susan G. Murphy
Deputy City Attorney

Gilbert W. Carlson
Assistant City Attorney



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CITY ATTORNEY

MEMORANDUM

TO: Julius A. Giglio, City Attorney

FROM: Susan G. Murphy, Deputy City Attorney 

RE: Administrative Hearings Bureau

DATE: February 10, 2009

Attached are the figures for the AHB from 2005 through 2008. You can see that there has been a significant decrease in the number of cases brought before the AHB during the 2008 calendar year. While I wish that more people were complying with the Ordinance as the reason for the decrease in caseload, several things transpired during 2008 that actually account for these differences.

First, as to garbage violation cases: In 2007, we brought all garbage citations before the AHB where the property had one DPW invoice or more. This resulted in large quantities of cases, even where there may have been only one incident of a violation at the property. The inspectors concurred that we were penalizing sporadic or rare violators who were less likely to offend in the future and that our goal should be to take only those cases where the owner/violator was a more egregious offender. After meeting with CD staff, we amended the procedure to screen cases by allowing a first offense warning.

Second, as to housing inspection cases: We also changed some procedures here. We learned that the CD department was inspecting homes that were owner-occupied but had become vacant. We reviewed the policies concerning non-owner occupied housing and determined that properties that did not have a rental history would not be subject to the interior housing inspection process. Then with the significant quantity of foreclosed houses (over 900 to date) and landlords giving up houses to the banks, we have taken a wait –n– and see approach with properties that we know to be in foreclosure – most pre-bank owned. During the owner's redemption period and where the houses are vacant, the department is monitoring the house and upon the expiration of the redemption period we re-visit the house's ownership and status.

During the summer, both Hearings Officers raised concern about the decrease in the caseload. After several conversations, I finally learned about the CD department's

clerical staff's failure to appropriately flag files for AHB action. This occurred during April through late July. To that end, we handled 152 files in the five months between August 1st and December 31, but handled only 121 files for the 7 previous months – this only accounts for a difference of 30 files. So I believe the majority of the decrease in caseload is directly related to the garbage violations and the foreclosure process.

In discussing these figures with Carol, we thought it would be a good idea to see how these figures compare to the actual citations written by the inspectors. For the 2008 calendar year, the department wrote 406 vehicle citations and 2,271 garbage citations. Obviously some of these citations are resolved by the owner before the department returns for a follow up inspection. But these amounts are 9.6% and 1.1% respectively of the issued cases. Carol and I will be meeting to discuss this further especially as it relates to the garbage citations. We previously were overcharging AHB garbage cases and now we appear to be undercharging AHB garbage cases.

In 2007, we went to a third hearing in the month to cover just default cases; we returned to two hearings late in 2008. I believe the Hearings Officers intend to leave it that way until such time as our numbers increase.

This is also the first time I have looked at the log in quite some time. I note a number of entries that cases are "closed" and "dismissed" with no fines or costs detailed. I also note some entries indicate that the next scheduled hearing date is long passed. This would mean that no action has occurred on the file. Therefore, I will work with Rosemary to audit the report for accuracy and to determine the disposition of files.

cc: Gilbert Carlson, Assistant City Attorney
Carol Konieczki, Community Development Director

AHB COMPARISON

<u>Cases by type</u>	<u>2005</u> (9 months)	<u>2006</u> (12 months)	<u>2007</u> (12 months)	<u>2008</u> (12 months)	<u>TOTAL</u>	<u>% of AHB cases only</u>
Housing	75 (DC) 108	184	221	116	629	38.2%
Garbage	55	86	217	27	385	23.4%
Vehicles	N/A	1 ^(DC) 191	94	39	324	19.7%
Building Inspections	12	18	37	37	104	6.3%
Zoning	0 (DC) 4	9	0	1	14	0.9%
Voided	6	17	30	5	58	3.5%
Noxious Weeds	N/A	24	61	48	133	8.1%
Total for Year	185	529	660	273	1647	

DC - stands for District Court, only certain types of cases were previously handled at DC. We handle significantly more diverse cases at AHB.

N/A - not applicable, the particular case type was not handled at AHB at that time period.

Julius A. Giglio
City Attorney

Susan G. Murphy
Deputy City Attorney

Gilbert W. Carlson
Assistant City Attorney

OFFICE OF THE



161 West Michigan Avenue
Jackson, MI 49201
(517) 788-4050; (517) 788-4023
Fax: (517) 788-4059

CITY ATTORNEY

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Gilbert W. Carlson, Assistant City Attorney *gwc*

DATE: February 9, 2009

SUBJECT: District Court Prosecutions

Please find attached information regarding criminal caseload activity for the City Attorney's Office for the period of January 1, 2008 through December 31, 2008.

Please note that "City Attorney Caseload Activity Report" represents cases in which the City Attorney received a notice from the Court to appear in court on a particular case. During this time period, the total number of cases for 2008 was up seventy-eight from 2007. These are cases that originated either by warrants granted through this office and/or by citations/tickets issued by police officers.

The total number of cases in 2008 may not reflect all the cases where this office was involved. For example, we often review police reports and authorize charges against a person and, if that person pleads guilty at arraignment, there is no need for our further involvement nor a need for the Court to send us a notice to appear on a case.

GWC/dn
Enc.

cc William Ross, City Manager
Julius A. Giglio, City Attorney

City Attorney Caseload Activity Report

Report Year: 2008

Offense Category	Case Activity for Year
Assault and Battery	43
Barking Dog	4
Bicycle Violation	2
Curfew	7
Dangerous Weapon	4
Disorderly Conduct	73
Dog at Large (includes unlicensed dog)	4
Domestic A&B	70
Drug Paraphernalia	51
False Information to Police	49
Frequenting	35
Furnish Alcohol to Minor	13
Gambling	1
Housing Violations	3
Illegal Dumping	7
Indecent Exposure	1
In Park After Hours	3
Larceny	52
Loud Music	13
Marijuana	115
Malicious Destruction of Property	9
Minor in Possession of Alcohol/Tobacco	83
Open Intoxicants	37

Operating While Intoxicated	153
Parental Responsibility	1
PBT Refusal	6
Prostitution	15
Resisting Arrest	53
Suspended Operators	433
Tax (Failure to File City Income Tax Return)	28
Telephone Harassment	1
Throwing Projectiles	3
Traffic Violations	387
Trespass	41
Unsanitary Act	4
	<hr/>
	1804



Community Development

161 W. Michigan Avenue - Jackson, MI 49201
Telephone: (517) 788-4060 — Facsimile: (517) 780-4781

February 17, 2009

TO: William R. Ross, City Manager
FROM: **Carol L. Konieczki, Community Development Director**
RE: CDBG Financial Summary through January 2009

Attached is a Financial Summary for the CDBG funds through January 2009.

Please place this item for consideration on the February 24, 2009 City Council agenda.

Cc: Michelle Pultz, Project Coordinator

CLK:hls

**City of Jackson
Community Development Block Grant
Monthly Financial Summary
For the Seven Months Ended January 31, 2009**

	<u>Budgeted</u>	<u>Expended Prior Year</u>	<u>Actual Month-to-Date</u>	<u>Actual Year-to-Date</u>	<u>Total Funds Expended- to-Date</u>	<u>Balance</u>	<u>Percent Spent</u>
Public Services							
1 American Red Cross							
FY 2007/2008	3,000	2,033	163	967	3,000	-	100.0%
FY 2008/2009	2,000	-	259	259	259	1,741	13.0%
2 Big Brothers Big Sisters	2,000	-	-	2,000	2,000	-	100.0%
3 Center for Family Health	25,000	-	-	-	-	25,000	0.0%
4 Fair Housing Services (FY 2004/2005)	10,000	-	-	-	-	10,000	0.0%
5 Family Services & Children's Aid	5,000	-	850	2,244	2,244	2,756	44.9%
6 Florence Crittendon - Male Transition Program							
FY 2007/2008	4,788	3,961	-	827	4,788	-	100.0%
FY 2008/2009	2,500	-	-	-	-	2,500	0.0%
7 Florence Crittendon - Reporting Center for Youth							
FY 2007/2008	5,400	2,119	-	-	2,119	3,281	39.2%
FY 2008/2009	3,000	-	-	-	-	3,000	0.0%
8 Human Relations Comm (Cool Cities Youth Council)							
FY 2007/2008	5,000	1,739	-	-	1,739	3,261	34.8%
FY 2008/2009	1,000	-	-	-	-	1,000	0.0%
9 Jackson Affordable Housing Programs							
FY 2007/2008	29,200	24,419	-	3,679	28,098	1,102	96.2%
FY 2008/2009	30,273	-	-	1,522	1,522	28,751	5.0%
10 Jackson School of the Arts	1,500	-	-	1,500	1,500	-	100.0%
11 Legal Services of SE Michigan (FY 2007/2008)	1,500	128	-	84	212	1,288	14.1%
12 MLK Summer Program	35,000	-	-	35,000	35,000	-	100.0%
13 Neighborhood Resource Centers							
FY 2007/2008	15,000	13,326	-	1,674	15,000	-	100.0%
FY 2008/2009	12,000	-	1,716	6,780	6,780	5,220	56.5%
14 Northeast School Dental Clinic (FY 2005/2006)	25,000	24,896	-	-	24,896	104	99.6%
15 Partnership Park-After School Programs	5,000	-	-	-	-	5,000	0.0%

City of Jackson
Community Development Block Grant
Monthly Financial Summary
For the Seven Months Ended January 31, 2009

	<u>Budgeted</u>	<u>Expended Prior Year</u>	<u>Actual Month-to-Date</u>	<u>Actual Year-to-Date</u>	<u>Total Funds Expended- to-Date</u>	<u>Balance</u>	<u>Percent Spent</u>
16 Resident Officer Program-Property Expenses (FY 2004/2005)	3,993	3,317	49	676	3,993	-	100.0%
17 Salvation Army - Heating Assistance							
FY 2007/2008	68,108	60,000	-	-	60,000	8,108	88.1%
FY 2008/2009	63,000	-	-	-	-	63,000	0.0%
18 United Way - 211 Services	10,000	-	2,500	5,000	5,000	5,000	50.0%
19 Administration & Planning							
FY 2007/2008	344,100	200,627	31,339	142,919	343,546	554	99.8%
FY 2008/2009	248,600	-	-	-	-	248,600	0.0%
<u>Other Projects</u>							
20 City Code Enforcement Division							
FY 2007/2008	532,545	416,531	-	116,014	532,545	-	100.0%
FY 2008/2009	500,000	-	54,642	165,376	165,376	334,624	33.1%
21 City Housing Rehabilitation Projects:							
Owner Occupied Housing Rehabilitation							
FY 2005/2006	292,000	209,612	-	82,388	292,000	-	100.0%
FY 2006/2007	59,000	-	10,744	59,000	59,000	-	100.0%
FY 2007/2008	309,035	-	3,146	3,146	3,146	305,889	1.0%
FY 2008/2009	58,980	-	-	-	-	58,980	0.0%
City Emergency Hazard Repair Program							
FY 2007/2008	50,000	11,446	-	38,554	50,000	-	100.0%
FY 2008/2009	175,000	-	1,971	46,582	46,582	128,418	26.6%
New Neighbor Program (FY 2005/2006)	80,000	58,755	-	5,327	64,082	15,918	80.1%
World Changers							
FY 2007/2008	45,000	32,829	-	3,151	35,980	9,020	80.0%
FY 2008/2009	38,250	-	-	-	-	38,250	0.0%
Spring Cleanup	5,000	4,428	-	-	4,428	572	88.6%
City Rehab Administration (Denied Loans)							
FY 2007/2008	1,000	331	-	669	1,000	-	100.0%

City of Jackson
Community Development Block Grant
Monthly Financial Summary
For the Seven Months Ended January 31, 2009

	<u>Budgeted</u>	<u>Expended Prior Year</u>	<u>Actual Month-to-Date</u>	<u>Actual Year-to-Date</u>	<u>Total Funds Expended- to-Date</u>	<u>Balance</u>	<u>Percent Spent</u>
FY 2008/2009	3,000	-	65	614	614	2,386	20.5%

**City of Jackson
Community Development Block Grant
Monthly Financial Summary
For the Seven Months Ended January 31, 2009**

	<u>Budgeted</u>	<u>Expended Prior Year</u>	<u>Actual Month-to-Date</u>	<u>Actual Year-to-Date</u>	<u>Total Funds Expended- to-Date</u>	<u>Balance</u>	<u>Percent Spent</u>
22 Downtown Development Authority - Façade Loans							
FY 2006/2007	60,000	38,000	-	22,000	60,000	-	100.0%
FY 2007/2008	15,000	-	-	12,820	12,820	2,180	85.5%
FY 2008/2009	18,000	-	-	-	-	18,000	0.0%
23 John George Home - building repairs	50,000	-	-	-	-	50,000	0.0%
24 Grace Haven - shelter repairs	18,000	-	-	-	-	18,000	0.0%
25 Michigan Theater - plumbing repairs	4,000	-	-	4,000	4,000	-	100.0%
26 Jackson Friendly Home - elevator	30,000	-	-	-	-	30,000	0.0%
27 Street Construction - Milwaukee (FY 2006/2007)	98,000	78,152	-	-	78,152	19,848	79.7%
28 Street Construction - High to Morrell (FY 2006/2007)	398,000	322,720	-	-	322,720	75,280	81.1%
29 Street Construction - Elm (FY 2006/2007)	99,400	60,953	-	-	60,953	38,447	61.3%
30 Rotary Park Improvements	35,000	-	-	-	-	35,000	0.0%
31 Public Works - curb ramps	40,000	-	-	-	-	40,000	0.0%
32 Tree Removal/Replacement	25,000	-	9,480	9,480	9,480	15,520	37.9%
33 Enterprise Group - Operations (FY 2006/2007)	7,500	-	-	-	-	7,500	0.0%
34 Job Creation Loans (FY 2006/2007)							
FY 2006/2007	30,000	-	-	-	-	30,000	0.0%
FY 2008/2009	34,000	-	-	-	-	34,000	0.0%
35 Enterprise Group-Incubator Bldg Imp (FY 2006/2007)	18,000	6,926	-	-	6,926	11,074	38.5%
36 Riverwalk Project (FY 2005/2006)	70,000	27,480	-	-	27,480	42,520	39.3%
37 Acquisition/Demolition - CAA (FY 2005/2006)	259,103	235,603	-	-	235,603	23,500	90.9%
38 Demolitions - Building Inspection (FY 2005/2006)							
FY 2005/2006	40,846	20,795	-	8,800	29,595	11,251	72.5%
FY 2007/2008	48,046	-	-	-	-	48,046	0.0%

NOTE: All funds are FY 2008/2009 allocations unless otherwise indicated



Department of Community Development

161 W. Michigan Avenue • Jackson, MI 49201-1303•
Facsimile (517) 768-5832

Administrative Services
(517) 788-4060

Building Inspection
(517) 788-4012

Rehabilitation Services & Information
(517) 788-4070

Date: February 17, 2009

To: Building Code Board of Examiners and Appeals Members

From: Frank Donovan, Chief Building Official

Subject: Dangerous Building Report

The Dangerous Building Report summarizes the current status of dangerous or unsafe structures as referenced in Chapter 17 of the City Code of Ordinances.

Page 1	Dangerous Building Report Summary Sheet
Page 2 - 23	Condemned Properties (Dangerous and Unsafe)
Page 24	Hazardous Properties (Secured and Released)
Pages 25	Unfit for Human Habitation (Notice to Vacate)

If you have any comments or questions please contact Sheila Prater at (517) 788-4012.

FD/smp



CITY OF JACKSON

DANGEROUS BUILDING REPORT SUMMARY SHEET

	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	YTD Total
CONDEMNED PROPERTIES (DANGEROUS AND UNSAFE)	40						40
HAZARDOUS PROPERTIES (SECURED AND RELEASED)	5						5
UNFIT FOR HUMAN HABITATION (NOTICE TO VACATE)	0						0
PROPERTIES REPAIRED	2						2
PROPERTIES DEMOLISHED	0						0

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
122 W Argyle St (8-2384) Property Resource Connection LLC Accessory Building	02/05/09 Detached accessory building (shed) foundation has settled to point that north and south gable walls are pushing away from building. South gable end doors settled/falling.	= 02/05/09 Condemned house. 02/10/09 Notice and Order mailed to owner(s). Owner was given 4 weeks to have permits pulled and 90 days to complete repairs. 05/11/09 reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property is being monitored by Inspection Division. Will only go to Building Code Board of Appeals if owner does not comply with the Notice and Order.
137 Arnold St (8-2217) Galaxy Properties of Marshall, LLC Single Family Dwelling	10/21/08 Open and accessible and unstable support column on front porch.	10/21/08 Condemned house. 11/05/08 Emergency Order signed. 11/06/08 Property secured by DPW. 11/12/08 Notice and Order mailed to owner(s). 01/05/09 Reinspection conducted; no change in status. 01/23/09 Staff recommended UPHOLDING Notice and Order. 01/23/09 Board UPHELD Notice and Order, bids to be requested for demolition. Permit Information: No permits issued to date. Current Status: Notice and Order UPHELD, bids for demolition to be requested 02/13/09.

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
131 W Biddle St (4-0721.2) Brian Surgener Single Family Dwelling	12/24/08 Fire damage and open windows on upper level.	= 12/24/08 Condemned house. 12/25/08 Property secured by owner. 01/08/09 Notice and Order mailed to owner(s). 02/17/09 reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property scheduled for BCBA hearing on 03/20/09. Act 495 Funds have not been received.
320 W Biddle St (4-0549) Deutsche Bank Natl Trust Single Family Dwelling	10/17/08 Open front and back door and broken windows. Interior unfit for human habitation.	10/17/08 Condemned house. 10/24/08 Emergency Order signed. 10/27/08 Property secured by DPW. 10/29/08 Notice and Order mailed to owner(s). 12/08/08 reinspection conducted; property is secured and roof is tarped. 01/23/09 Staff recommended UPHOLDING Notice and Order. 01/23/09 Board UPHELD Notice and Order, bids to be requested for demolition. Permit Information: No permits issued to date. Current Status: Notice and Order UPHELD, bids for demolition to be requested 02/13/09.
605 W Biddle St (3-1943) Lowe Agnes Pearline Porch	11/26/08 Improper support of porch roof and deteriorated porch roof.	11/26/08 Condemned porch. 12/12/08 Notice and Order mailed to owner(s). 02/19/09 reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property scheduled for BCBA hearing on 03/20/09.

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
<hr/>		
		=
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726 N Blackstone St (1-0373) Bonnie Thompson Garage	10/29/08 Deteriorated and decayed garage roof.	10/29/08 Condemned garage. 11/04/08 Notice and Order mailed to owner(s). 02/19/09 reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property scheduled for BCBA hearing on 03/20/09.
<hr/>		
813 Center St (2-1663) Robert Sorey Single Family Dwelling	12/24/08 Fire damage and open windows on upper level.	12/24/08 Condemned house. 12/30/08 Emergency Order signed. 01/05/09 Property secured by DPW. 01/08/09 Notice and Order mailed to owner(s). Permit Information: Building permit issued 01/14/09, no inspections. Electrical permit issued 01/07/09; 01/13/09 service approved. Current Status: Awaiting verification that owner(s) received their Notice and Order. ACT 495 Funds have not been received.
<hr/>		

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
<p>1019 Chittock Ave (5-0674) Montez/Jennifer Smith Single Family Dwelling</p>	<p>10/29/08 Fire damage and open window on upper level and wall space.</p>	<p>=</p> <p>10/29/08 Condemned house. 11/04/08 Emergency Order signed. 11/05/08 Property secured by DPW. 11/12/08 Notice and Order mailed to owner(s). 01/05/09 Reinspection conducted; no change in status.</p> <p>01/23/09 Staff recommended UPHOLDING Notice and Order. 01/23/09 Board UPHELD Notice and Order, bids to be requested for demolition.</p> <p>Permit Information: No permits issued to date.</p> <p>Current Status: Notice and Order UPHELD, bids for demolition to be requested 02/13/09. ACT 495 Funds have not been received.</p>
<p>122 N Dwight St (7-1233) Mervin Halsey Two Unit Dwelling</p>	<p>08/14/08 Open doors, windows and basement windows, unfit for human habitation.</p>	<p>08/14/08 Condemned house. 08/25/08 Emergency Order signed. 08/26/08 Property secured by DPW. 09/04/08 Notice and Order mailed to owner(s).</p> <p>01/23/09 Staff recommended UPHOLDING Notice and Order. 01/23/09 Board continued until the February meeting to try and contact owner.</p> <p>Permit Information: No permit issued to date.</p> <p>Current Status: Property scheduled for BCBA hearing on 02/20/09.</p>

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
201 Fourth St (3-0167) Caesare Blythe Garage	10/10/08 Deteriorated and decayed garage (roof has a large hole, walls bowing, roof is sagging).	= 10/10/08 Condemned garage. 10/27/08 Notice and Order mailed to owner(s). 01/05/09 reinspection conducted; no change in status. 01/23/09 Staff recommended continuing until February so Bank can get an estimate. 01/23/09 Board continued until the February meeting. Permit Information: No permits issued to date. Current Status: Property scheduled for BCBA hearing on 02/20/09.
910 Fourth St (3-1519) Mark/Angela Coleman Single Family Dwelling	02/02/09 Fire damage to 2 nd floor bedroom and closet area. Attic window above air conditioner unit open and accessible.	02/02/09 Condemned house. 02/17/09 Inspection scheduled for interior of dwelling. Permit Information: No permits issued to date. Current Status: Interior inspection scheduled for February 17, 2009.
1302 Fourth St (3-2532) R&R Real Estate Properties LLC Two Unit Dwelling	12/24/08 Fire damage in front bedroom.	12/24/09 Condemned lower unit. 01/08/09 Notice and Order mailed to owner(s). Permit Information: Electrical permit issued 01/08/09; 01/12/09 rough approved; 01/08/09 final approved. Current Status: 01/21/09 Damage has been repaired, released from condemnation.

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
815 Francis St (5-0589) Christopher Robinson Two Unit Dwelling	11/14/08 Fire damage and open windows.	= 11/14/08 Condemned house. 11/18/08 Emergency order signed. 11/19/08 Property secured by DPW. 11/26/08 Notice and Order mailed to owner(s). 01/05/09 reinspection conducted; no change in status. 01/23/09 Staff recommended UPHOLDING Notice and Order. 01/23/09 Board UPHELD Notice and Order, bids to be requested for demolition. Permit Information: No permits issued to date. Current Status: Notice and Order UPHELD, bids for demolition to be requested 02/13/09. ACT 495 Funds have not been received.
916 Francis St (5-0630) Vicki Gordon Garage	08/22/08 Damaged entry door and rotting roof.	08/22/08 Condemned garage. 09/03/08 Notice and Order mailed to owner(s). 11/13/08 Reinspection conducted; no change in status. 01/23/09 Staff recommended UPHOLDING Notice and Order. 01/23/09 Board UPHELD Notice and Order, bids to be requested for demolition. Permit Information: No permits issued to date. Current Status: Notice and Order UPHELD, bids for demolition to be requested 02/13/09.

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
<p>2005 Francis St (5-1869) Corey/Cynethie Wheeler Single Family Dwelling</p>	<p>10/17/08 Structure open and accessible at front and back doors and unfit for human habitation.</p>	<p align="center">=</p> <p>10/17/08 Condemned house. 10/24/08 Emergency Order signed. 10/27/08 Property secured by DPW. 10/29/08 Notice and Order mailed to owner(s). 02/19/09 reinspection scheduled.</p> <p>Permit Information: No permits issued to date.</p> <p>Current Status: Property scheduled for BCBA hearing on 03/20/09.</p>
<p>209 W Franklin St (4-0242) Gregory Franklin Services LLC Stairs</p>	<p>09/04/08 Unsafe rear stairs and landing.</p>	<p>09/04/08 Condemned rear stairs. 09/24/08 Notice and Order mailed to owner(s). 10/15/08 reinspection conducted; no changed in status.</p> <p>11/21/08 Staff recommended continuing until January. Spoke with owner. 11/21/08 Board continued until the January Board meeting.</p> <p>01/23/09 Staff recommended continuing until February. Spoke with owner. 01/23/09 Board continued until the February Board meeting.</p> <p>Permit Information: No permit issued to date.</p> <p>Current Status: Property scheduled for BCBA hearing on 02/20/09. If not repaired by hearing date will recommend upholding Notice and Order to demolish stairs and check to see if units served by stairs need to be vacated.</p>

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
1005 E Ganson St (7-0763) Kimberly/Joseph Powell Single Family Dwelling	12/12/07 Fire damage to living room floor, smoke damage throughout and Chapter 14 Housing Code violations.	= 12/12/07 Condemned house. 01/04/08 Notice and Order mailed to owner(s). 04/28/08 reinspection conducted; no change in status. 05/16/08 Staff recommended continuing until September. 05/16/08 Board continued until the September meeting. 09/19/08 Staff recommended continuing until October. 09/19/08 Board continued until the October meeting. 10/17/08 Staff recommended continuing until November for owner to appear. 10/17/08 Board continued until the November meeting. 11/21/08 Staff recommended continuing until December for owner to appear. 11/21/08 Board continued until the December meeting. 12/19/08 Staff recommended tabling until January for owner to appear (bad weather). 12/19/08 Board tabled until the January meeting. 01/23/09 Staff recommended continuing until February to try and contact owner. 01/23/09 Board continued until the February meeting. Permit Information: Building permit issued 05/01/08; 08/06/08 rough partial approved. Plumbing permit issued 05/19/08, no inspections. Current Status: Property scheduled for BCBA hearing on 02/20/09.

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
316 N Grinnell St (2-0787) Donald Kallio Single Family Dwelling	08/27/08 Deteriorated and decayed roof.	= 08/27/08 Condemned house. 09/11/08 Notice and Order mailed to owner(s). 10/14/08 reinspection conducted; repairs have started on flat roof and porch roof. 11/21/08 Staff recommended allowing owner time to make repairs. 11/21/08 Board continued until the January meeting. 01/23/09 Staff recommended UPHOLDING the Notice and Order. 01/23/09 Board continued until the February meeting. Permit Information: Roofing permit issued 09/15/08; no inspections. Current Status: Property scheduled for the BCBA hearing 02/20/09. If no appreciable improvement will recommend upholding Notice and Order.
226 E High St (5-1223) Stephen/Theresa Sloan Garage	11/26/08 Deteriorated and decayed garage.	11/26/08 Condemned garage. 12/01/08 Notice and Order mailed to owner(s). 02/19/09 reinspection scheduled. Permit Information: Demolition permit issued 12/29/08, no inspections. Current Status: Property scheduled for BCBA hearing on 03/20/09.
732 Irving St (8-2302) MI Seven LLC Chimney	11/24/08 Chimney is pulling away from house.	11/24/08 Condemned chimney. 12/04/08 Notice and Order mailed to owner(s). 01/12/09 reinspection conducted; no change in status. Permit Information: No permits issued to date. Current Status: Property scheduled for BCBA hearing on 02/20/09.

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
831 Maltby St (8-2336) Rose Thomas	02/04/09 Fire damage throughout structure.	<p>02/04/09 Condemned house.</p> <p>02/06/09 Notice and Order mailed to owner(s). Owner was given 72 hours to secure, 3 weeks to have permits pulled and 180 days to complete repairs.</p> <p>02/09/09 Inspection scheduled to verify the property has been secured.</p> <p>08/10/09 reinspection scheduled.</p> <p>Permit Information: No permits issued to date.</p> <p>Current Status: Property is being monitored by Inspection Division. Will only go to Building Code Board of Appeals if owner does not comply with Notice and Order.</p>
Single Family Dwelling		
943 Maple Ave (4-0852) Susan Shanes Single Family Dwelling	10/31/05 Unfit for human habitation and Chapter 14 Housing Code violations.	<p>10/31/05 Condemned house.</p> <p>11/10/05 Notice and Order mailed to owner(s).</p> <p>04/10/06 reinspection conducted; no change in status.</p> <p>05/18/06 Staff recommended continuing until July to allow owner time to apply for rehab.</p> <p>05/18/06 Board continued until the July meeting.</p> <p>07/20/06 Staff recommended continuing until August for owner to pull permits and start repairs.</p> <p>07/20/06 Board continued until the August meeting.</p> <p>08/17/06 Staff recommended continuing until September to get status on rehab file.</p> <p>08/17/06 Board continued until the September meeting.</p> <p>09/14/06 Staff recommended continuing until October to receive the bid estimates.</p> <p>09/14/06 Board continued until the October meeting.</p> <p>10/19/06 Staff recommended continuing until November for owner to pull permits.</p> <p>10/19/06 Board continued until the November meeting.</p> <p>11/16/06 Staff recommended continuing until December in order to contact owner.</p>

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
		=
		11/16/06 Board continued until the December meeting.
943 Maple Ave (4-0852) (CONTINUED)		12/14/06 Staff did not have a recommendation (unable to conduct inspection and verify status). 12/14/06 Board continued until the January meeting.
		01/19/07 Staff recommended continuing until February to see if owner is able to financing. 01/19/07 Board continued until the February meeting.
		02/15/07 Staff recommended continuing until March to have owner appear. 02/15/07 Board continued until the March meeting.
		03/15/07 Staff recommended continuing until April to conduct inspection. 03/15/07 Board continued until the April meeting.
		04/19/07 Staff recommended continuing until May to conduct inspection. 04/19/07 Board continued until the May meeting.
		05/17/07 Staff recommended continuing until July, work is ongoing. 05/17/07 Board continued until the July meeting.
		07/26/07 Staff recommended allowing time for owner to complete the repairs. 07/26/07 Board continued until the August meeting.
		08/16/07 Staff recommended continuing until September. Owner needs to contact us so we can conduct an inspection. 08/16/07 Board continued until the September meeting.
		09/20/07 Staff recommended continuing until October, still unable to conduct interior inspection. 09/20/07 Board continued until the October meeting.
		10/18/07 Staff recommended continuing until December. Conducted interior inspection and owner is starting to hang drywall. 10/18/07 Board continued until the December meeting.

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
943 Maple Ave (4-0852) (CONTINUED)	=	
	12/20/07 Staff recommended continuing until January so owner can get permits reinstated.	
	12/20/07 Board continued until the January meeting.	
	01/17/08 Staff did not have a recommendation.	
	01/17/08 Board continued until the February meeting.	
	02/15/08 Staff recommended continuing until March to conduct an inspection.	
	02/15/08 Board continued until the March meeting.	
	03/28/08 Staff recommended continuing until April to conduct an inspection.	
	03/28/08 Board continued until the April meeting.	
	04/18/08 Staff recommended continuing until May for owner to pull electrical permit.	
	04/18/08 Board continued until the May meeting.	
	05/16/08 Staff recommended continuing until July.	
	05/16/08 Board continued until the July meeting.	
	07/18/08 Staff did not have recommendation.	
07/18/08 Board continued until the September meeting.		
09/19/08 Staff recommendation continuing until November but requested that vegetation be trimmed, exterior painting be completed and fence be repaired within 10 days.		
09/19/08 Board continued until the November meeting.		
11/21/08 Staff recommended continuing until February.		
11/21/08 Board continued until the February meeting.		
Permit Information: Building permit issued 11/14/06; 05/16/07 rough approved; expired 11/03/08. Electrical permit issued 05/09/08; finalized 09/17/08. Fence permit issued 05/07/08; expired 11/03/08. Plumbing permit issued 11/13/06; 08/18/08 rough inspection disapproved.		
Current Status: Property scheduled for BCBA hearing on 02/20/09.		

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
310 W Mason St (4-0331) Deutsche Bank Natl Trust Two Unit Dwelling	08/14/08 Open back door and broken window.	= 08/14/08 Condemned house. 08/25/08 Emergency Order signed. 08/26/08 Property secured by DPW. 09/03/08 Notice and Order mailed to owner(s). 12/08/08 Reinspection conducted; no change in status. 12/19/08 Staff had no recommendation. 12/19/08 Board continued until the January Board meeting. 01/23/09 Staff recommended UPHOLDING Notice and Order. 01/23/09 Board UPHELD Notice and Order, bids to be requested for demolition. Permit Information: No permits issued to date. Current Status: Notice and Order UPHELD, bids for demolition to be requested 02/13/09.
316 W Mason St (4-0337) Robert/Sarah Cain Two Unit Dwelling	09/26/08 Fire damage to back porch and kitchen.	09/26/08 Condemned house. 10/07/08 Notice and Order mailed to owner(s). 11/24/08 reinspection conducted; porch has been removed. 12/19/08 Staff recommended continuing until January to see if we receive ACT 495 Funds. 12/19/08 Board continued until the January Board meeting. 01/23/09 Staff recommended continuing until the February meeting for contractor to pull permit and start repairs. 01/23/09 Board continued until the February Board meeting. Permit Information: No permits to date. Current Status: Property scheduled for BCBA hearing on 02/20/09. ACT 495 Funds have not been received.

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)

Date and reason for condemnation

Summary of Activities and Building Code Board of Appeals actions

=

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
800 S Mechanic St (4-0600) Gregory Cole Multi Family Dwelling	08/06/08 Open doors and windows, damaged walls and floor in back bathroom on first floor.	<p align="center">=</p> 08/06/08 Condemned house. 08/08/08 Emergency Order signed. 08/08/08 Property secured by DPW. 08/13/08 Notice and Order mailed to owner(s). 09/17/08 reinspection conducted; no change in status. Permit Information: Electrical permit issued 12/23/08; 01/14/09 rough approved. Current Status: Property scheduled for BCBA hearing on 02/20/09.
309 Montgomery St (1-0375) William Warren Foundation	10/29/08 Deteriorated foundation deck.	10/29/08 Condemned foundation deck. 11/12/08 Notice and Order mailed to owner(s). 12/17/08 reinspection conducted; no change in status. 01/23/09 Staff recommended continuing until February. 01/23/09 Board continued until the February meeting. Permit Information: Building permit issued 11/19/08; no inspections. Current Status: Property scheduled for BCBA hearing on 02/20/09.
416 W North St (1-0504) Michael Schmall Single Family Dwelling	12/15/06 Open windows and Chapter 14 Housing code violations.	12/15/06 Condemned house. 01/03/07 Notice and Order mailed to owner(s). 01/03/07 Property secured by DPW. 01/04/07 Emergency Order signed. 03/19/07 Reinspection conducted; no change in status. 04/19/07 Staff recommended continuing until May to look into ownership. 04/19/07 Board continued until the May meeting. 05/17/07 Staff had no recommendation.

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
416 W North St (1-0504) (CONTINUED)		=
		05/17/07 Board continued until the June meeting.
		06/14/07 Staff had no recommendation.
		06/14/07 Board continued until the July meeting.
		07/26/07 Staff recommended continuing until the August meeting.
		07/26/07 Board continued until the August meeting.
		08/16/07 Staff had no recommendation.
		08/16/07 Board continued until the September meeting for the Bank to come in with a plan.
		09/20/07 Staff had no recommendation.
		09/20/07 Board continued until the October meeting.
		10/18/07 Staff recommendation a continuation to allow redemption time to expire.
		10/18/07 Board continued until the November meeting.
		11/15/07 Staff had no recommendation.
		11/15/07 Board continued until the December meeting.
		12/20/07 Staff recommended continuing until January for the realtor to try and sell.
		12/20/07 Board continued until the January meeting.
	01/17/08 Staff recommended continuing until February for the realtor to try and sell.	
	01/17/08 Board continued until the February meeting.	
	02/15/08 Staff recommended continuing until March to allow new owner time to start repairs.	
	02/15/08 Board continued until the March meeting.	
	03/28/08 Staff had no recommendation.	
	03/28/08 Board continued until the May agenda.	
	05/16/08 Staff recommended continuing until June to contact new owner.	
	05/16/08 Board continued until the June meeting.	

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
416 W North St (1-0504) (CONTINUED)		<p>=</p> <p>06/20/08 Staff recommended continuing until July. 06/20/08 Board continued until the July meeting. 07/18/08 Staff recommended UPHOLDING the Notice and Order. 07/18/08 Board UPHELD Notice and Order to request bids for demolition.</p> <p>08/25/08 New owner in office to request reconsideration.</p> <p>09/19/08 Staff recommended continuing until October for new owner to finish siding and start interior repairs. 09/19/08 Board continued until the October meeting.</p> <p>10/17/08 Staff recommended continuing until December for owner to continue working. 10/17/08 Board continued until the December meeting.</p> <p>12/19/08 Staff had no recommendation. 12/19/08 Board continued until the January meeting.</p> <p>01/23/09 Staff recommended continuing until March for owner to continue working. 01/23/09 Board continued until the March meeting.</p> <p>Permit Information: Siding permit issued 06/06/08; no inspections. Expired 12/3/08. Siding permit issued 08/25/08; no inspections.</p> <p>Current Status: Property scheduled for BCBA hearing on 03/20/09.</p>
510-12 Oakhill Ave (2-0953) Tracy Kofflin Two Unit Dwelling	08/29/08 Damaged east porch foundation, support columns, and roof .	<p>08/29/08 Condemned porch 09/03/08 Notice and Order mailed to owner(s). 11/13/08 reinspection conducted; no change in status.</p> <p>12/19/08 Staff recommended allowing owner time to complete repairs. 12/19/08 Board continued until the March meeting.</p> <p>Permit Information: No permits issued to date.</p>

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
=		
Current Status: Property scheduled for BCBA hearing on 03/20/09.		
518 Oakhill Ave (2-0957) Jacqueline Carter Stairs	08/22/08 Missing stair treads.	08/22/08 Condemned stairs. 09/11/08 Notice and Order mailed to owner(s). 12/08/08 reinspection conducted; no change in status. 12/19/08 Staff had no recommendation. 12/19/08 Board continued until the January Board meeting. 01/23/09 Staff recommended UPHOLDING Notice and Order. 01/23/09 Board UPHELD Notice and Order, bids to be requested for demolition. Permit Information: No permits issued to date. Current Status: Notice and Order UPHELD, bids for demolition to be requested 02/13/09.
654 Page Ave (6-0759) Joanne Griffith Mixed Use (Single Family/Commercial)	01/12/09 Fire damage on 2 nd and 3 rd floors.	01/12/09 Condemned house. 02/05/09 Notice and Order mailed to owner(s). Owner was given 72 hours to secure, 45 days to have permits pulled and 180 days to complete repairs. 02/09/09 Inspection scheduled to verify property is secured. 08/07/09 reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property is being monitored by Inspection Division. Will only go to Building Code Board of Appeals if owner does not comply with the Notice and Order.

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
1316 Page Ave (6-1523) Joseph Kurpinski Single Family Dwelling	10/09/08 Deteriorated and decayed roof, open windows and full of junk and debris.	= 10/09/08 Condemned house. 10/27/08 Notice and Order mailed to owner(s). 01/05/09 reinspection conducted; no change in status. Permit Information: No permits issued to date. 01/23/09 Staff recommended UPHOLDING Notice and Order. 01/23/09 Board UPHELD Notice and Order, bids to be requested for demolition. Current Status: Notice and Order UPHELD, bids for demolition to be requested 02/13/09.
1322 Page Ave (6-1524) Joseph Kurpinski Single Family Dwelling	10/09/08 Deteriorated and decayed structure.	10/09/08 Condemned house. 10/17/08 Notice and Order mailed to owner(s). 01/05/09 reinspection conducted; no change in status. 01/23/09 Staff recommended UPHOLDING Notice and Order. 01/23/09 Board UPHELD Notice and Order, bids to be requested for demolition. Permit Information: No permits issued to date. Current Status: Notice and Order UPHELD, bids for demolition to be requested 02/13/09.

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
218 N Pleasant St (7-1067) Audrey Lusby Single Family Dwelling	12/14/08 Fire damage throughout structure and open 2 nd story windows.	= 12/14/08 Condemned house. 12/30/08 Emergency Order signed. 01/05/09 Property secured by DPW. 01/08/09 Notice and Order mailed to owner(s). Permit Information: Electrical permit issued 12/18/08; 12/23/08 service inspection scheduled but inspector was unable to access. Current Status: Awaiting verification that owner(s) received their Notice and Order. ACT 495 Funds have not been received.
551 N Pleasant St (8-0297) Dawn Feldpausch	02/02/09 Front and rear porches have structural failure.	02/02/09 Condemned porches. 2/10/09 Notice and Order mailed to owner(s). Owner was given 6 months to complete repairs. 08/10/09 Reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property is being monitored by Inspection Division. Will only go to Building Code Board of Appeals if owner does not comply with the Notice and Order.

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
1514 Plymouth St (6-0515) Richard Ehnis – new owner 5/08 Single Family Dwelling	01/30/08 Clean out and repair Chapter 14 Housing Code violations. Damaged foundation on east porch, open roof on west porch.	= 01/30/08 Condemned house. 02/08/08 Notice and Order mailed to owner(s). 04/28/08 reinspection conducted; no change in status. 05/16/08 Staff recommended continuing until July. 05/16/08 Board continued until the July meeting. 07/18/08 Staff recommended continuing until August for owner to appear. 07/18/08 Board continued until the August meeting. 08/15/08 Staff recommended UPHOLDING Notice and Order. 08/15/08 Board continued until the September meeting. 09/19/08 Staff recommended UPHOLDING Notice and Order. 09/18/08 Board continued until the October meeting. 10/17/08 Staff recommended continuing until November to allow new owner time to repair. 10/17/08 Board continued until the November meeting. 11/21/08 Staff recommended continuing until February in order to conduct an inspection. 11/21/08 Board continued until the February meeting. Permit Information: Building permit issued 12/03/08; 12/30/08 footing approved. Electrical permit issued 01/27/09; 02/02/09 service inspection requested, not ready. Current Status: Property scheduled for the BCBA hearing on 02/20/09.

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
707 Second St (3-0022) US Bank NA, Trustee Single Family Dwelling	10/02/08 Fire damage throughout structure.	= 10/02/08 Condemned house. 10/15/08 Notice and Order mailed to owner(s). 12/08/08 reinspection conducted; no change in status. 01/23/09 Staff recommended UPHOLDING Notice and Order. 01/23/09 Board continued until the February meeting. Permit Information: No permits issued to date. Current Status: Property scheduled for the BCBA hearing on 02/20/09. ACT 495 Funds have not been received.
414 N Van Dorn St (7-0248) Roberta Bowser Garage	11/24/08 Deteriorated and decayed roof and siding.	11/24/08 Condemned garage. 12/01/08 Notice and Order mailed to owner(s). 01/12/09 reinspection conducted; release garage will be demolished using City Rehab funds. Permit Information: No permits issued to date. Current Status: Monitor demo permit through Community Development Rehab project. Once permit is issued, release.
1045 Williams St (4-0926) James Hulett Garage	11/26/08 Deteriorated and decayed roof.	11/26/08 Condemned garage. 12/01/08 Notice and Order mailed to owner(s). 02/19/09 reinspection scheduled. Permit Information: No permits issued to date. Current Status: Awaiting verification that owner(s) received their Notice and Order.

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)

Date and reason for condemnation

Summary of Activities and Building Code Board of Appeals actions

=

CITY OF JACKSON

CONDEMNED PROPERTIES

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
416 Wilson St (6-0320) Melissa Wallace Single Family Dwelling	09/04/08 Open windows and doors.	= 09/04/08 Condemned house. 09/10/08 Emergency Order signed. 09/11/08 Property secured by DPW. 09/24/08 Notice and Order mailed to owner(s). 12/08/08 Reinspection conducted; property secured and exterior cleaned by DPW. 12/19/08 Staff had no recommendation. 12/19/08 Board continued until the January meeting due to the weather. 01/23/09 Staff recommended UPHOLDING Notice and Order. 01/23/09 Board UPHELD Notice and Order, bids to be requested for demolition. Permit Information: No permits issued to date. Current Status: Notice and Order UPHELD, bids for demolition to be requested 02/13/09.
502 Wilson St (6-0319) Bryan Haywood Single Family Dwelling	09/04/08 Open windows and doors and incomplete renovation, missing exterior sheathing and siding.	09/04/08 Condemned house. 09/10/08 Emergency Order signed. 09/11/08 Property secured by DPW. 09/23/08 Notice and Order mailed to owner(s). 12/08/08 Reinspection conducted; property secured and cleaned by DPW. 12/19/08 Staff had no recommendation. 12/19/08 Board continued until the January meeting due to the weather. 01/23/09 Staff recommended UPHOLDING Notice and Order. 01/23/09 Board UPHELD Notice and Order, bids to be requested for demolition. Permit Information: No permits issued to date. Current Status: 01/29/09 Owner filed reconsideration, placed on 02/20/09 Building Board agenda.

CITY OF JACKSON

HAZARDOUS PROPERTIES

(Secured and Released)

Property Address (Stencil #)	Date of Compliant	Date Owner Notified	Date Referred to DPW or Contractor	Date Secured
137 Arnold St (8-2217) Galaxy Properties of Marshall, LLC Garage	10/17/08	11/12/08	11/03/08	11/06/08
1507 Deyo St (6-0510) Cheryl Pratt Single Family Dwelling	02/02/09	02/05/09	Pending 72 hour follow up inspection.	
735 W High St (3-2504) Deutsche Bank Natl Trust Multi-Family Dwelling	02/02/09	02/06/09	Pending 72 hour follow up inspection.	
918-18 ½ Maple Ave (4-0866) John Colvin Two Unit Dwelling	09/19/08	10/02/08	02/06/09	02/09/09
1421 E Michigan Ave (6-0566) Hakim/Chaudhri Bashir LLC Multi-Family Dwelling	02/04/09	02/05/09	Pending 72 hour follow up inspection.	

CITY OF JACKSON

UNFIT FOR HUMAN HABITATION

(Notice to Vacate)

Property Address (Stencil #)	Reason Vacated	Date of Complaint	Reported by	Date Vacated	Vacated by
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CITY OF JACKSON

PROPERTIES SCHEDULED FOR THE DECEMBER 19, 2008, BCBA MEETING (CONTINUED)

**Property Address/Type/Designation
Deed Holder**

BCBA Activity

Summary of Activities thru 11/30/08

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Community Development

161 W. Michigan Avenue - Jackson, MI 49201
Telephone: (517) 788-4060 — Facsimile: (517) 768-5832

February 18, 2009

TO: William R. Ross, City Manager

FROM: Carol Konieczki, Community Development Director

RE: **Request to Establish the March 10, 2009 City Council meeting as the time and place to hold a Public Hearing for the Consideration of a Brownfield Plan for 225 N. Horton Street (former EDSCHA building) as recommended by the Jackson Brownfield Redevelopment Authority (JBRA)**

At their regularly scheduled meeting on February 11, 2009, the JBRA accepted the Brownfield Plan from Cox Brothers Machining Inc. and moved to recommend the plan to City Council for approval. The Brownfield Plan allows Cox Brothers Machining, Inc. to pursue a Michigan Business Tax Credit in the amount of \$170,631 based on \$1,365,050 of eligible investments they intend to make during development.

According to the Plan, the City is intending to utilize funding from the US EPA Revolving Loan Fund (RLF) or Local Site Remediation Revolving Fund (LSRRF), estimated at \$107,000, to assist the developer in eligible remediation activities. The Plan will use brownfield tax increment financing (TIF) to reimburse the RLF. If the brownfield TIF does not recapture the full amount loaned to the developer, then it is proposed that the developer will repay the outstanding balance over 5 years at an interest rate of 3%, beginning in 2022.

Requested action at this time is to establish the March 10, 2009 City Council meeting as the time and place to hold a Public Hearing to approve the Brownfield Plan for 225 N. Horton Street (former EDSCHA building). Please place this item on the February 24, 2009 agenda for consideration.

CK/bh

cc: Russ Cox
Jeff Anderson
Tom Wackerman
Barry Hicks



Community Development

161 W. Michigan Avenue - Jackson, MI 49201
Telephone: (517) 788-4060 — Facsimile: (517) 768-5832

February 18, 2009

TO: William R. Ross, City Manager

FROM: Carol Konieczki, Community Development Director

RE: **Request to Establish the March 10, 2009 City Council meeting as the time and place to hold a Public Hearing, as required by PA 198 of 1974, for the consideration of the creation of a Plant Rehabilitation District (PRD) for 225 N. Horton Street (former EDSCHA building)**

Requested action at this time is to establish the March 10, 2009 City Council meeting as the time and place to hold a Public Hearing to approve the creation of a Plant Rehabilitation District (PRD) for 225 N. Horton Street (former EDSCHA building) as permitted by Public Act 198 of 1974. The creation of such a district will allow for the approval of an application that will freeze the taxable value of the property at the level preceding improvements for a term not to exceed 12 years. Please place this item on the February 24, 2009 agenda for consideration.

CK/bh

cc: Russ Cox
Jeff Anderson
Tom Wackerman
Barry Hicks



Community Development

161 W. Michigan Avenue - Jackson, MI 49201
Telephone: (517) 788-4060 — Facsimile: (517) 768-5832

February 18, 2009

TO: William R. Ross, City Manager

FROM: Carol Konieczki, Community Development Director

RE: **Request to Establish the March 10, 2009 City Council meeting as the time and place to hold a Public Hearing, as required by PA 198 of 1974, for the consideration of an application requesting a tax exemption in a Plant Rehabilitation District (PRD) for 225 N. Horton Street (former EDSCHA building)**

Requested action at this time is to establish the March 10, 2009 City Council meeting as the time and place to hold a Public Hearing to approve an application requesting a tax exemption in a Plant Rehabilitation District (PRD) for 225 N. Horton Street (former EDSCHA building) as permitted by Public Act 198 of 1974. This will provide an incentive to the applicant to make necessary improvements to utilize a property that is considered functionally obsolete. The approval of this application will freeze the taxable value of the property at the level preceding the improvements for a term not to exceed 12 years. Please place this item on the February 24, 2009 agenda for consideration.

CK/bh

cc: Russ Cox
Jeff Anderson
Tom Wackerman
Barry Hicks



Community Development

161 W. Michigan Avenue - Jackson, MI 49201
Telephone: (517) 788-4060 — Facsimile: (517) 768-5832

February 18, 2009

TO: William R. Ross, City Manager

FROM: Carol Konieczki, Community Development Director

RE: **Request to Establish the March 10, 2009 City Council meeting as the time and place to hold a Public Hearing for the consideration of the approval of an application for a PA 328 of 1998 personal property tax abatement at 225 N. Horton Street (former EDSCHA building)**

Requested action at this time is to establish the March 10, 2009 City Council meeting as the time and place to hold a Public Hearing to consider an application requesting that all of the personal property taxes on new personal property located at 225 N. Horton Street (former EDSCHA building) will be abated for 12 years. This is being requested under Public Act 328 of 1998. Please place this item on the February 24, 2009 agenda for consideration.

CK/bh

cc: Russ Cox
Jeff Anderson
Tom Wackerman
Barry Hicks



Community Development

161 W. Michigan Avenue - Jackson, MI 49201
Telephone: (517) 788-4060 — Facsimile: (517) 768-5832

February 18, 2009

TO: William R. Ross, City Manager

FROM: Carol Konieczki, Community Development Director

RE: **Request to Establish the March 10, 2009 City Council meeting as the time and place to hold a Public Hearing, as required by PA 198 of 1974, for the consideration of the approval of an application to transfer an Industrial Property Tax Abatement for personal property from Blackman Township to 225 N. Horton Street (former EDSCHA building) in the City of Jackson**

Requested action at this time is to establish the March 10, 2009 City Council meeting as the time and place to hold a Public Hearing to approve an application requesting that personal property currently located in Blackman Township be transferred to the City. Cox Brothers Machining, Inc. has an existing personal property tax exemption under Public Act 198 of 1974 in Blackman Township that expires in 2011. The applicant is requesting to transfer the personal property tax exemption to the City for the time remaining on their current abatement to 225 N. Horton Street (former EDSCHA building). Please place this item on the February 24, 2009 agenda for consideration.

CK/bh

cc: Russ Cox
Jeff Anderson
Tom Wackerman
Barry Hicks



February 18, 2009

TO: City Councilmembers
FROM: Jerry F. Ludwig, Mayor
RE: Jackson Transportation Authority

In accordance with amended JTA Articles of Incorporation adopted on 2/15/99, Article IV (2)(c), the board shall consist of four (4) city of Jackson residents appointed by the Mayor and confirmed by City Council, who cannot be elected officers or employees of the City. Terms shall be for three (3) years and shall expire on March 1.

It is my desire, therefore, to reappoint James Cyphers to the Jackson Transportation Authority for a three-year term beginning March 2, 2009, and ending March 1, 2012.

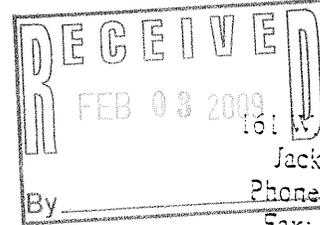
JFL:skh

CITY OF JACKSON



MICHIGAN

Office of Mayor
Jerry F. Ludwig



161 W. Michigan Avenue
Jackson, MI 49201
Phone: (517) 788-4028
Fax: (517) 768-5820

City of Jackson Board/Commission Application

Name: James Cyphers

Address: 920 Adrian St. Zip: 49203

Home Phone: 517-788-6384 Other Phone: 517-282-6054

Occupation: IT Specialist

Community Involvement/Activity

LTAC Member

F.O.E. Aerie # 3634

RICC Chairman

Are you a registered voter? yes Ward? 01

Which Board or Commission(s) are you interested in?

- JTA board
-
-

List additional information you feel may be pertinent to board or commission

Feel free to attach any information. (Resume, press clippings)

APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

James Cyphers
Signature of Applicant

2/2/09
Date



February 18, 2009

TO: City Councilmembers
FROM: Jerry F. Ludwig, Mayor
RE: Downtown Development Authority

In accordance with City Code Section 2-401 providing for creation of Authority pursuant to Act 197 of the Public Acts of 1975, adopted 3/22/77 and City Commission resolution adopted 11/26/91. Members are appointed by the Mayor subject to Council confirmation, for four year terms. The Mayor serves during term of office. The Board shall consist of 13 members, with at least seven having an interest in downtown district property, and at least one member a resident of the downtown district, including the Midtown Association president.

It is my desire to reappoint Bartholomew J. Hawley and Lee Hampton to the Downtown Development Authority for a four-year term each beginning March 30, 2009, and ending on March 29, 2013.

JFL:skh

CITY OF JACKSON



MICHIGAN



Office of Mayor
Jerry F. Ludwig

161 W. Michigan Avenue
Jackson, MI 49201
Phone: (517) 788-4028
Fax: (517) 768-5820

City of Jackson Board/Commission Application

Name: Lee Hampton

Address: 337 E. Mansion Zip: 49203

Home Phone: 517-990-9635 Other Phone: 517-812-2019

Occupation: College ADMINISTRATION

Community Involvement/Activity

CITY CHARTER REVIEW Commission

CHURCH OF God ordained MINISTER

NAACP

BIAZER NEWS Board

Are you a registered voter? yes Ward? _____

Which Board or Commission(s) are you interested in?

1. DDA
2. _____
3. _____

List additional information you feel may be pertinent to board or commission

Coordinator OF Downtown Multicultural Music celebration - Juneteenth Festival

Feel free to attach any information. (Resume, press clippings)

APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Lee Hampton
Signature of Applicant

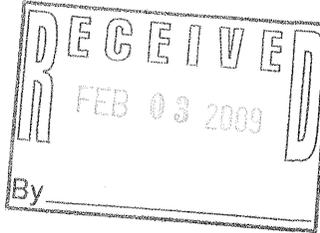
1-28-09
Date

CITY OF JACKSON



MICHIGAN

Office of Mayor
Jerry F. Ludwig



161 W. Michigan Avenue
Jackson, MI 49201
Phone: (517) 788-4028
Fax: (517) 768-5820

City of Jackson Board/Commission Application

Name: Bart Hawley
Address: 152 W Michigan Zip: 49201
Home Phone: 517 7958628 Other Phone: 517 7878817
Occupation: JTV

Community Involvement/Activity

Chamber of Commerce United Way
JTV Local First St Mary's

Are you a registered voter? Ward? Downtown

Which Board or Commission(s) are you interested in?

- DDA
- _____
- _____

List additional information you feel may be pertinent to board or commission

Feel free to attach any information. (Resume, press clippings)

APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Bart Hawley
Signature of Applicant

1/30/09
Date



City Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

February 24, 2009

Honorable Mayor and City Council
City of Jackson, Michigan

Subject: **PC 09-01 – Proposed rezoning from General Industrial (I-2) to Light Industrial (I-1)**

Dear Mayor and Councilpersons:

The City Planning Commission recently considered a rezoning request to I-1 (light Industrial) from I-2 (general industrial) for portions of 103 N. Horton Street and 2301-2309 E. Ganson Street. The properties are located on the north side of East Michigan Avenue between Horton Street and the eastern City boundary with Blackman Township. The purpose of the rezoning is to allow for the establishment of a used car lot.

The City Planning Commission (CPC) held a public hearing on the proposal at its Wednesday, February 4, 2009 meeting. The rezoning request now comes to City Council for public hearing and possible action. The CPC and its staff recommend disapproval of the rezoning.

An alternative to the rezoning recommended by the Planning Commission and staff is to amend the zoning ordinance to allow automobile truck and trailer display and sales (Sec. 28-71 (13)) as a permitted use in the I-1 district (which would also make it a permitted use in the I-2 district). City Council referred the proposal back to the CPC on February 10, 2009. Public hearings on the proposed text amendment will be held by the Commission on March 4, 2009 and City Council on March 24, 2009.

An ordinance is attached for your consideration along with the notices of public hearings, the staff report, and the February 4, 2009 meeting minutes of the CPC.

If you have any questions, please do not hesitate to contact me at 768-6711.

Sincerely,

Grant E. Bauman, AICP
Principal Planner



City Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

February 4, 2009

Application PC 09-01

Rezoning Request – Staff Recommendation

General Information

Applicant

Larry & Sandra Baxter
3954 N. Sandstone Road
Parma, MI 49269

Project Description

Baxter Machine & Tool Co. is currently located on the property. The owners have applied to recombine and split the land into two parcels (please see the adjacent figure). They also want to rezone Parcel A to light industrial (I-1) which will allow them to establish a used car dealership (Sec. 28-71 (13)).

The rezoning proposal will place the southern and eastern portions of the existing building in the new I-1 district (Parcel A). The majority of the building will remain in the general industrial district (Parcel B). The property borders Blackman Township to the east.

Location of Parcel

Parcel A of 103 N. Horton Street and 2301-2309 E. Ganson Street.

Request

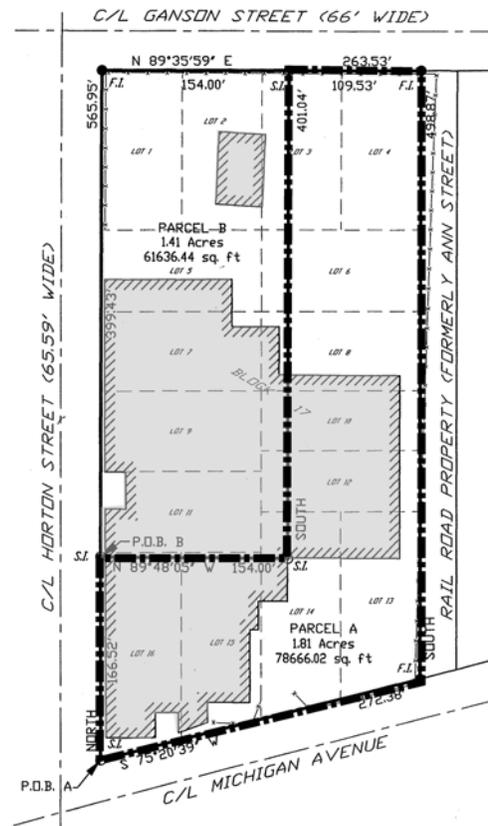
A change in zoning from I-2 (general industrial) to I-1 (light industrial) is requested. Sec. 28-183 regulates the review and approval of rezoning requests.

Existing Land Use

Baxter Machine & Tool Co. specializes in the manufacture of powertrain components for automobiles (e.g., blocker rings, synchronizer hubs, shift forks and sockets, synchro sleeves, clutch plates, and inner and outer synch cones and rings) employing a variety of manufacturing processes.

Future Land Use Plan

The property is located within one of the City's 'industrial commercial areas,' according to the future land use map included in the City's comprehensive plan.



Adjacent Land Use/Zoning

North	Land Use — Vacant industrial building Zoning — I-2 (General Industrial)	East	Land Use — Vacant commercial building Zoning — C-2 (General Commercial)
South	Land Use — Commercial Exchange Building Zoning — I-2	West	Land Use — Baxter Machine & Tool Co., etc. Zoning — I-2 & C-4 (General Commercial)

Staff Analysis/Findings

Factor(s) Favoring Approval

- The property is included in one of the City's 'industrial commercial areas.'
- The proposed I-1 zoning will buffer the general commercial (C-2) zoned land located to the east in Blackman Township from the remaining I-2 zoned land.

Factor(s) Favoring Disapproval

- The proposal will place the existing building in two separate zoning districts, causing nonconforming side yard setbacks.
- The City Assessor denied the parcel split.

Recommendation

Options available to the City Planning Commission:

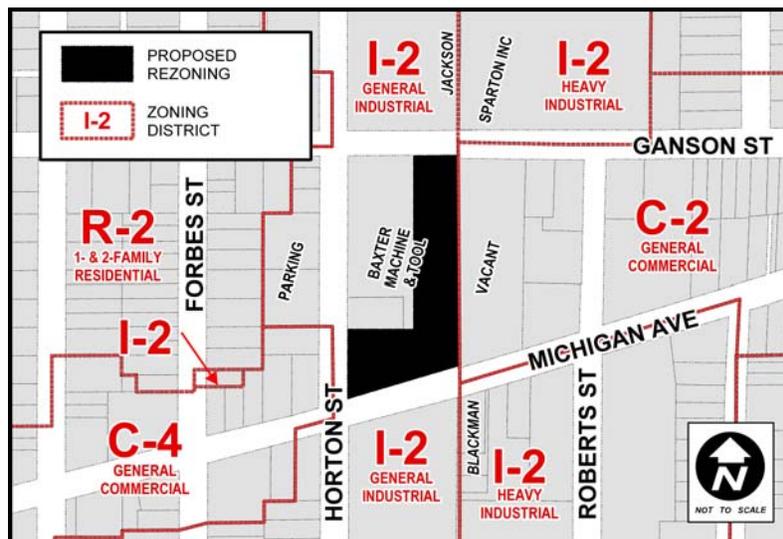
- Recommend **approval** of the rezoning in support of the City's comprehensive plan.
- Recommend **disapproval** of the rezoning because it will place the existing building in two separate zoning districts.

Staff recommends **DISAPPROVAL** of the rezoning.

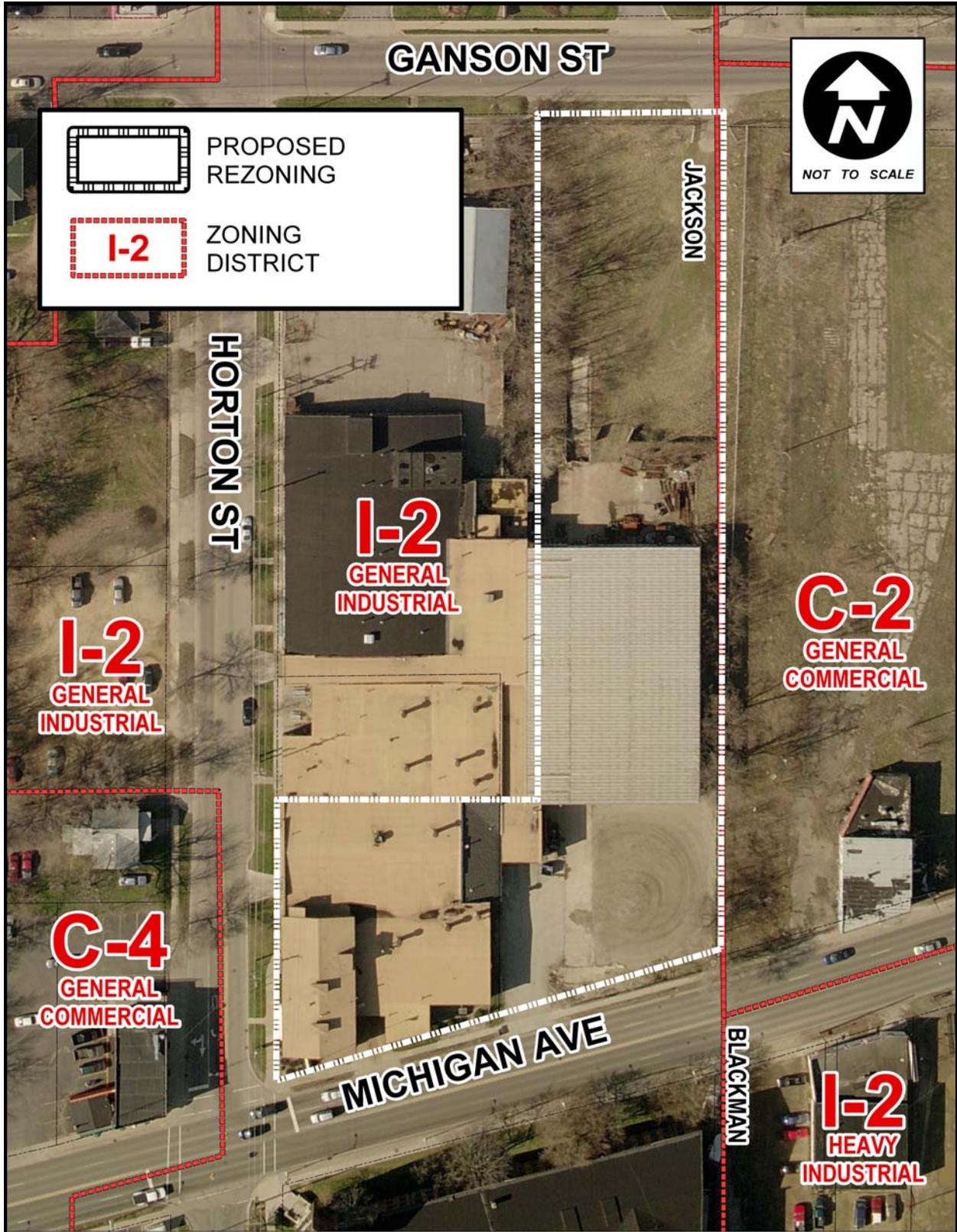
Staff originally recommended approval of the rezoning. The change in recommendation reflects the action taken by the City Assessor to deny the parcel split.

The following alternate solutions to the request are also available

- Amend the zoning ordinance to make automobile sales (Sec. 28-71 (13)) a permitted use in the I-1 district, which would also make it a permitted use in the I-2 district.
- Develop the project as a planned unit development.



Current Zoning



Aerial Photo



City Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

PC 09-01 Notice of Public Hearing

The Jackson City Planning Commission and Jackson City Council will hold public hearings to consider a request for a district change (rezoning), as provided for in Section 28-183 of the City's Zoning Ordinance.

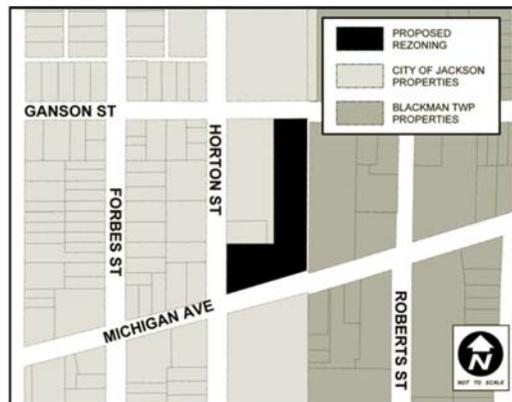
Origin of the request:

Larry and Sandra Baxter
3945 N Sandstone Road
Jackson, MI 49269

The location of the properties:
103 N. Horton Street

The rezoning request:
Rezone from I-2 (general industrial) to I-1 (light industrial)

The proposed use:
A used car dealership is proposed for the property.



You are invited to attend the public hearings before the
City Planning Commission and City Council to be held on:

City Planning Commission – Wednesday, February 4, 2009 at 7:00 pm
City Council – Tuesday, February 24, 2009 at 7:00 pm

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

Please contact Grant Bauman at (517) 768-6711 with any questions about the proposed rezoning. Written comments can be sent to the Region 2 Planning Commission, which is located at 120 W. Michigan Avenue, Jackson, MI 49201.

By: Grant E. Bauman, AICP
R2PC Principal Planner



City Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

PC 09-01 Notice of Public Hearing

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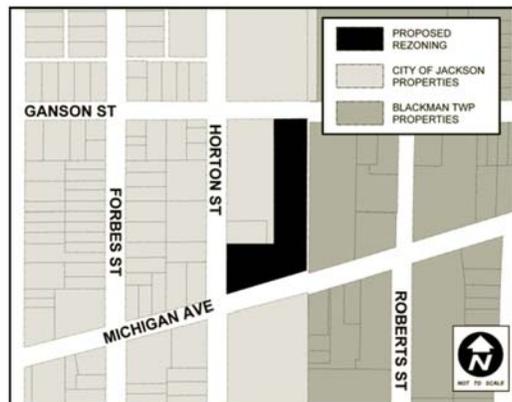
Origin of the request:

Larry and Sandra Baxter
3945 N Sandstone Road
Jackson, MI 49269

The location of the properties:
103 N. Horton Street

The rezoning request:
Rezone from I-2 (general industrial) to I-1 (light industrial)

The proposed use:
A used car dealership is proposed for the property.



You are invited to attend the public hearings before the
City Planning Commission and City Council to be held on:
City Planning Commission – Wednesday, January 7, 2009 at 7:15 pm
City Council – Tuesday, January 20, 2009 at 7:00 pm

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

Please contact Grant Bauman at (517) 768-6711 with any questions about the proposed rezoning. Written comments can be sent to the Region 2 Planning Commission, which is located at 120 W. Michigan Avenue, Jackson, MI 49201.

By: Grant E. Bauman, AICP
R2PC Principal Planner



City Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

January 8, 2009

Larry & Sandra Baxter
3954 N. Sandstone Road
Parma, Michigan 49269

Subject: PC 09-01 – Rezoning Request for Portions of 103 N Horton Street and 2301-2309 E. Ganson Street

Dear Mr. and Mrs. Baxter:

The City Planning Commission held a public hearing on the rezoning request to light industrial (I-1) during its January 7, 2009 meeting. The request was then tabled because no one representing the applicant was present to answer the questions of the Commission. Accordingly, the public hearing before City Council on January 20th is cancelled.

New public hearings before the City Planning Commission and City Council will be scheduled for February 4th and February 24th, respectively. Please make sure that someone representing your interests is present at those meetings.

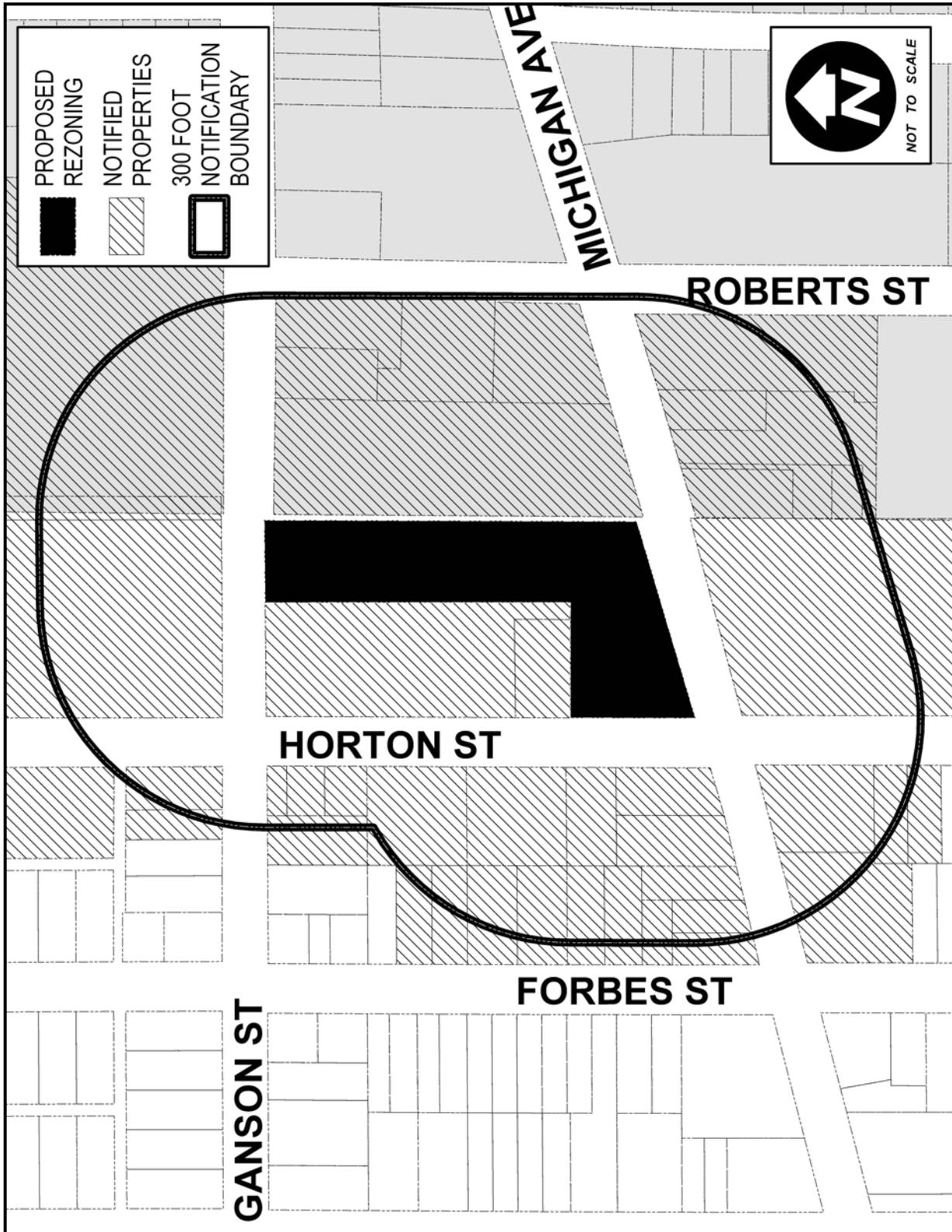
Please feel free to contact me at 768-6711 with any questions or concerns.

Sincerely,

Grant E. Bauman, AICP
R2PC Principal Planner

cc: Rick Baxter, Baxter Machine & Tool Co.
Susan Murphy, Deputy City Attorney
File

The public notice was sent to property owners and residents within 300 feet of the property proposed for rezoning. The following map displays the 300-ft notification buffer and the properties contained within or intersecting with the buffer.



ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTION 28.183, OF
CHAPTER 28, OF THE CODE OF THE CITY OF JACKSON

THE PEOPLE OF THE CITY OF JACKSON ORDAIN:

Section 1.

That Section 28.183 of Chapter 28 of the Code of the City be, and the same hereby is, amended by changing the map of the use districts required by said Section and said Chapter, and incorporated therein by reference as follows:

Change the parcel described as follows from I-2 (general industrial) to I-1 (light industrial):

A parcel of land in Block 17, East Addition to the City of Jackson, a recorded plat, as recorded in Liber 3 of Plats, Page 25, Jackson County Records, and being more specifically described as beginning at the Southwest corner of said Block 17; thence North 166.52 feet along the West line of said Block 17 and the East line of Horton Street; thence South 89 degrees 48' 05" East 154.00 feet; thence North 401.04 feet to the North line of said Block 17 and the South line of Ganson Street; thence North 89 degrees 35' 59" East 109.53 feet, along the North line of said Block 17 and the South line of Ganson Street, to the Northeast corner of said Block 17; thence South 498.87 feet, along the East line of said Block 17 and the West line of Ann Street, to the Southeast corner of said Block 17; thence South 75 degrees 20' 39" West 272.38 feet, along the Southerly line of said Block 17 and the Northerly line of East Michigan Avenue, to the point of beginning

Section 2.

This ordinance shall take effect thirty (30) days from date of adoption.

Adopted:



City Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 768-6711 • Fax (517) 788-4635

DRAFT MEETING MINUTES

**Wednesday, February 4, 2009
Council Chambers, City Hall**

Members present: Patrick Colligan; Ryan Doll; John Guidinger, Vice-Chairman; Jeanne Kubish; Clyde Mauldin, Chairman; Jerry Ludwig, Mayor; John Polaczyk, Councilperson; and William Ross, City Manager

Members absent: Richard Lawson

Staff present: Grant Bauman, R2PC Principal Planner; Frank Donovan, Chief City Building Inspector; Susan Murphy, Deputy City Attorney; and Charles Reisdorf, R2PC Executive Director

Item 1 Call to order

Chairman Mauldin called the meeting to order at 7:00 p.m.

Item 2 Pledge of allegiance

Those in attendance rose for the pledge of allegiance.

Item 3 Consideration of approval for the meeting minutes of January 7, 2009

A motion was made by Comm. Kubish, and supported by Comm. Polaczyk, to approve the minutes of the January 7, 2009 meeting as provided in the agenda packet.

The motion passed by unanimous voice vote.

Item 4 PC 09-01 – Consideration of a rezoning request from I-1 (Light Industrial) to I-2 (General Industrial) for portions of properties located at 103 N. Horton St., and 2301-2309 E. Ganson

The staff recommendation to deny the rezoning request was presented by Mr. Bauman (please see the staff report).

Chairman Mauldin opened the public hearing.

Mr. Rick Baxter, representing the applicant, spoke in favor of the rezoning. Mr. Baxter indicated that the building was divided internally consistent with the request for rezoning. The applicant wishes to use those portions of the building proposed for rezoning, and areas on the lot outside the buildings for a used car sales lot. The remaining portions of the building, those which are not proposed for rezoning, would be continued to be used for general industrial purposes. No one spoke in opposition to the rezoning,

Chairman Mauldin closed the public hearing.

Planning Commissioners discussed the rezoning and expressed concern regarding the practice of rezoning portions of properties, particularly those in which the zoning line bisects an existing building. Such a rezoning often results in immediate non-conformities due to lack of ability to maintain side yard setback requirements. The Commission also discussed the alternative of amending the zoning ordinance to allow the sales of automobiles in the I-1 zoning district. Such an amendment would allow sales in I-2 (per Section 28-47), and a rezoning would not be necessary.

A motion was made by Comm. Ross and supported by Comm. Kubish to recommend disapproval of the rezoning request to the City Council.

The motion passed by the following vote: Yeas – 8 (Colligan, Doll, Guidinger, Kubish, Mauldin, Ludwig, Polaczyk and Ross); Nays – 0, Absent – 1 (Lawson).

A motion was made by Comm. Ross and supported by Comm. Doll to initiate an amendment to the City of Jackson Zoning Ordinance to amend the I-1 zoning district to provide for automobile dealerships as a permitted use, and to forward the request to City Council for authorization.

The motion passed by the following vote: Yeas – 8 (Colligan, Doll, Guidinger, Kubish, Mauldin, Ludwig, Polaczyk and Ross); Nays – 0, Absent – 1 (Lawson).

Item 5 PC 09-04 – Consideration of an amendment to an existing Planned Unit Development District (PUDD) for the Armory Arts Village PUDD.

Mr. Bauman presented the staff recommendation to table a decision on the proposed amendment to the final plan for Phase I and the preliminary plan for Phase II until the following outstanding issues are addressed:

1. The identification of the route of the 14-foot wide arts riverwalk through the PUDD,
2. Identification of the as-built changes to Phase I of the PUDD on the proposed site and landscaped plans to include the dumpster and major utilities, design of light standards, and landscaping, and,
3. Identification of the approved changes to the site plan for Arts 634.

Chairman Mauldin opened the public hearing.

Mr. Scott Fleming, Jackson Enterprise Group CEO, addressed the Planning Commission in support of the proposal to amend the Armory Arts PUDD. Mr. Fleming noted that the master agreement was proposed for amendment to address heating of the drill gallery in the former prison building. He also indicated that the master agreement would be amended to allow preference for bids from local contractors, and a change in the site plan to support senior citizen housing on the parcel. He noted that preference for rental would be given to seniors who are artists, and that additional retail space would be offered in the proposed senior housing building. He indicated that the bike trail will follow existing private roads. Amy Torres, also representing the Enterprise Group, said that the State approved revisions to the bike trail only recently and that these changes would be incorporated in the site plan as soon as possible. Peter Jobson, representing Excel Reality Group of Shaker Heights, Ohio, noted that senior housing is a good type of housing based upon future demand. He indicated the state historic architect supports

the building design with the exception of the peaked roof over the building entrance. He described the amenities to be provided in the building.

Ms. Margaret Riddle, Manager of Arts 634, appeared before the Commission to express concerns regarding the provision of heat to the gallery in the existing prison building, the adequacy of parking in the PUDD, particularly for Arts 634, and the actual commitment to artists. Mark Riddle spoke in opposition to the amendment expressing concerns about parking and the lack of detail regarding the means of recruiting artists, including senior artists. Mr. Jobson discussed details regarding the issue of providing heat to the drill hall, noting that the heat was to be financed by revenues from the leasing of the drill hall, and that this was the responsibility of the Enterprise Group. Mr. Jobson and Mr. Fleming said they were addressing these issues.

Chairman Mauldin closed the public hearing.

The Planning Commission focused on its responsibilities in the review of the amended PUDD, those being items and issues related to the site plan and landscape plan.

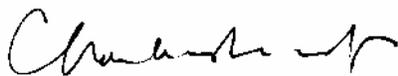
A motion was made by Comm. Doll, and supported by Comm. Polaczyk, to approve the site plan with the condition that the site plan:

1. Identify the route of the 14-foot wide arts riverwalk through the PUDD,
2. Identify the as-built changes to Phase I of the PUDD on the proposed site plan and landscape plans including the location of the dumpster and major utilities, the design of light standards and landscaping, and
3. Identify the approved changes to the Arts 634 portion of the PUDD (which was also granted final plan approval).

The motion passed by the following vote: Yeas – 8 (Colligan, Doll, Guidinger, Kubish, Mauldin, Ludwig, Polaczyk and Ross); Nays – 0, Absent – 1 (Lawson).

Item 6 Other Business

There being no other business, the meeting was adjourned at 8:35 p.m.



Charles Reisdorf
Recording Secretary



City Clerk

161 W. Michigan Avenue - Jackson, MI 49201
Telephone: (517) 788-4025 — Facsimile: (517) 788-4651

February 18, 2009

TO: William R. Ross, City Manager
FROM: Angela Arnold, Deputy City Clerk *Angela*
RE: Public Hearings and Resolutions Confirming Assessment Rolls

Please place the attached resolutions confirming the following special assessment rolls for street construction on the February 24th City Council agenda for consideration after the public hearings are held:

Roll No. 3350 – Center Street from Ganson Street to North Street
Roll No. 3351 – First Street from Greenwood to Morrell Street
Roll No. 3352 – High Street from Losey Street to Market Street
Roll No. 3353 – High Street from Market Street to Old Easterly City Limit
Roll No. 3354 – High Street from Old Easterly city Limit to Executive Drive

For each roll, the final assessment costs are lower than initially estimated.

The required notice was published in the Jackson Citizen Patriot and a notification letter was sent to each property owner included on the rolls.

Thank you.

Attachment

C: Jon Dowling, City Engineer
Jan Markowski, City Assessor
Andrew J. Wrozek, City Treasurer

RESOLUTION
STREET CONSTRUCTION

BY THE BOARD OF REVIEW:

WHEREAS, the Assessor, in accordance with the direction of the City Council, did prepare special assessments concerning street construction on Center Street from Ganson Street to North Street which assessments were by him placed on Assessment Roll No. 3350 in the amount of \$23,576.42 and reported to the City Council at its meeting held on the 10th day of February, 2009; and

WHEREAS, notice has been duly given that the City Council and Assessor would sit as a Board of Review in the Council Chambers in the City of Jackson on Tuesday, the 24th day of February, 2009, at 7:00 p.m. to hear any and all objections and suggestions by interested parties to said special assessments as contained in said roll; and

WHEREAS, the matter of said review having come on to be heard and the City Council and Assessor sitting as a Board of Review having heard all suggestions and objections made thereto and having fully considered the same;

NOW, THEREFORE, BE IT RESOLVED, that each and all of the special assessments as contained in said roll are hereby confirmed and made valid liens against the property and valid claims against the owners thereof, and the City Clerk is hereby directed to make certificates of this determination and attach the same to said roll and to turn said roll over to the City Treasurer for collection; and

BE IT FURTHER RESOLVED that each and all of the special assessments contained in Roll No. 3350 shall be divided into four (4) equal installments, the first of which shall be payable within the next sixty (60) days without interest charge; and one of which, plus a 6% annual interest charge on each installment, shall be due annually on each anniversary of the adoption of this resolution until each of the special assessments has been paid in full; provided, however, that in the event the City issues obligations in anticipation of special assessments, the unpaid balance of said special assessments shall, in accordance with Section 22-9 of the Jackson City Code of Ordinances, bear a rate of interest which may not be in excess of six percent (6%) per annum, or one percent (1%) above the average interest cost if bonds were sold to finance the public improvement.

BE IT FURTHER RESOLVED that the unpaid balance of any special assessment, including pro rata interest charges, may be paid in full at any time and that each and any special assessment may be paid without interest if payment in full is made within thirty (30) days from the date of adoption of this resolution.

* * * * *

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

I, Lynn Fessel, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City Council sitting as a Board of Review on the 24th day of February, 2009.

IN WITNESS WHEREOF, I have hereto affixed my signature and the Seal of the City of Jackson, Michigan, on this 25th day of February, 2009.

Lynn Fessel, City Clerk

RESOLUTION
STREET CONSTRUCTION

BY THE BOARD OF REVIEW:

WHEREAS, the Assessor, in accordance with the direction of the City Council, did prepare special assessments concerning street construction on First Street from Greenwood to Morrell Street which assessments were by him placed on Assessment Roll No. 3351 in the amount of \$108,332.91 and reported to the City Council at its meeting held on the 10th day of February, 2009; and

WHEREAS, notice has been duly given that the City Council and Assessor would sit as a Board of Review in the Council Chambers in the City of Jackson on Tuesday, the 24th day of February, 2009, at 7:00 p.m. to hear any and all objections and suggestions by interested parties to said special assessments as contained in said roll; and

WHEREAS, the matter of said review having come on to be heard and the City Council and Assessor sitting as a Board of Review having heard all suggestions and objections made thereto and having fully considered the same;

NOW, THEREFORE, BE IT RESOLVED, that each and all of the special assessments as contained in said roll are hereby confirmed and made valid liens against the property and valid claims against the owners thereof, and the City Clerk is hereby directed to make certificates of this determination and attach the same to said roll and to turn said roll over to the City Treasurer for collection; and

BE IT FURTHER RESOLVED that each and all of the special assessments contained in Roll No. 3351 shall be divided into ten (10) equal installments, the first of which shall be payable within the next sixty (60) days without interest charge; and one of which, plus a 6% annual interest charge on each installment, shall be due annually on each anniversary of the adoption of this resolution until each of the special assessments has been paid in full; provided, however, that in the event the City issues obligations in anticipation of special assessments, the unpaid balance of said special assessments shall, in accordance with Section 22-9 of the Jackson City Code of Ordinances, bear a rate of interest which may not be in excess of six percent (6%) per annum, or one percent (1%) above the average interest cost if bonds were sold to finance the public improvement.

BE IT FURTHER RESOLVED that the unpaid balance of any special assessment, including pro rata interest charges, may be paid in full at any time and that each and any special assessment may be paid without interest if payment in full is made within thirty (30) days from the date of adoption of this resolution.

* * * * *

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

I, Lynn Fessel, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City Council sitting as a Board of Review on the 24th day of February, 2009.

IN WITNESS WHEREOF, I have hereto affixed my signature and the Seal of the City of Jackson, Michigan, on this 25th day of February, 2009.

Lynn Fessel, City Clerk

RESOLUTION
STREET CONSTRUCTION

BY THE BOARD OF REVIEW:

WHEREAS, the Assessor, in accordance with the direction of the City Council, did prepare special assessments concerning street construction on High Street from Losey Street to Market Street which assessments were by him placed on Assessment Roll No. 3352 in the amount of \$37,787.35 and reported to the City Council at its meeting held on the 10th day of February, 2009; and

WHEREAS, notice has been duly given that the City Council and Assessor would sit as a Board of Review in the Council Chambers in the City of Jackson on Tuesday, the 24th day of February, 2009, at 7:00 p.m. to hear any and all objections and suggestions by interested parties to said special assessments as contained in said roll; and

WHEREAS, the matter of said review having come on to be heard and the City Council and Assessor sitting as a Board of Review having heard all suggestions and objections made thereto and having fully considered the same;

NOW, THEREFORE, BE IT RESOLVED, that each and all of the special assessments as contained in said roll are hereby confirmed and made valid liens against the property and valid claims against the owners thereof, and the City Clerk is hereby directed to make certificates of this determination and attach the same to said roll and to turn said roll over to the City Treasurer for collection; and

BE IT FURTHER RESOLVED that each and all of the special assessments contained in Roll No. 3352 shall be divided into ten (10) equal installments, the first of which shall be payable within the next sixty (60) days without interest charge; and one of which, plus a 6% annual interest charge on each installment, shall be due annually on each anniversary of the adoption of this resolution until each of the special assessments has been paid in full; provided, however, that in the event the City issues obligations in anticipation of special assessments, the unpaid balance of said special assessments shall, in accordance with Section 22-9 of the Jackson City Code of Ordinances, bear a rate of interest which may not be in excess of six percent (6%) per annum, or one percent (1%) above the average interest cost if bonds were sold to finance the public improvement.

BE IT FURTHER RESOLVED that the unpaid balance of any special assessment, including pro rata interest charges, may be paid in full at any time and that each and any special assessment may be paid without interest if payment in full is made within thirty (30) days from the date of adoption of this resolution.

* * * * *

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

I, Lynn Fessel, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City Council sitting as a Board of Review on the 24th day of February, 2009.

IN WITNESS WHEREOF, I have hereto affixed my signature and the Seal of the City of Jackson, Michigan, on this 25th day of February, 2009.

Lynn Fessel, City Clerk

RESOLUTION
STREET CONSTRUCTION

BY THE BOARD OF REVIEW:

WHEREAS, the Assessor, in accordance with the direction of the City Council, did prepare special assessments concerning street construction on High Street from Market Street to Old Easterly City Limit which assessments were by him placed on Assessment Roll No. 3353 in the amount of \$19,760.96 and reported to the City Council at its meeting held on the 10th day of February, 2009; and

WHEREAS, notice has been duly given that the City Council and Assessor would sit as a Board of Review in the Council Chambers in the City of Jackson on Tuesday, the 24th day of February, 2009, at 7:00 p.m. to hear any and all objections and suggestions by interested parties to said special assessments as contained in said roll; and

WHEREAS, the matter of said review having come on to be heard and the City Council and Assessor sitting as a Board of Review having heard all suggestions and objections made thereto and having fully considered the same;

NOW, THEREFORE, BE IT RESOLVED, that each and all of the special assessments as contained in said roll are hereby confirmed and made valid liens against the property and valid claims against the owners thereof, and the City Clerk is hereby directed to make certificates of this determination and attach the same to said roll and to turn said roll over to the City Treasurer for collection; and

BE IT FURTHER RESOLVED that each and all of the special assessments contained in Roll No. 3353 shall be divided into ten (10) equal installments, the first of which shall be payable within the next sixty (60) days without interest charge; and one of which, plus a 6% annual interest charge on each installment, shall be due annually on each anniversary of the adoption of this resolution until each of the special assessments has been paid in full; provided, however, that in the event the City issues obligations in anticipation of special assessments, the unpaid balance of said special assessments shall, in accordance with Section 22-9 of the Jackson City Code of Ordinances, bear a rate of interest which may not be in excess of six percent (6%) per annum, or one percent (1%) above the average interest cost if bonds were sold to finance the public improvement.

BE IT FURTHER RESOLVED that the unpaid balance of any special assessment, including pro rata interest charges, may be paid in full at any time and that each and any special assessment may be paid without interest if payment in full is made within thirty (30) days from the date of adoption of this resolution.

* * * * *

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

I, Lynn Fessel, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City Council sitting as a Board of Review on the 24th day of February, 2009.

IN WITNESS WHEREOF, I have hereto affixed my signature and the Seal of the City of Jackson, Michigan, on this 25th day of February, 2009.

Lynn Fessel, City Clerk

RESOLUTION
STREET CONSTRUCTION

BY THE BOARD OF REVIEW:

WHEREAS, the Assessor, in accordance with the direction of the City Council, did prepare special assessments concerning street construction on High Street from Old Easterly City Limit to Executive Dr. which assessments were by him placed on Assessment Roll No. 3354 in the amount of \$42,901.23 and reported to the City Council at its meeting held on the 10th day of February, 2009; and

WHEREAS, notice has been duly given that the City Council and Assessor would sit as a Board of Review in the Council Chambers in the City of Jackson on Tuesday, the 24th day of February, 2009, at 7:00 p.m. to hear any and all objections and suggestions by interested parties to said special assessments as contained in said roll; and

WHEREAS, the matter of said review having come on to be heard and the City Council and Assessor sitting as a Board of Review having heard all suggestions and objections made thereto and having fully considered the same;

NOW, THEREFORE, BE IT RESOLVED, that each and all of the special assessments as contained in said roll are hereby confirmed and made valid liens against the property and valid claims against the owners thereof, and the City Clerk is hereby directed to make certificates of this determination and attach the same to said roll and to turn said roll over to the City Treasurer for collection; and

BE IT FURTHER RESOLVED that each and all of the special assessments contained in Roll No. 3354 shall be divided into ten (10) equal installments, the first of which shall be payable within the next sixty (60) days without interest charge; and one of which, plus a 6% annual interest charge on each installment, shall be due annually on each anniversary of the adoption of this resolution until each of the special assessments has been paid in full; provided, however, that in the event the City issues obligations in anticipation of special assessments, the unpaid balance of said special assessments shall, in accordance with Section 22-9 of the Jackson City Code of Ordinances, bear a rate of interest which may not be in excess of six percent (6%) per annum, or one percent (1%) above the average interest cost if bonds were sold to finance the public improvement.

BE IT FURTHER RESOLVED that the unpaid balance of any special assessment, including pro rata interest charges, may be paid in full at any time and that each and any special assessment may be paid without interest if payment in full is made within thirty (30) days from the date of adoption of this resolution.

* * * * *

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

I, Lynn Fessel, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City Council sitting as a Board of Review on the 24th day of February, 2009.

IN WITNESS WHEREOF, I have hereto affixed my signature and the Seal of the City of Jackson, Michigan, on this 25th day of February, 2009.

Lynn Fessel, City Clerk



City Clerk

161 W. Michigan Avenue - Jackson, MI 49201
Telephone: (517) 788-4025 — Facsimile: (517) 788-4651

February 18, 2009

TO: William R. Ross, City Manager
FROM: Angela Arnold, Deputy City Clerk *Angela*
RE: Consideration of a Resolution for Charitable Gaming License

Attached is a resolution submitted by Grace Haven, Inc., located at 1040 Francis Street. They desire to apply for a charitable gaming license through the Charitable Gaming Division of the State of Michigan. In order to do so, the State requires the local body of government to adopt a resolution, recognizing Grace Haven, Inc., as a non-profit organization operating in the community.

Please place the resolution on the City Council's February 24th agenda for consideration.

Thank you.

Attachments



Charitable Gaming Division
 Box 30023, Lansing, MI 48909
 OVERNIGHT DELIVERY:
 101 E. Hillsdale, Lansing MI 48933
 (517) 335-5780
 www.michigan.gov/cg

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES
 (Required by MCL 432.103(9))

At a _____ meeting of the _____
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by _____ on _____
DATE

at _____ a.m./p.m. the following resolution was offered:
TIME

Moved by _____ and supported by _____

that the request from _____ of _____
NAME OF ORGANIZATION CITY

county of _____, asking that they be recognized as a
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining a charitable

gaming license, be considered for _____
APPROVAL/DISAPPROVAL

APPROVAL

DISAPPROVAL

Yeas: _____

Yeas: _____

Nays: _____

Nays: _____

Absent: _____

Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the _____ at a _____
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on _____
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

PRINTED NAME AND TITLE

ADDRESS

COMPLETION: Required.
 PENALTY: Possible denial of application.

BSL-CG-1153(R7/02)

Grace Haven Center

1040 Francis St
Jackson, MI 49203
517.782.2980 office
517.782.1460 fax
www.gracehavencenter.org

February 17, 2009

To Whom It May Concern,

Grace Haven, Inc. wants to conduct a Texas Hold'em Poker Tournament fundraiser for our organization. Proceeds will help us in our effort to get homeless woman and children off the streets and assist them in finding permanent affordable housing.

We are in the process of obtaining a "Millionaire Party License" from the State of Michigan Bureau of State Lottery, Charitable Gaming Division. Step 6 of the licensing process requires a resolution passed by a local body of government stating the organization is a recognized non-profit organization in the community.

Miscellaneous Organization Information:

Grace Haven Center is a Michigan Non Profit organization.

Filing Endorsement ID# **38-2339097** on **05/08/1997**

Federal Employer Identification Number is **38-2339097**

Department of Treasury, Internal Revenue Service DLN # **38-2339097** (501(c)3 status)

Grace Haven, Inc. is organized exclusively for the charitable purpose (within the meaning of section 501(c)3 of the Internal Revenue Code [including, for such purpose, the making of distributions to organizations that qualify as exempt organizations under section 501(c)3 of the Internal Revenue Code or the corresponding section of any future United States Internal Revenue law.] of providing temporary shelter for the homeless in our area. **Grace Haven, Inc is a local civic organization.**

Our Purpose

Grace Haven Center mission is to assist all disadvantaged citizens. Our major focus is to assist the homeless population mostly mothers and children. It is our belief that everyone deserves a home. We have designed a variety of support service programs that will enable them to rebuild their self-esteem, further their education, job training, affordable housing and money management to become self-supporting and to live independently.

Since the opening of Grace Haven, over 12,000 individuals and families have passed through the doors of the shelter. Many of them have returned into the community with a positive image that is needed to lead a fruitful life.

Thank you for your consideration,



Darryl R. Anthony

Director - Public Relations/Fundraising

517.782.2980

A PLACE OF REFUGE

Grace Haven Center

1040 Francis St

Jackson, MI 49203

517.782.2980 office

517.782.1460 fax

www.gracehavencenter.org

BOARD OF DIRECTORS

Billie Oliver Executive Director

Kenneth Robinson President

Clyde McKaney Treasure

Sandra Smith Secretary

A PLACE OF REFUGE

Internal Revenue Service
District Director

Department of the Treasury

P. O. Box 2508
Cincinnati, OH 45201

Date: MAY 08 1997

Peace Haven Inc
Box 236
Jackson, Mi 49204-0236

Person to Contact:

D. A. Downing

Telephone Number:

513-241-5199

Fax Number

513-684-5936

Federal Identification Number:

38-2339097

Dear Sir or Madam:

This letter is in response to your request for a copy of your organization's determination letter. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in November 1984 granted your organization exemption from federal income tax under section 509(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in section 509(a)(1).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, purposes have changed, please let us know so we can consider the effect the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

Exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the estate taxes under Chapter 42 of the Code. However, these organizations

Haven Inc
339097

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

Please direct any questions to the person identified in the letterhead above.

This letter affirms your organization's exempt status.

Sincerely,



C. Ashley Bullard
District Director

RESOLUTION

BY THE CITY COUNCIL:

WHEREAS, a study of the feasibility of establishing a commuter rail service between Ann Arbor and Detroit has been conducted by the Southeastern Michigan Council of Governments (SEMCOG); and

WHEREAS, a study of commuter rail service determined that the service is feasible, and can be economically supported; and

WHEREAS, the study considered the feasibility of the extension of commuter rail service to Chelsea and Jackson; and

WHEREAS, there are facilities located within the City of Jackson that are being given serious consideration for utilization as the maintenance facility for the proposed commuter rail system; and

WHEREAS, the extension of the commuter rail system to the City of Jackson is a logical outcome of the location of the maintenance facility within the City of Jackson; and

WHEREAS, the provision of commuter rail service to the City of Jackson would contribute to additional economic development activity within the Jackson community and would provide a convenient method of commuting for residents of the Jackson community who work in communities to be served by the commuter rail system,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the City Council of the City of Jackson that:

- (1) The Mayor and City Council respectfully request that commuter rail service, as proposed in the Ann Arbor/Detroit corridor, be extended as part of the initial service to the City of Jackson, and
- (2) The City Manager is hereby authorized and directed to forward a copy of this resolution to Senator Carl Levin, Senator Debbie Stabenow, Congressman Mark Schauer, Governor Jennifer Granholm, and the Executive Director of SEMCOG.

* * * *

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

I, Lynn Fessel, City Clerk in and for the City of Jackson, County and State aforesaid do hereby certify that the foregoing is true and complete copy of a resolution adopted by the Jackson City Council on the 24th day of February, 2009.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the seal of the City of Jackson, Michigan, on this 24th day of February, 2009.

Lynn Fessel, City Clerk



Finance Department

161 W. Michigan Avenue - Jackson, MI 49201-1303
Telephone: (517) 788-4030 — Facsimile: (517) 768-5857

February 18, 2009

TO: William Ross, City Manager

FROM: Philip Hones, ERS Chairman

RE: PROPOSED ORDINANCE AMENDMENT - CHAPTER 2, ARTICLE VI

As you might recall, the City Council approved the Deferred Retirement Option Program (DROP) as well as the Annuity Withdrawal Option effective July 1, 2008 for members of the Employees Retirement System (ERS). While these two programs apply to active members of that system, it was not clarified in the ordinance whether the availability of the Annuity Withdrawal Option was to be an option for “vested former members” also known as “deferred” employees.

The Annuity Withdrawal Option was designed to be cost neutral to the Plan. In other words, allowing this “deferred” group to specifically have the ability to select that option when they do meet the retirement qualifications of the Plan will not cause the Plan to incur any financial liability as a result.

The ERS recently met on February 4th and approved the proposed language, drafted by Susan Murphy and attached, that would amend the ordinance that defines a vested former member and specifically provides for the Annuity Withdrawal Option to that group.

Thank you and please feel free to contact me (768-6384) if you have any questions on the above.

ORDINANCE 2009- _____

An Ordinance amending various sections of Chapter 2, Article VI, Code of Ordinances, City of Jackson, Michigan to provide for a vested former member's annuity withdrawal option under the General Employee Retirement System.

THE PEOPLE OF THE CITY OF JACKSON ORDAIN:

Section 1. That Chapter 2, Article VI, Section 2-502, of the Code of Ordinances, City of Jackson, Michigan be amended to *add* a new definition for vested former member:

Sec. 2-502. Definitions

The following words and phrases. . .

Service . . .

Vested former member is a person who was a vested member, who terminated employment and is entitled to a deferred pension under Section 2-511 and did not withdraw contributions under Section 2.511(d).

Worker's compensation period . . .

Section 2. That Chapter 2.513.2, Article VI, be amended to include *vested former member* as follows:

Sec. 2.513.2 Section Annuity Withdrawal Option

Effective July 1, 2008, a member **or vested former member** may elect to withdraw the member's **or vested former member's** accumulated contributions and credited interest at the time of retirement. Such withdrawal will be used to compute the actuarial reduction of the member's **or vested former member's** monthly retirement benefit from the retirement system upon termination of employment in a membership position. The annuity withdrawal amount may be distributed directly to the member **or vested former member** (subject to any taxes or penalties imposed by the Internal Revenue Service), a qualified Individual Retirement Account, a Section 457(h) account, or such other tax qualified plan as may be available at the time of election.

Participation in Annuity Withdrawal Option by persons in benefit group MAPE is governed by the provision of the labor agreement between the City and the MAPE/Jackson Unit.

Section 3. This Ordinance takes effect thirty (30) days from the date of adoption.



Community Development

161 W. Michigan Avenue - Jackson, MI 49201
Telephone: (517) 788-4060 — Facsimile: (517) 780-4781

February 17, 2009

TO: William R. Ross, City Manager

FROM: Carol L. Konieczki, Community Development Director

RE: Preliminary Allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program Funds for Fiscal Year 2009-2010

On February 10, 2009, City Council tabled making preliminary CDBG and HOME allocations until its next meeting on February 24, 2009. Attached is the original agenda submission for your review.

cc: Heather L. Soat, Financial Analyst
Michelle L. Pultz, CD Project Coordinator



Community Development

161 W. Michigan Avenue - Jackson, MI 49201
Telephone: (517) 788-4060 — Facsimile: (517) 780-4781

February 4, 2009

TO: William R. Ross, City Manager

FROM: Carol L. Konieczki, Community Development Director

RE: Preliminary Allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program Funds for Fiscal Year 2009-2010

On November 18, 2008, City Council adopted a Timetable for the 2009-2010 CDBG and HOME programs. The Timetable included the February 10, 2009 City Council meeting for Council to make its preliminary allocation decisions for CDBG and HOME Program funds for fiscal year 2009-2010. An alternate date of February 24, 2009 was also instituted should Council want to table the preliminary allocations until then; however, in order to meet the balance of deadlines to receive the grant funds on time, preliminary allocations must be made by February 24. Staff anticipates receiving \$1,421,957 in CDBG grant funds plus program income, and \$322,957 in HOME grant funds for use in fiscal year 2009-2010. As always, these amounts are subject to change once HUD announces its formula allocations, which were released last year in early March.

Attached is a matrix of each eligible application received (including the late submission by Center for Family Health which City Council voted to receive at its January 20, 2009 meeting), the amount each agency is requesting, and the funding recommendations made by the Citizens Advisory Council (CAC) and City Administrative Staff. The CAC held public meetings on January 8 and 13, 2009 allowing applicants to make oral presentations of their proposed projects. The CAC then met again on January 15, 2009 to formulate their recommendations to City Council. A written summary of the actions taken on January 15 is attached for your information and review. City Administrative Staff met on February 2 and 3, 2009; their written summary of funding recommendations is also attached.

Fiscal year 2009-2010 marks the fifth and final year of the City's most recent Consolidated Plan approved by HUD in 2005. To give Council a snapshot of funding allocations it made during the first four years, a Historical Overview of 2005-2008 CDBG/HOME Allocations is attached. The information presented relates only to this year's applicants for the same program types and only for the amounts originally allocated by City Council. Some agencies received funding in previous years, but for different programs; other agencies received additional funding through budget amendments made periodically throughout the year.

Please keep in mind if Council makes a substantial change (10% or more of entitlement grant amount) during the final allocation process on April 21, 2009, all steps taken so far will have to be repeated, including public hearings and the 30-day comment period for the Annual Action Plan (currently scheduled to take place between March 20 and April 21, 2009). This would create a significant delay in submitting the Annual Action Plan to HUD and for the City to receive its funding.

Requested action is for City Council to make preliminary funding allocations for the anticipated CDBG and HOME grants. Please place this item on the February 10, 2009 City Council agenda for consideration.

cc: Heather L. Soat, Financial Analyst
Michelle L. Pultz, CD Project Coordinator

2009-2010 Community Development Block Grant Funding Proposal Recommendations

Applicants	Funding Request	Citizens Advisory Council	City Admin.	Prelim. Allocation 2/10/09 City Council	Final Allocation 4/21/09 City Council
Public Services					
1 American Red Cross	\$5,000	\$5,000	\$0		
2 Big Brothers Big Sisters of Jackson County	12,000	6,000	0		
3 Center for Family Health (added by City Council vote to receive late application on 1/20/09)	25,000	17,147	0		
4 Community Action Agency	60,000	5,000	0		
5 Community Development (Neighborhood Resource Center)	15,000	15,000	0		
6 Family Service & Children's Aid	47,580	25,000	0		
7 Helping All People Excel (HAPE)	3,845	0	0		
8 Human Relations Commission	11,800	5,000	0		
9 Jackson Affordable Housing (Foreclosure Prevention)	28,000	15,000	0		
10 Jackson Affordable Housing (Homeownership Program)	9,200	3,000	0		
11 Jackson School of the Arts	5,000	0	0		
12 Legal Services of South Central Michigan	25,000	15,000	0		
13 Parks & Recreation (King Center Summer Youth Program)	40,000	40,000	40,000		
14 Partnership Park Downtown Neighborhood Assoc.	15,000	15,000	0		
15 The Salvation Army	75,000	30,000	0		
16 United Way of Jackson County	20,000	17,147	0		
Public Services Subtotal	\$397,425	\$213,294	\$40,000	\$0	\$0
Public Services canNOT exceed \$213,294 (est)					
<i>**Note: We expect to receive \$1,321,957 in CDBG and \$322,957 in HOME funds; with program income added to these figures, we will have approximately 1,421,957 available in CDBG funds. The amount for Public Services cannot exceed \$213,294.</i>					
Administration and Planning					
17 Community Development	\$216,425	\$216,425	\$216,425		
Administration and Planning Subtotal	\$216,425	\$216,425	\$216,425	\$0	\$0

Applicants	Funding Request	Citizens Advisory Council	City Admin.	Prelim. Allocation 2/10/09 City Council	Final Allocation 4/21/09 City Council
Other Projects					
18 BRINCS	\$77,485	\$0	\$0		
19 Community Development (Code Enforcement)	538,000	500,000	500,000		
20 Community Development (Residential Rehabilitation)	401,000	401,000	200,000		
21 Department of Engineering (Monroe Street Sidewalk)	70,000	0	30,532		
22 Department of Engineering (Street Paving/Reconstruction)	744,000	53,577	415,000		
23 Department of Public Services	100,000	53,577	20,000		
24 John George Home	50,000	50,000	0		
25 Parks & Recreation (Forestry)	25,000	12,000	0		
Other Projects Subtotal	\$2,005,485	\$1,070,154	\$1,165,532	\$0	\$0
Total Requested / Recommended	\$2,619,335	\$1,499,873	\$1,421,957	\$0	\$0
Total Funding Available	\$1,421,957	\$1,421,957	\$1,421,957		
	(estimate)	(estimate)	(estimate)		

2009-2010 HOME Allocation Table

Applicants	Funding Request	City Administration Recommendation	City Council Recommendation 2/10/09	Final City Council Recommendation 4/21/09
Rehabilitation Assistance (RAP)	\$144,657	\$227,657		
Administration (CD) ¹	30,300	30,300		
Downpayment Assistance	40,000	0		
Administration (JAHC) ¹	6,000	0		
Jackson Affordable Housing Corp. - Acquisition/Rehab/Resale ²	60,000	50,000		
CHDO Operating Expenses ³	12,000	15,000		
Habitat for Humanity	82,500	0		
Total Budget:	\$375,457	\$322,957 (estimate)	\$0	\$0

Restrictions

¹Admin (CD + JAHC) - no more than 10% (\$32,296)

²CHDO Set-aside (mandatory) at least 15% (\$48,444)

³CHDO Operating Expenses (optional) - no more than 5% (\$16,148)

Citizens Advisory Council Written Recommendations to Jackson City Council

The Citizens Advisory Council (CAC) heard oral presentations by agencies applying to receive 2009-2010 Community Development Block Grant (CDBG) funding on January 8 and January 13, 2009. The CAC again met on January 15, 2009 to weigh the applications received and formulate recommendations to the Jackson City Council. Attendance at the January 15, 2009 meeting was as follows:

Members Present: Aminah Amatul Basir, Dawn Feldpausch, Patricia Feldpausch, Lori Heiler, Hallie Hite, Toni Jones, Pashia Mallett, Laura Piascik
Members Absent: Denise Davis, Patrice Hines, Alice Lewis, Shaunta Patton, Jaclin Pilarczyk, Kitrina Sims
Staff Present: Michelle Pultz
Guests Present: Andy Frounfelker

The CAC's recommendations for Public Service are listed below in order of priority, based on the percentage of amount recommended versus requested:

American Red Cross – Recommend full funding request of \$5,000. The need to continue providing disaster relief support for City residents is high.

King Center Summer Youth Program – Recommend full funding request of \$40,000. The CAC overwhelmingly agreed this is a proven program and is extremely beneficial to the low- and moderate-income City youths it serves.

Neighborhood Resource Center – Recommend full funding request of \$15,000, although some members questioned the need to pay for a part time director and would like the City to investigate relying on volunteer staffing instead to reduce costs.

Partnership Park Downtown Neighborhood Association – Recommend full funding request of \$15,000. CAC members were impressed with the presentation given by the agency as it encouraged three of the youths utilizing the program to tell how it has provided a positive impact on them.

United Way of Jackson County – Recommend 86% of the \$20,000 funding request (\$17,147). CAC members were in agreement the 2-1-1 Call Center provides a valuable and much-needed service to the community.

Center for Family Health – Even though the agency submitted their application the day of their presentation (January 8, 2009) instead of by the deadline of December 1, 2008, the CAC accepted the late application and recommend 69% of the \$25,000 funding request (\$17,147). The Emergency Adult Dental Care provided by the agency is the only one of its kind available in the community and is invaluable to City residents.

Legal Services of South Central Michigan – Recommend 60% of the \$25,000 funding request (\$15,000). This is a new program from Legal Services, expanding from merely providing service of process for personal protection orders, to supporting staff costs to provide legal services for domestic violence, evictions, foreclosure, etc. As the economy worsens, the CAC believes the need for these services will increase.

Jackson Affordable Housing Corp. – Foreclosure Prevention – Recommend 54% of \$28,000 funding request (\$15,000). The CAC recognizes foreclosure prevention as an emerging critical need in the community.

Family Service & Children’s Aid – Recommend 53% of \$47,580 funding request (\$25,000). The FAST program has proven to be a successful program and is able to provide assistance to a large number of families.

Big Brothers Big Sisters of Jackson County – Recommend 50% of \$12,000 funding request (\$6,000). The CAC feels the mentoring program is extremely beneficial for the participating children and adults.

Human Relations Commission – Recommend 42% of \$11,800 funding request (\$5,000). The CAC was supportive of reinstating a Fair Housing discrimination complaint program in the City.

The Salvation Army – Recommend 40% of \$75,000 funding request (\$30,000). While the CAC agreed preventing utility shutoff in the community was still important, The Salvation Army has other funding resources available to assist with the program.

Jackson Affordable Housing Corp. – Homeowner Counseling – Recommend just under 33% of \$9,200 funding request (\$3,000). This decision was based on the CAC’s 2008-2009 recommendation and subsequent allocation by City Council in the amount of \$3,000.

Community Action Agency – Recommend 8% of \$60,000 funding request (\$5,000). The CAC felt there were other foreclosure prevention programs with proven records and wondered if this wasn’t a duplication of services already being provided.

HAPE – Recommend no funding for this program. While the CAC believe HAPE provides a needed service, their application was incomplete and confusing. One Council member suggested sending a letter detailing the problems with their application to provide helpful information if they reapply next year.

Jackson School of the Arts – Recommend no funding for this program because they charge fees to utilize. The CAC appreciates the sliding scale for fees charged and the implementation of scholarships if necessary, but feels the program is basically self-supportive.

After voting to accept the Public Service recommendations outlined above, the CAC then deliberated on Administrative and Planning, and Other Projects and submit the following recommendations:

Administration and Planning – Recommend full funding of \$216,425 to the Community Development Department.

BRINCS – Recommend no funding at this time. This decision was based in part because of information received by City staff in November 2008 that if BRINCS did not receive \$219,000 from a competitive contract through LifeWays, it might have to close by June 2009 and relinquish any CDBG funds it receives. Also, one CAC member was concerned the State Equalized Value (SEV) of the structure was less than the amount being requested to rehabilitate. City staff addressed this concern the following day and confirmed the SEV was

\$26,500, giving the structure a True Cash Value of \$52,000. The agency requested \$77,485 to make repairs but provided no estimates with its application.

Code Enforcement – Recommend 93% of \$538,000 funding request (\$500,000) to the Community Development Department.

Residential Rehabilitation – Recommend full funding request of \$401,000 to the Community Development Department. The CAC fully supports this program, especially in the current economic crises.

Monroe Street Sidewalk – Recommend no funding at this time. The CAC was overwhelmingly against the project going forward at this time. The sidewalk is proposed for an industrial area with vacant buildings and only two residential structures. The CAC feels a sidewalk from North Blackstone to Lansing Avenue would be a more logical project and would serve more people. After learning the end product was intended to correspond with the future Grand River ArtsWalk, the CAC suggested the Department of Engineering reapply for funding in the future as work on the ArtsWalk progressed, as there are currently more urgent needs that should be funded.

Street Paving/Reconstruction – Recommend 7% of the \$744,000 funding request (\$53,577) to the Department of Engineering. While the CAC concurs with the need to improve the City's infrastructure and feels Engineering chose streets needing significant repair, it delayed recommending an amount until after discussing the needs of all projects requesting funding. The cost of street paving/reconstruction is so high for just over one mile of roadway and felt CDBG funds should be utilized in ways to serve the most people. The amount arrived at was one-half of the balance that was left over once the other recommendations were agreed upon.

Handicap Curb Ramps – Recommend 54% of the \$100,000 funding request (\$53,577) to the Department of Public Services. The CAC encourages the City to meet the Americans with Disabilities Act requirement of implementing a Transition Plan, however, also felt if this was a Federal mandate, the Federal government should provide the funding from another source besides CDBG. The amount arrived at was one-half of the balance that was left over once the other recommendations were agreed upon.

John George Home – Recommend full funding request of \$50,000. There was much discussion by CAC members about providing additional funding for the elevator project and consensus was not reached until a vote was called. The vote to fully fund the project so it could be completed passed with 4 in favor, 2 against, and one abstention.

Ash Tree Removal/Replacement – Recommend 48% of the \$25,000 funding request (\$12,000) to the Forestry Division of Parks & Recreation. The CAC agreed to recommend funding this on-going beautification project.



Department of Community Development

161 W. Michigan Avenue • Jackson, MI 49201-1303•
Facsimile (517) 780-4781

Administrative Services
(517) 788-4060

Building Inspection
(517) 788-4012

Rehabilitation Services & Information
(517) 788-4070

To: William R. Ross, City Manager
DATE: February 4, 2009
FROM: Carol L. Konieczki, Community Development Director
SUBJECT: City Administration Recommendations for CDBG Allocations

Thank you for meeting with Community Development staff and others on February 2 and 3, 2009 to formulate recommendations to the City Council for CDBG and HOME allocations for fiscal year 2009-2010. As we are all painfully aware, the failing economy has made this year's recommendation decisions especially arduous. During our meetings, we reviewed each funding request using an Application Rating System; however, when it came right down to it, difficult decisions had to be made in order to attain goals set forth by City Council. It is possible future funding may become available through proposed stimulus packages, but too many unknowns exist at present to incorporate any expectations into what we do know.

It is with deep regret to those agencies that also desperately need funding support that we arrived at the following decisions:

Public Services

King Center Summer Youth Program \$40,000

Administration and Planning

Community Development.....\$216,425

Other Projects

Code Enforcement.....\$500,000
Residential Rehabilitation..... 300,000
Handicap Ramps 20,000
Street Paving/Reconstruction 336,532

This was not an easy choice to make. However, with City Council's focus on street paving/reconstruction, it left little alternatives. City administrative staff recommends continuing the King Center Summer Youth Program because of its tremendous success and benefit to Jackson's low- and moderate-income youth. Community Development has slashed funding requests for Administration/Planning and Code Enforcement to absolute bare minimums. Keep in mind these two allocations pay for current staff and operating costs, except for that attributable to Building Inspection, which is funded from the General Fund.



While Residential Rehabilitation was reduced on the CDBG side, it was increased utilizing HOME Program funds. Part of that decision was based on Neighborhood Stabilization Program (NSP) funds, which have been applied for and receipt of which is expected in the near future. A minimal allocation is recommended to the Department of Public Services for handicap ramps to show a good faith effort to meet Americans With Disabilities Act Transition Plan requirements. With these severe restrictions adhered to, we were able to recommend over one-half of the amount Engineering requested for street paving/reconstruction.

The streets targeted to be paved during the 2009-2010 fiscal year are:

- Wesley – Blackstone to Jackson
- State – Pearl to Ganson
- Homewild – Perrine to State

Every intersection of these paving projects will receive a handicap accessible curb ramp, which goes hand-in-hand with the Transition Plan. This also allowed \$30,532 to be allocated to Engineering to provide match for the MDOT grant on the Grand River ArtsWalk to install a sidewalk on Monroe Street, which will serve as a loop connector for the Grand River ArtsWalk.

Similar tough decisions needed to be made regarding HOME funding recommendations, which are as follows:

Rehabilitation Assistance.....	\$227,657
Administration.....	30,300
Acquisition/Rehab/Resale (required)	50,000
CHDO Operating Expenses.....	15,000

In the City's application for NSP funds, \$45,000 is planned to be used for Down Payment Assistance, which will be contracted through Jackson Affordable Housing Corp. (JAHC). As of the writing of this memo, JAHC has \$36,287 left from its 2008-2009 allocation of HOME funds for Down Payment Assistance. The City may utilize Habitat for Humanity's assistance using NSP funds, too. HUD requires a minimum of 15% of the grant allocation be set aside for CHDO activities, which will go to JAHC for acquisition/rehab/resale.

Again, these decisions were not arrived at without considering the negative impact it would have on other projects that are greatly needed by City of Jackson residents. All of the funding recommendations meet one or more of the four goals set by City Council at its April 15, 2008 Special Goal Setting meeting: Revenue Enhancement, Cost Control and Reduction, Neighborhood Preservation, and Downtown Development.

- cc: Heather Soat, Financial Analyst
Michelle L. Pultz, Community Development Project Coordinator
Lynn Fessel, City Clerk



Historical Overview of 2005-2008 CDBG/HOME Allocations

Allocations Made by City Council

(does not include budget amendments made thereafter)

Applicants	2009-2010 Funding Request	2005-2006 Allocation	2006-2007 Allocation	2007-2008 Allocation	2008-2009 Allocation
Public Services					
1 American Red Cross	\$5,000	\$0	\$10,000	\$3,000	\$2,000
2 Big Brothers Big Sisters of Jackson County	12,000	0	7,939	2,500	2,000
3 Center for Family Health (added by City Council vote to receive late application on 1/20/09)	25,000	18,014	25,000	25,000	25,000
4 Community Action Agency (Foreclosure Prevention)	60,000	0	0	0	0
5 Community Development (Neighborhood Resource Center)	15,000	15,000	0	15,000	12,000
6 Family Service & Children's Aid	47,580	8,000	10,000	2,500	5,000
7 Helping All People Excel (HAPE)	3,845	0	0	0	0
8 Human Relations Commission (Fair Housing)	11,800	0	0	0	0
9 Jackson Affordable Housing (Foreclosure Prevention)	28,000	10,000	14,500	27,700	27,273
10 Jackson Affordable Housing (Homeownership Program)	9,200	5,000	5,000	1,500	3,000
11 Jackson School of the Arts	5,000	0	0	0	1,500
12 Legal Services of South Central Michigan	25,000	0	2,500	1,500	0
13 Parks & Recreation (King Center Summer Youth Program)	40,000	18,000	30,000	25,000	35,000
14 Partnership Park Downtown Neighborhood Assoc.	15,000	5,500	10,000	5,000	5,000
15 The Salvation Army	75,000	0	58,102	60,000	63,000
16 United Way of Jackson County	20,000	7,000	12,500	5,000	10,000
Administration and Planning					
17 Community Development	\$216,425	\$342,170	\$0	\$344,100	\$248,600
Other Projects					
18 BRINCS	\$77,485	\$0	\$0	\$0	\$0
19 Community Development (Code Enforcement)	538,000	548,350	100,000	484,500	500,000
20 Community Development (Residential Rehabilitation)	401,000	395,000	70,000	418,451	275,230
21 Department of Engineering (Monroe Street Sidewalk)	70,000	0	0	0	0
22 Department of Engineering (Street Paving/Reconstruction)	744,000	200,000	774,491	0	0
23 Department of Public Services (Handicap Ramps)	100,000	0	0	0	40,000
24 John George Home	50,000	0	0	50,000	50,000
25 Parks & Recreation (Forestry)	25,000	0	0	0	25,000
HOME					
26 Rehabilitation Assistance (RAP)	\$144,657	\$233,120	\$92,469	\$119,409	\$113,048

Allocations Made by City Council

(does not include budget amendments made thereafter)

	2009-2010		2005-2006	2006-2007	2007-2008	2008-2009
Applicants	Funding Request		Allocation	Allocation	Allocation	Allocation
27 Administration (CD)	30,300		22,000	34,219	33,800	32,000
28 Downpayment Assistance	40,000		30,000	40,000	40,000	40,000
29 Administration (JAHC)	6,000		3,000	6,000	6,000	6,000
30 Jackson Affordable Housing - Acquisition/Rehab/ Resale	60,000		35,000	37,500	77,500	60,000
31 CHDO Operating Expenses	12,000		10,000	12,000	12,000	12,000
32 Habitat for Humanity	82,500		10,000	0	50,000	66,500



City of Jackson

161 W. Michigan Ave. • Jackson, MI 49201-1303
(517) 788-4000 • Facsimile (517) 788-4630

MEMORANDUM
February 5, 2009

TO: Lynn Fessel, City Clerk
FROM: Local Officers Compensation Commission
RE: Elected Officials Salary Recommendation

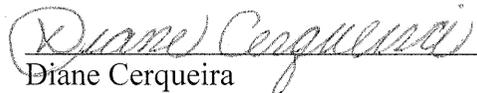
Madam Clerk:

The Local Officers Compensation Commission (LOCC) met on February 5, 2009, to conduct the required biennial review of salaries for local elected officials. After consideration and discussion, the LOCC voted to recommend that the following become the City Treasurer's annual salary:

First year – a three percent (3%) raise on his base salary as of January 1, 2009
Second year – a three percent (3%) raise on his base salary as of January 1, 2010

This salary will become effective, unless rejected by a two-thirds vote of the City Council, within thirty (30) days of filing with your office. Accordingly, please place this item on the next available City Council Agenda.

Respectfully submitted,


Diane Cerqueira
Chair, LOCC

cc: Mayor and City Council
Andrew Wrozek, City Treasurer/Income Tax Administrator
William R. Ross, City Manager
Julius A. Giglio, City Attorney
LOCC Members

Interoffice Memo

Jon H. Dowling, P.E.
City Engineer

Department of Engineering
161 W. Michigan Avenue, Jackson, Michigan 49201
(517) 788-4160 Facsimile (517) 768-6435

TO: William R. Ross, City Manager
FROM: Jon H. Dowling, P.E., City Engineer
DATE: February 18, 2009
SUBJECT: Request to Award Materials Testing Contract

On January 20, 2009, qualification documents and proposals were received from six consultants by the Purchasing Department for 2009 Materials Testing Services. Unlike bid solicitations, Requests for Qualifications and Proposals (RFQP) are requested for professional services and are designed to allow the respondents to demonstrate their understanding of the project needs and their qualifications to perform the work. A point system is used to evaluate proposals and select the most qualified firms that considers experience, method of approach, time and effort, understanding of the project and accessibility. Cost proposals are opened and evaluated only for the most qualified firms, preventing potential Freedom of Information Act exposure to cost information by unsuccessful respondents.

Qualifications and proposals for the 2009 Materials Testing Services were reviewed by a team consisting of Jon Dowling, City Engineer, Troy White, Civil Engineer II, and Tammy Sayles, Administrative Secretary II. The following is a listing of the firms submitting proposals and their ranking as ranked by the review team:

<u>Design Firm</u>	<u>Total Rating</u>	<u>Cost</u>
CTI and Associates	930	\$92,970.00
PSI	855	\$99,549.50
Materials Testing Consultants	830	
NTH	770	
TTL	720	
McDowell and Associates	495	

Cost proposals were opened and reviewed for the two highest ranking firms. Based upon the qualification ranking and completeness of their cost proposal, and in concurrence with the Purchasing Agent, the Department of Engineering recommends the approval of the 2009 Materials Testing contract to CTI of Brighton at approximately \$92,970. With your concurrence, I request this recommendation be submitted to City Council for their approval and the City Clerk and the City Manager be authorized to sign the contract documents. Funding is available from the projects funds for which materials testing will be required.

If you have any questions, please contact me.

JD:tjs

c: Randall T. McMunn, P.E., Assistant City Engineer
Margaret Cunningham, Purchasing Agent
Troy R. White, P.E., Civil Engineer II



161 W. Michigan Avenue - Jackson, MI 49201
Telephone: (517) 788-4160 — Facsimile: (517) 788-4639

DATE: February 18, 2009
TO: William R. Ross, City Manager
FROM: Jon H. Dowling, P.E., City Engineer
RE: Request to Purchase Traffic Signal Equipment

The Department of Engineering is submitting a Purchase Request totalling \$28,472.00 for the purchase of traffic signal equipment from Carrier and Gable. Carrier and Gable is located in Farmington Hills, Michigan and is a sole source provider because they are the only vendor who provide the Eagle Signal equipment for the traffic signals. The Eagle Signal equipment is the only brand that meets all of the Michigan Department of Transportation (MDOT) specifications. The items the Department of Engineering would like to purchase include several pedestrian lights and materials for various intersections; emergency detection equipment; and stock material.

More specifically, the locations for pedestrian lighting are at Fourth, Prospect, Ganson and Waterloo; West Washington and Clinton Hill; and Greenwood and Morrell. These intersections were reconstructed in 2008 and the pedestrian lights need to be updated.

The emergency detection system would install larger signal heads at the intersection of Jackson and Ganson. This is the signal at the front of the Jackson County Fairgrounds entrance. Currently, the signal hangs in front of the billboard and those exiting the fairgrounds have a difficult time seeing the signal until they are right under the billboard. This new signal is larger, and would be hung lower to ensure easier visibility for fair patrons. The emergency detection system would allow for the signal to change to suit the needs of the fire trucks when they exit the fire barn on Jackson.

The stock material is basically miscellaneous supplies the Department of Engineering keeps on hand in order to repair signals in a timely fashion. A copy of the Request for Purchase for each item is attached.

The Department of Engineering recommends the approval of the Purchase Request. With your concurrence I request that City Council approve the purchases from Carrier and Gable in the amount of \$28,472.00. Funding is available from the Major Street Traffic Services Fund.

Please do not hesitate to contact me if you have any questions.



City of Jackson, Michigan
 161 W. Michigan Ave.
 Jackson, Michigan 49201
 Phone: 517-788-4020
 Fax: 517-788-4630
 www.cityofjackson.org

CITY OF JACKSON

Print Form

REQUEST FOR PURCHASE FORM

Department:

Engineering

PURCHASE ORDER NUMBER

VENDOR NUMBER 69

Vendor Name:

Carrier and Gable

Address:

24110 Research Dr.

City:

Farmington Hills

State:

Michigan

Zip:

48024

Ship to Code:

0002 Engineering Department/Traffic Department @ 521 Water Street

Order Status:

0001 Confirming

Fund	Activity	Account	Project	Sub-Project	Amount Distributed
202	474	943	474M	781	\$8,846.00

Distribution Amount

\$8,846.00

THIS SECTION TO BE SEEN ON PURCHASE ORDER ONLY!

Description	Quantity	Item	Unit Price	Amount
103TS12C4LED 3W3C 12" LED Heads	2		1,507.0000	\$3,014.00
103TS12A4LED 1W3C 12" LED Heads	1		500.0000	\$500.00
132-3002X Green Arrow Insert	2		75.0000	\$150.00
132-2002X Yellow Arrow Insert	2		72.0000	\$144.00
18024302WLED 2 Way LED Case sign	1		1,776.0000	\$1,776.00
103TS08D4LED 4W3C 8" LED Signal Head	2		1,631.0000	\$3,262.00

Purchase Order Total

\$8,846.00

IF PO IS OVER \$1,000, YOU MUST ATTACH BID SUMMARY SHEET

JUSTIFICATION FOR CONFIRMING REQUEST FOR PURCHASE/ANY OTHER INFORMATION FOR OFFICE FILE ONLY

SEE QUOTE 1570

Traffic Signal Major (Fourth Prospect Ganson Waterloo)

I HEREBY CERTIFY THAT THE ARTICLES ABOVE SPECIFIED ARE NECESSARY FOR THE USE OF THIS DOCUMENT AND ARE TO BE USED SOLELY FOR THE BENEFIT OF THE CITY.

SIGNED

DATE

2/4/09



City of Jackson, Michigan
 161 W. Michigan Ave.
 Jackson, Michigan 49201
 Phone: 517-788-4020
 Fax: 517-788-4630
 www.cityofjackson.org

CITY OF JACKSON

Print Form

REQUEST FOR PURCHASE FORM

Department:

Engineering

PURCHASE ORDER NUMBER

VENDOR NUMBER 69

Vendor Name:

Carrier and Gable

Address:

24110 Research Dr.

City:

Farmington Hills

State:

Michigan

Zip:

48024

Ship to Code:

0002 Engineering Department/Traffic Department @ 521 Water Street

Order Status:

0001 Confirming

Fund	Activity	Account	Project	Sub-Project	Amount Distributed
202	474	943	474M	781	\$3,792.00

Distribution Amount

\$3,792.00

THIS SECTION TO BE SEEN ON PURCHASE ORDER ONLY!

Description	Quantity	Item	Unit Price	Amount
103PS12B3LED 2-Way 2-Color 12" BAPS B3 LED 8	6		632.0000	\$3,792.00
101-6801X Signal Poly 12" PED LED H/M Filled ITE	12			\$0.00
103-7638 Bracket, 2-Way 12" "T" BK38-B	12			\$0.00
103-FOOT *See Plans for Mounting Foot ***END of KIT***	12			

Purchase Order Total

\$3,792.00

IF PO IS OVER \$1,000, YOU MUST ATTACH BID SUMMARY SHEET

JUSTIFICATION FOR CONFIRMING REQUEST FOR PURCHASE/ANY OTHER INFORMATION FOR OFFICE FILE ONLY

SEE QUOTE 10803

Traffic Signal Major (West Washington and Clinton Hill Ped)

I HEREBY CERTIFY THAT THE ARTICLES ABOVE SPECIFIED ARE NECESSARY FOR THE USE OF THIS DOCUMENT AND ARE TO BE USED SOLELY FOR THE BENEFIT OF THE CITY.

SIGNED

DATE

2/4/09



City of Jackson, Michigan
 161 W. Michigan Ave.
 Jackson, Michigan 49201
 Phone: 517-788-4020
 Fax: 517-788-4630
 www.cityofjackson.org

CITY OF JACKSON

Print Form

REQUEST FOR PURCHASE FORM

Department:

Engineering

PURCHASE ORDER NUMBER

VENDOR NUMBER 69

Vendor Name:

Carrier and Gable

Address:

24110 Research Dr.

City:

Farmington Hills

State:

Michigan

Zip:

48024

Ship to Code:

0002 Engineering Department/Traffic Department @ 521 Water Street

Order Status:

0001 Confirming

Fund	Activity	Account	Project	Sub-Project	Amount Distributed
202	474	943	474M	781	\$5,056.00

Distribution Amount

\$5,056.00

THIS SECTION TO BE SEEN ON PURCHASE ORDER ONLY!

Description	Quantity	Item	Unit Price	Amount
103PS12B3LED 2-Way 2-Color 12" BAPS B3 LED 8	8		632.0000	\$5,056.00
101-6801X Signal Poly 12" PED LED H/M Filled ITE	16			\$0.00
103-7638 Bracket, 2-way 12" "T" BK38-B	16			\$0.00
103-FOOT *See plans for Mounting Foot ***END of KIT***	16			\$0.00

Purchase Order Total

\$5,056.00

IF PO IS OVER \$1,000, YOU MUST ATTACH BID SUMMARY SHEET

JUSTIFICATION FOR CONFIRMING REQUEST FOR PURCHASE/ANY OTHER INFORMATION FOR OFFICE FILE ONLY

SEE QUOTE 10803

Traffic Signal Major (Greenwood Morrell Ped)

I HEREBY CERTIFY THAT THE ARTICLES ABOVE SPECIFIED ARE NECESSARY FOR THE USE OF THIS DOCUMENT AND ARE TO BE USED SOLELY FOR THE BENEFIT OF THE CITY.

SIGNED

DATE

2/4/09



City of Jackson, Michigan
 161 W. Michigan Ave.
 Jackson, Michigan 49201
 Phone: 517-788-4020
 Fax: 517-788-4630
 www.cityofjackson.org

CITY OF JACKSON

Print Form

REQUEST FOR PURCHASE FORM

Department:

Engineering

PURCHASE ORDER NUMBER

VENDOR NUMBER 69

Vendor Name:

Carrier and Gable

Address:

24110 Research Dr.

City:

Farmington Hills

State:

Michigan

Zip:

48024

Ship to Code:

0002 Engineering Department/Traffic Department @ 521 Water Street

Order Status:

0001 Confirming

Fund	Activity	Account	Project	Sub-Project	Amount Distributed
202	474	943	474M	785	\$4,440.00

Distribution Amount \$4,440.00

THIS SECTION TO BE SEEN ON PURCHASE ORDER ONLY!

Description	Quantity	Item	Unit Price	Amount
103TS12D4LED 4-Way 3-Color 12"SWTS D4	2		1,970.0000	\$3,940.00
101-3800X Signal SA Poly 8" RYG LED ITE	8			\$0.00
101-7011 Span Wire Clamp, KA6-3 UNF	2			\$0.00
101-7014 Bracket, Wire Entrance BK14 BK14	2			\$0.00
103-7419 Bracket, 4-way SW 12" TOP BK19	2			\$0.00
103-7420 Bracket, 4-way SW 12" BOT BK20	2			\$0.00
103TS12A4LED 1W3C 12" LED Head	1		500.0000	\$500.00

Purchase Order Total \$4,440.00

IF PO IS OVER \$1,000, YOU MUST ATTACH BID SUMMARY SHEET

JUSTIFICATION FOR CONFIRMING REQUEST FOR PURCHASE/ANY OTHER INFORMATION FOR OFFICE FILE ONLY

SEE QUOTE 10800

Traffic Signal Emergency Equipment (Jackson & Ganson)

I HEREBY CERTIFY THAT THE ARTICLES ABOVE SPECIFIED ARE NECESSARY FOR THE USE OF THIS DOCUMENT AND ARE TO BE USED SOLELY FOR THE BENEFIT OF THE CITY.

SIGNED

[Handwritten signatures]

DATE

2/4/09

[Handwritten initials]
2-6-09



City of Jackson, Michigan
 161 W. Michigan Ave.
 Jackson, Michigan 49201
 Phone: 517-788-4020
 Fax: 517-788-4630
 www.cityofjackson.org

CITY OF JACKSON

Print Form

REQUEST FOR PURCHASE FORM

Department:

Engineering

PURCHASE ORDER NUMBER

VENDOR NUMBER 69

Vendor Name:

Carrier and Gable

Address:

24110 Research Dr.

City:

Farmington Hills

State:

Michigan

Zip:

48024

Ship to Code:

0002 Engineering Department/Traffic Department @ 521 Water Street

Order Status:

0001 Confirming

Fund	Activity	Account	Project	Sub-Project	Amount Distributed
202	474	943	474M	785	\$2,398.00

Distribution Amount

\$2,398.00

THIS SECTION TO BE SEEN ON PURCHASE ORDER ONLY!

Description	Quantity	Item	Unit Price	Amount
151-0521 Detector MDL 721 1 CH 2 Dir	4		487.0000	\$1,948.00
151-0138 Cable, Opticom MDL 138	1,000		0.4500	\$450.00
See Quote 11449				

Purchase Order Total

\$2,398.00

IF PO IS OVER \$1,000, YOU MUST ATTACH BID SUMMARY SHEET

JUSTIFICATION FOR CONFIRMING REQUEST FOR PURCHASE/ANY OTHER INFORMATION FOR OFFICE FILE ONLY

Emergency Equipment

I HEREBY CERTIFY THAT THE ARTICLES ABOVE SPECIFIED ARE NECESSARY FOR THE USE OF THIS DOCUMENT AND ARE TO BE USED SOLELY FOR THE BENEFIT OF THE CITY.

SIGNED

DATE

2/4/09



City of Jackson, Michigan
 161 W. Michigan Ave.
 Jackson, Michigan 49201
 Phone: 517-788-4020
 Fax: 517-788-4630
 www.cityofjackson.org

CITY OF JACKSON

Print Form

REQUEST FOR PURCHASE FORM

Department:

Engineering

PURCHASE ORDER NUMBER

VENDOR NUMBER 69

Vendor Name:

Carrier and Gable

Address:

24110 Research Dr.

City:

Farmington Hills

State:

Michigan

Zip:

48024

Ship to Code:

0002 Engineering Department/Traffic Department @ 521 Water Street

Order Status:

0001 Confirming

Fund	Activity	Account	Project	Sub-Project	Amount Distributed
202	474	943	474M	781	\$3,940.00

Distribution Amount

\$3,940.00

THIS SECTION TO BE SEEN ON PURCHASE ORDER ONLY!

Description	Quantity	Item	Unit Price	Amount
103TS12D4LED 4-Way 3-Color 12"				
SWTS D4 LED	2		1,970.0000	\$3,940.00
101-3800X Signal SA Poly 8"RYG LED ITE	8			\$0.00
101-7011 SPAN WIRE Clamp, KA6-3 UNF	2			\$0.00
101-7014 Bracket Wire Entrance	2			\$0.00
103-7419 Bracket 4-Way SW 12" TOP BK19	2			\$0.00
103-7420 Bracket 4-way SW 12" BOT BK20	2			\$0.00

Purchase Order Total

\$3,940.00

IF PO IS OVER \$1,000, YOU MUST ATTACH BID SUMMARY SHEET

JUSTIFICATION FOR CONFIRMING REQUEST FOR PURCHASE/ANY OTHER INFORMATION FOR OFFICE FILE ONLY

SEE QUOTE 10800

Traffic Signal Major (stock material)

I HEREBY CERTIFY THAT THE ARTICLES ABOVE SPECIFIED ARE NECESSARY FOR THE USE OF THIS DOCUMENT AND ARE TO BE USED SOLELY FOR THE BENEFIT OF THE CITY.

SIGNED

DATE

2/4/09

Call 2-6-09

INTERDEPARTMENTAL MEMORANDUM

Assessing Department
161 W. Michigan Avenue
Jackson, Michigan 49201-1303

C. Jan Markowski, City Assessor
517-788-4033
Facsimile 517-780-4762

TO: Honorable Mayor Ludwig and City Council Members
FROM: C. Jan Markowski, City Assessor *CJM*
DATE: February 4, 2009
SUBJECT: Meterless Parking

Attached is a spreadsheet showing calculation for meterless parking. The majority of the recommendations I made at the January 27th meeting have been implemented on this sheet.

Parking lots outside the meterless district, as well as those more than 300 feet from the property claiming credit for the spaces, have been removed from calculations for 5/3 Bank, Dr. Don's, and Michigan Theatre.

The property at 115 E. Michigan, owned by Brian Surgener, has been reduced to five spaces of credit since the property is not paved and striped as a lot with more than 5 spaces is required to be.

Properties used 3 days or fewer per week were prorated against a 6-day week.

Buildings with space vacant for longer than 6 months have been adjusted. This includes part or all of 180, 154, 140, 134, 106, 171, 165, 159, 113, and 101 W. Michigan, 105 and 129 E. Michigan 173, 159, and 135 W. Pearl, 132 N. Mechanic, 209 and 233 N. Jackson, 117 W. Louis Glick Highway, 132 W. Cortland, 232 and 216 S. Mechanic, 204 S. Jackson, and 134 Francis.

The Adams Hotel was adjusted by calculating need based on 75 percent of the dwelling units instead of 100 percent. The Otsego and Elaine calculations were reduced to 50 percent of the dwelling units instead of 100 percent.

The day care at First Baptist Church was calculated based on a maximum capacity (licensed by the state) of 82 children; for each 5 children, 1 parking space is needed. Churches were calculated using seating capacity of the sanctuary as opposed to membership of the church.

The calculations for restaurants/bars resulted in a much higher need when we used the legal capacity. We left those as they were previously, but calculated The Rocket at a nightclub/discotheque using the capacity calculated at 1 parking space needed for every 4 persons, then applying an occasional use factor of 50 percent.

The rate per space has been adjusted from \$59.66 to \$42.00. The minimum charge has been lowered from \$125.00 to \$100.00. With these changes in rate, as well as changes to the calculations for properties in the district, the total assessed would result in total assessments of about \$42,000.00 and a contribution from the city of \$6,600.00. Last year's total was about \$66,000.00. I recommend that Council approve these changes for use with the 2008-2009 meterless parking special assessment rolls.

CJM/dbk

Attachment

METERLESS PARKING 2008-2009

PARCEL NUMBER	OWNER/OCCUPANT	PROPERTY ADDRESS	SQ FT	% OCC	ADJ FACT	SPACE PER FT	SPACES REQ	SPACE TOTALS	Rate per need =		AMT ASSESSED	"EXEMPT" ENTITIES
									SPACES HAVE	NET NEED		
1-0006	BLAKE BUILDING (vac space) OCCUPIED OFFICE SPACE 1ST FL RETAIL SPACE Res Units top 5 floors (4 floors gutted) (DEDUCT 16800)	180-186 W MICHIGAN	20,565	0.25	0.75	200	5					
			7,275	1	0.75	200	27					
			2,400	1	0.65	200	8					
			3	1	1	1	3	43	59	0	\$100.00	
1-0007.1	CASLER HARDWARE	125-133 N JACKSON	6,534	1	0.65	200	21	21	19	2	\$100.00	
1-0008	CASLER WAREHOUSE	163 W PEARL	1	1	1	1	1	1	0	1	\$100.00	
1-0010	VEACH VENTURES (VAC RE)	173-175 W PEARL	1,612	0.25	0.65	200	1	1	1	0	\$100.00	
1-0011	BARBER/MISC RETAIL 2007 RETAIL SPACE - APPROX 2/3 VAC AS OF 11-07 2ND FL 1 RES UNIT	137-145 N JACKSON	1,568	1	0.65	200	5					
			808	0.5	0.65	200	1					
			1	1	1	1	1	7	2	5	\$210.00	
1-0014	PEARL STREET CONDOS/ 2C VAC RETAIL 2008 2ND FL 1 APT 2008 (REST IS GUTTED) 3RD FL VAC/GUTTED 2008 4TH FL: 4 APTS 2008	159-161 W PEARL	500	1	0.75	200	2					
			2,400	0.25	0.65	200	2					
			1	1	1	1	1					
			5,456	0	0	0	0					
4	1	1	1	4	9	0	9	\$378.00				
1-0017	DUPUIS INC 2ND FLOOR 1 RES UNIT	160-162 W MICHIGAN	2,368	1	0.65	200	8					
			1	1	1	1	1	9	8	1	\$100.00	
1-0021	PERLOS BLDG/1ST FL VAC F 2ND FL OFFICES 2ND FLOOR VAC	154-156 W MICHIGAN	2,300	0.5	0.65	200	4					
			1,380	1	0.75	200	5					
			920	0.25	0.75	200	1	10	4	6	\$252.00	
1-0022	JTV STUDIO 2ND FLOOR OFC SPACE (12' 2ND/3RD FL 1 RES UNIT	152 W MICHIGAN	2,508	1	0.75	200	9					
			1,220	1	0.75	200	5					
			1	1	1	1	1	15	16	0	\$100.00	
1-0024	TREASURED ELEGANCE 2ND FLOOR (2 Res Units) 3rd Penthouse (1 Res Unit)	148-150 W MICHIGAN	2,508	1	0.65	200	8					
			2	1	1	1	2					
			1	1	1	1	1	11	5	6	\$252.00	
1-0027	DR DON'S	146 W MICHIGAN	2,508	0.5	0.5	30	21	21	1	20	\$840.00	

PARCEL NUMBER	OWNER/OCCUPANT	PROPERTY ADDRESS	SQ FT	% OCC	ADJ FACT	SPACE PER FT	SPACES REQ	SPACE TOTALS	SPACES HAVE	NET NEED	AMT ASSESSED	"EXEMPT" ENTITIES
1-0028	REYNOLDS AGENCY	144 W MICHIGAN	2,508	1	0.75	200	9	9	14	0	\$100.00	
1-0029	AHRONHEIM (VAC 8-07)	140 W MICHIGAN	2,200	0.25	0.65	200	2	2	1	1	\$100.00	
1-0030	THE STUDIO	131-133 W PEARL	1,980	1	0.65	200	6					
	2ND FL 1 RES UNIT		1	1	1	1	1					
	3RD FL 1 RES UNIT		1	1	1	1	1	8	2	6	\$252.00	
1-0031	ROBERT ABLE (VACANT 8-07)	135 W PEARL	1,980	0.25	0.65	200	2	2	1	1	\$100.00	
1-0032	SCHUPBACH'S (1st Retail)	141 W PEARL	3,960	1	0.65	200	13					
	2nd Archery Range		3,960	1	0.65	200	13	26	6	20	\$840.00	
1-0033	SCHUPBACH'S	143 W PEARL	1,980	1	0.65	200	6	6	4	2	\$100.00	
1-0034	NITE LIGHTS BAR	145 W PEARL	1,980	0.5	0.5	30	17	17	1	16	\$672.00	
1-0035	FIFTH THIRD BANK	134 W MICHIGAN	4,800	1	0.75	200	18					
	2ND FLOOR OFFICES		1,000	1	0.75	200	4					
	2ND FLOOR VAC 2007-08		3,800	0.25	0.75	200	4					
	3RD FLOOR APARTMENT		1	1	1	1	1	27	6	21	\$882.00	
1-0036	TEDDY BEAR WAREHOUSE	128-130 W MICHIGAN	2,754	0.33	0.65	200	3	3	0	3	\$126.00	
1-0037	COUNTY TOWER BLDG	120 W MICHIGAN	66,892	1	0.75	200	251	251	74	177		\$7,434.00
1-0037.11	CURTIS, CURTIS ATTY (15TH)	120 W MICHIGAN	2,716	1	0.75	200	10					
	14TH FLOOR (STORAGE ONLY)		1,479	1	1	1	1	11	6	5	\$210.00	
1-0041	MICHIGAN THEATRE (CAPAC)	124-126 N MECHANIC	835	0.5	0.33	4	34	34	1	33	\$1,386.00	
1-0044	WALT'S HEALTH FOOD	106-118 W MICHIGAN	4,680	1	0.65	200	15					
	BSMT - CATHOLIC SHOP 1920 SQ FT		1,920	1	0.65	200	6					
	BSMT - VACANT RETAIL 960 SQ FT		960	0.25	0.65	200	1					
	2ND FLOOR - 1 RESIDENTIAL UNIT		1	1	1	1	1	23	6	17	\$714.00	
1-0047	GENCO	130 N MECHANIC	1,200	1	0.65	200	4	4	1	3	\$126.00	
1-0048	MOLLER BLDG - RETAIL SPA	132-142 N MECHANIC	1,100	1	0.65	200	4					

PARCEL NUMBER	OWNER/OCCUPANT	PROPERTY ADDRESS	SQ FT	% OCC	ADJ FACT	SPACE PER FT	SPACES REQ	SPACE TOTALS	SPACES HAVE	NET NEED	AMT ASSESSED	"EXEMPT" ENTITIES
	VAC RETAIL SPACE		3,685	0.25	0.65	200	3	7	1	6	\$252.00	
1-0050	JACKSON ANTIQUE MALL	201 N JACKSON	4,063	1	0.65	200	13	13	12	1	\$100.00	
1-0053	OFFICE BAR (VEACH) VACANT RETAIL SPACE	209-213 N JACKSON	1,054 975	0.5 0.25	0.5 0.65	30 200	9 1				\$100.00	
1-0054	PAWN SHOP	217 N JACKSON	2,288	1	0.65	200	7	7	2	5	\$210.00	
1-0055	PEDAL & TOUR 2ND FL - EXERCISE & SALES 3RD FL - 2 APARTMENTS	225 N JACKSON	5,340 2,670 2	1 1 1	0.65 0.65 1	200 200 1	17 9 2			21	\$882.00	
1-0057	VACANT 7-2008 - FORMERLY 2ND FL - 1 APARTMENT	233 N JACKSON	2,640 1	0.25 1	0.25 1	30 1	6 1			7	\$294.00	
1-0058	KELLY IMPORTS/SONIC LAN 2ND FL - 1 RES UNIT	237-241 N JACKSON	7,656 1	1 1	0.65 1	200 1	25 1			2	\$100.00	
1-0062	COLLINS BROS WAREHOUSE AREA	148-156 W PEARL	6,312 2,400	1 1	0.65 1	200 1	21 1			0	\$100.00	
1-0065	COLLINS BROS. RUG STORE	142-144 W PEARL	1,200	1	0.65	200	4	4	2	2	\$100.00	
1-0068	CHUCK'S SUPPLY (KSS ENT)	132-136 W PEARL	3,870	1	0.65	200	13	13	17	0	\$100.00	
1-0069.1	KUHL'S DELI RETAIL SPACE RETAIL SPACE - VAC 11-08 OFFICE SPACE - SEC STATE	117-119 W LOUIS GLIC	6,990 3,000 1,000 1,550	0.5 1 0.25 1	0.5 0.65 0.65 0.75	30 200 200 200	58 10 1 6			0	\$100.00	
4-0001	DEARY 1ST FL - VACANT 2ND FL - VACANT 3RD FL - VACANT	171 W MICHIGAN	1,608 1,608 1,608	0.25 0.25 0.25	0.75 0.75 0.75	200 200 200	2 2 2			5	\$210.00	
4-0002	COUNTY - VAC OFFICE Bsmt Offices - VACANT	165-169 W MICHIGAN	8,448 8,448	0.25 0.25	0.75 0.75	200 200	8 8			14		\$588.00
4-0005	CITY HALL	161 W MICHIGAN	41,492	1	0.75	200	156	156	6	150		\$6,300.00

PARCEL NUMBER	OWNER/OCCUPANT	PROPERTY ADDRESS	SQ FT	% OCC	ADJ FACT	SPACE PER FT	SPACES REQ	SPACE TOTALS	SPACES HAVE	NET NEED	AMT ASSESSED	"EXEMPT" ENTITIES
4-0006	CORTLAND BUILDING (MARC	143-149 S JACKSON	10,528	1	0.75	200	39	39	22	17	\$714.00	
4-0009	CHMBR CMRC/CONV VISIT B	125-141 S JACKSON	3,330	1	0.75	200	12	12	4	8	\$336.00	
4-0014	1ST FL OFFICES - CROSS &	146 W CORTLAND	2,850	1	0.75	200	11					
	2ND FL OFFICES - US COM		2,850	1	0.75	200	11					
	Bsmt: Mongoose Club (Very Occasional Use)		2,850	0.5	0.085	30	4	26	6	20	\$840.00	
4-0015	IMAGE GALLERY - VAC 12-08	159 W MICHIGAN	3,960	0.25	0.65	200	3	3	1	2	\$100.00	
4-0017	DARYL'S RESTAURANT	149-153 W MICHIGAN	7,920	0.5	0.5	30	66					
	CAPACITY - OCCASIONAL USE BANQUET		415	1	0.083	30	1	67	0	67	\$2,814.00	
4-0018	ECON ART - 1ST FL	147 W MICHIGAN	2,904	1	0.65	200	9					
	CREDIT UNION - 1ST FL	145 W MICHIGAN	2,904	1	0.75	200	11					
	2 RES UNITS UP		2	1	1	1	2	22	0	22	\$924.00	
4-0021	BELLA NOTTE RESTAURANT	135-137 W MICHIGAN	6,072	0.5	0.5	30	51					
	CAPACITY - OCCASIONAL USE BANQUET		383	1	0.083	30	1	52	23	29	\$1,218.00	
4-0022	SUITE A - SWAN CREEK CAN	133-135 W MICHIGAN	5,544	1	0.65	200	18	18	0	18	\$756.00	
4-0024	SUITE B - LENNY'S SUB SHO	132-134 W CORTLAND	2,400	0.5	0.5	30	20					
	SUITE C		1,650	0.25	0.65	200	1					
	SUITE D		1,500	0.25	0.65	200	1					
	SUITE E		3,162	0.25	0.65	200	3	25	0	25	\$1,050.00	
4-0038	113 W MICH LLC 1ST FL POS	109-113 W MICHIGAN	9,300	1	0.65	200	30					
	U OF M VISITING NURSES - 2005		608	1	0.75	200	2					
	2ND FL - SPRING ARBOR COLLEGE - # OF STUDEN		200	1	1	3	67					
	3RD FL VACANT - 2008		3,000	0.25	0.75	200	3					
	3RD FL OFFICES		6,908	1	0.75	200	26	128	121	7	\$294.00	
4-0040	MILLER SHOES	103 W MICHIGAN	1,800	1	0.65	200	6	6	1	5	\$210.00	
4-0041	VAC 12-2008	101 W MICHIGAN	2,100	0.25	0.65	200	2	2	1	1	\$100.00	
4-0044	BAPTIST CHURCH	201 S JACKSON	400	1	0.17	4	17					
	JACKSON CHILD CARE (LICENSED FOR 82 KIDS 1-0		82	1	1	5	16	33	11	22	\$924.00	

PARCEL NUMBER	OWNER/OCCUPANT	PROPERTY ADDRESS	SQ FT	% OCC	ADJ FACT	SPACE PER FT	SPACES REQ	SPACE TOTALS	SPACES HAVE	NET NEED	AMT ASSESSED	"EXEMPT" ENTITIES
4-0045	BANK OF AMERICA	132 W WASHINGTON	3,024	1	0.75	200	11	11	41	0	\$100.00	
4-0048	VERMEULEN FURNITURE FORMER MASONIC TEMPLE	135 W CORTLAND 131 W CORTLAND	17,096 15,180	1 1	0.65 1	200 1	56 1	57	32	25	\$1,050.00	
4-0052	BLOOMFIELD OFC SUITES 1: 2ND FL VACANT 1 res unit 3rd fl	232-244 S MECHANIC	5,280 5,280 1	1 0.25 1	0.75 0.75 1	200 200 1	20 5 1	26	35	0	\$100.00	
4-0054	BUS DEPOT (CITY)	113-117 W CORTLAND	1,800	1	0.65	200	6	6	5	1		\$100.00
4-0054.A	GREYHOUND	113-117 W CORTLAND	1,800	1	0.65	200	6	6	5	1	\$100.00	
4-0056	SWAIN'S ADAMS HOTEL - RE VAC RETAIL 12-08 MAT'S CATERING & DELI (APT UNITS)	212-216 S MECHANIC 216 S MECHANIC 212 S MECHANIC	1,278 1,278 1,596 26	1 0.25 0.5 1	0.65 0.65 0.5 0.75	200 200 30 1	4 1 13 20	38	5	33	\$1,386.00	
4-0057	RAMPAGE REAL ESTATE JXN CO DEMOCRATIC COMMITTEE (OCCUPIES BO	218-220 S MECHANIC	1,848 1,848	1 1	0.75 0.75	200 200	7 7	14	0	14	\$588.00	
4-0058	GATTSHALL'S	224-232 S MECHANIC	8,580	1	0.65	200	28	28	34	0	\$100.00	
4-0059	ST. PAUL'S EPISCOPAL CHU	309 S JACKSON	325	1	0.17	4	14	14	13	1	\$100.00	
4-0068	SHAFFER DRY CLEANING	115 W WASHINGTON	6,552	1	0.65	200	21	21	22	0	\$100.00	
4-0069	TRINITY LUTHERAN	122 W WESLEY	350	1	0.17	4	15	15	49	0	\$100.00	
4-0135	BUTTERFIELD INVEST	100 S JACKSON	20,266	1	0.75	200	76	76	80	0	\$100.00	
4-0159	CIT PAT 1ST FL OFFICE 2nd Floor Offices	204-206 S JACKSON	2,013 2,257	0.25 0.25	0.75 0.75	200 200	2 2	4	95	0	\$100.00	
5-0001	ELAINE APTS - NATIONAL CI (# OF APARTMENT UNITS)	101-103 E MICHIGAN	2,475 33	1 1	0.75 0.5	200 1	9 17	26	9	17	\$714.00	
5-0002	1ST FL VAC 2008 2ND FL - VAC 2008 3RD FL - VAC 2008	105-109 E MICHIGAN	3,267 3,267 3,267	0.25 0.25 0.25	0.75 0.75 0.75	200 200 200	3 3 3	9	14	0	\$100.00	

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5-0003	J. BUTTERFIELD	111-113 E MICHIGAN	2,178	1	0.75	200	8	8	4	4	\$168.00	
5-0009	LUCE & ASSOC - 1ST FL FRC	131 S MECHANIC	1,386	1	0.75	200	5					
	1ST FL REAR 1 RES UNIT		1	1	1	1	1					
	2ND & 3RD FL 1 RES UNIT		1	1	1	1	1	7	0	7	\$294.00	
5-0010	ANDERSON PRINT/HODGE P	135-145 S MECHANIC	8,367	1	0.65	200	27					
	SALON BREATHE		1,300	1	0.65	200	4	31	10	21	\$882.00	
5-0014	ON THE AVE BOUTIQUE/RICI	125 E MICHIGAN	2,640	1	0.65	200	9					
	2ND & 3RD FL - 3 RES UNITS		3	1	1	1	3	12	25	0	\$100.00	
5-0015	VACANT	129 E MICHIGAN	2,640	0.25	0.65	200	2	2	1	1	\$100.00	
5-0016	NOSTALGIA INK	133-135 E MICHIGAN	2,640	1	0.65	200	9					
	2ND FLOOR - NORTON'S MARTIAL ARTS		2,640	1	0.65	200	9	18	2	16	\$672.00	
5-0017	THE ASSEMBLY CHURCH	139 E MICHIGAN	500	1	0.17	4	21	21	29	0	\$100.00	
5-0018	OTSEGO - OFFICE SPACE	102 FRANCIS	10,260	1	0.75	200	38					
	# APARTMENTS		71	1	0.5	1	36	74	20	54	\$2,268.00	
5-0018.1	EVANOFFS - RETAIL SPACE	134-138 FRANCIS	2,546	0.25	0.65	200	2					
	OFFICE SPACE - VACANT		1,296	0.25	0.75	200	1					
	RESTAURANT		2,970	0.5	0.5	30	25	28	0	28	\$1,176.00	
5-0026	JACKSON COFFEE COMPAN	201-205 S MECHANIC	1,798	0.5	0.5	30	15					
	2ND FL - COFFEE HOUSE SEATING		1,334	0.5	0.5	30	11					
	2ND FL - CONF RM (SEATS 12) - OCC USE (BY RESE		464	0.17	0.75	200	0	26	5	21	\$882.00	
5-0027	TOWN BAR	213 S MECHANIC	2,014	0.5	0.5	30	17					
	ADULT BOOK STORE		1,691	1	0.65	200	5	22	0	22	\$924.00	
5-0027.1	DICKER & DEAL	213 S MECHANIC	2,146	1	0.65	200	7	7	2	5	\$210.00	
5-0028	CRAZY COWBOY RESTAUR	215-221 S MECHANIC	2,856	0.5	0.5	30	24	24	0	24	\$1,008.00	
5-0029	BZB CAFÉ	223-225 S MECHANIC	2,904	0.5	0.5	30	24	24	5	19	\$798.00	

PARCEL NUMBER	OWNER/OCCUPANT	PROPERTY ADDRESS	SQ FT	% OCC	ADJ FACT	SPACE PER FT	SPACES REQ	SPACE TOTALS	SPACES HAVE	NET NEED	AMT ASSESSED	"EXEMPT" ENTITIES
5-0030	1ST FL - NOMAD BOOKHOUSE BASEMENT - OCC USE RENTAL FOR PARTIES/BANC 2ND FLOOR - 3 RES UNITS	229 S MECHANIC	4,620 4,620 3	0.25 0.5 1	0.65 0.085 1	200 30 1	4 7 3	14	10	4	\$168.00	
5-0031	YE OLDE SKULL TATTOO PA 1 RES UNIT UP	241 S MECHANIC	1,804 1	1 1	0.65 1	200 1	6 1	7	5	2	\$100.00	
5-0032	GROTTO CLUB (OCC USE) CONNIE'S SCHOOL OF DANC	100-104 E WASHINGTON 106 E WASHINGTON	3,168 2,640	0.33 1	0.65 0.65	100 100	7 17	24	0	24	\$1,008.00	
5-0040	THE ROCKET (CAPACITY)	216-220 FRANCIS	512	1	0.5	4	64	64	2	62	\$2,604.00	
5-0041	THE BOOK EXCHANGE	236 FRANCIS	4,405	1	0.65	200	14	14	20	0	\$100.00	
5-0041.1	SHEAR/TOTAL/EXTENDED E	228 FRANCIS	3,150	1	0.65	200	10	10	5	5	\$210.00	
5-0058	ST. MARY'S CHURCH ST MARY'S SCHOOL	116 E WESLEY	500 375	1 1	0.33 1	4 4	41 94	135	137	0	\$100.00	
5-0063	M R PRESS	304-306 FRANCIS	2,244	1	0.65	200	7	7	0	7	\$294.00	
5-0064	LENORA'S PUB & GRUB (VAC)	300-302 FRANCIS	2,176	0.25	0.5	30	9	9	12	0	\$100.00	
5-0075	COMMONWEALTH CENTER '205-227 E WASHINGTON OCCUPIED SQ FT AS OF 8-2007		276,958 110,000	0.25 1	0.75 0.75	200 200	260 413	673	900	0	\$100.00	
5-0258	CONSUMERS ENERGY (FOR 200 OTSEGO AVE)		386,956	1	0.75	200	1451	1451	1310	0	\$100.00	
7-0001	SQ 1 (OFC BLDG) OCC SQ F 1 JACKSON SQ VAC SQ FT (9-06)		118,384 20,892	1 0.25	0.75 0.75	200 200	444 20	464	482	0	\$100.00	
7-0001.1	SQ 1 (CONCOURSE) OCC SC 1 JACKSON SQ		18,910	1	0.75	200	71	71	69	2	\$100.00	
7-0001.2	LAND BANK! DO NOT ASSESS 1 JACKSON SQ banquet, bar & conference capacity restaurant capacity		136 710 60	0.25 0.25 0.25	0.5 0.083 0.5	1 2 2	17 7 4	28	0	28	\$1,176.00	
7-0002	CITIZEN'S BANK (DRIVE-THR)	201 N MECHANIC	396	1	0.75	200	1	1	0	1	\$100.00	
TOTALS:							7511	7511	6189	1322	\$40,472.00	\$15,598.00