



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 26, 2008

1. Call to Order.
2. Pledge of Allegiance – Invocation by Pastor Douglas Krengel, Trinity Lutheran Church.
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 12, 2008.
 - B. Approval of a Taxicab Company License for Starlite Cab Company, 1703 E. Michigan Avenue, in accordance with the recommendation of the City Clerk.
 - C. Approval of payment of the Region 2 Planning Commission invoice, in the amount of \$9,922.43, for planning services for January 2008, in accordance with the recommendation of the City Manager.
 - D. Approval of the offer to purchase City-owned property located at 1407 Plymouth, (6-0626), in the amount of \$2,000.00, waive a development agreement on the condition that the lot be combined with purchaser's property for the purpose of adding yard space, and authorization for the Mayor to execute the Purchase Agreement, subject to minor modifications and approval by the City Attorney, in accordance with the recommendation of the Community Development Director.
 - E. Approval of Traffic Control Order No. (TCO) 1971, establishing parking restrictions on the east and west sides, and at the southern dead-end of Columbus Street south of Pearl Street, in accordance with the recommendation of the City Engineer.
 - F. Approval of Traffic Control Order No. (TCO) 1973, changing the first three angle parking stalls east of Mechanic Street in the 100 block of E. Michigan Avenue on the south side, from a two (2)-hour time limit to a twenty (20) minute limit, in accordance with the recommendation of the City Engineer.
 - G. Approval of Final Change Order No. 2 to the contract with Concord Excavating and Grading, in the increased amount of \$231.00, for the King Center Parking Lot and Tennis Court Reconstruction project and Parking Lot 7, and authorization for the City Manager, and City Engineer to execute the appropriate document(s), in accordance with the recommendation of the City Engineer.
 - H. Receipt of the City of Jackson's summary of revenue and expenditures for the seven (7) months ended January 31, 2008.
 - I. Receipt of the Community Development Department CDBG Financial Report through January 31, 2008.
 - J. Receipt of suit filed in U.S. District Court by Charles E. McCoy vs. the Jackson Police Department, et al, and referral to the City Attorney's office for appropriate action.

- K. Receipt of Petition for Writ of Certiorari to the Michigan Supreme Court, Greater Bible Way Temple of Jackson, Petitioner and City of Jackson, et al, Respondents, and referral to the City Attorney's office for appropriate action.
 - L. Establishment of March 11, 2008, at the City Council meeting as the time and place to hold a Public Hearing to amend the City's Brownfield Plan for 900 Cooper Street (Great Lakes Home Health & Hospice), as recommended by the Jackson Brownfield Redevelopment Authority and the Community Development Director.
8. **Committee Reports.**
9. **Appointments.**
- A. Approval of the Mayor's recommendation to reappoint Frederick Davies to the Local Officers Compensation Commission for a seven-year term, beginning February 29, 2008 and ending February 28, 2015.
10. **Public Hearings.**
11. **Resolutions.**
- A. Consideration of a resolution amending the 2007-2008 Jackson Police Department budget to reflect the receipt of the Project Safe Neighborhoods - Anti-Gang Initiative grant with the U.S. Department of Justice, Bureau of Justice Assistance through the Detroit Community Justice Partnership in the amount of \$70,185.00.
 - B. Consideration of a resolution amending the 2007-2008 Jackson Police Department budget to reflect the receipt of the Project Safe Neighborhoods - Anti-Gun Initiative grant with the U.S. Department of Justice, Bureau of Justice Assistance through the Detroit Community Justice Partnership in the amount of \$25,344.00.
12. **Ordinances.**
13. **Other Business.**
14. **New Business.**
- A. Consideration of a Development Agreement between the City, DDA and Jackson Investors, L.L.C., regarding the Neuromuscular Center to be constructed on Michigan Avenue, and authorization for the Mayor and City Clerk to execute the appropriate document(s), and authorization for staff to make minor modifications, in accordance with the recommendation of the City Attorney.
 - B. Consideration of the request to approve the bid award to At-A-Moments-Notice, in the amount of \$27,965.00 for the owner-occupied Community Development rehabilitation project at 245 W. High Street, in accordance with the recommendation of the Community Development Director.
 - C. Consideration of the request to approve the bid award to At-A-Moments-Notice, in the amount of \$21,020.00 for the owner-occupied Community Development rehabilitation project at 822 N. Waterloo, in accordance with the recommendation of the Community Development Director.
 - D. Consideration of the request to approve the bid award to At-A-Moments-Notice, in the amount of \$21,625.00 for the owner-occupied Community Development rehabilitation project at 1305 Chittock, in accordance with the recommendation of the Community Development Director.
 - E. Consideration of the request to approve the bid award to At-A-Moments-Notice, in the amount of \$33,405.00 for the owner-occupied Community Development rehabilitation project at 724 S. Pleasant, in accordance with the recommendation of the Community Development Director.
 - F. Consideration of the request to transfer ownership of City tax reverted properties to the Jackson County Land Bank Authority, and authorization for the Mayor and City Clerk to execute the appropriate document(s), as approved by the City Attorney, in accordance

- with the recommendation of the Community Development Director.
- G. Consideration of the request to stay enforcement of Chapter 21, Section 21.5-26.1, City Code, regarding obtaining a non-conforming sign permit, until May 30, 2008, and for the City Attorney's office to prepare an amended ordinance from the guidance and direction of City Council to be presented at the March 25, 2008, meeting, in accordance with the recommendation of the Community Development Director.
 - H. Consideration of the selection of Applied Science & Technology, Inc. (ASTI) as the consultant to implement the US EPA Assessment Grant awarded in 2007 for the Jackson Brownfield Redevelopment Project, and authorization for staff to negotiate a contract for a not-to-exceed grant amount of \$400,000.00, in accordance with the recommendation of the Jackson Brownfield Redevelopment Authority (JBRA) and the Community Development Director.
 - I. Consideration of the request to approve an adjusted schedule and the preliminary allocation for fiscal year 2008-09 Community Development Block Grant (CDBG) and HOME funds.

- 15. **City Councilmembers' Comments.**
- 16. **Executive Session to discuss labor matters.**
- 17. **Return to Open Session.**
- 18. **Adjournment.**

JACKSON CITY COUNCIL MEETING

MINUTES

FEBRUARY 12, 2008

Due to illness and at Mayor Ludwig's request, Vice Mayor Frounfelker presided over the meeting.

CALL TO ORDER.

The Jackson City Council met in regular session in City Hall and was called to order at 7:01 p.m. by Vice Mayor Andrew R. Frounfelker.

PLEDGE OF ALLEGIANCE – INVOCATION.

The Council joined in the pledge of allegiance. Councilmember Polaczyk gave the invocation.

ROLL CALL.

Present: Mayor Jerry F. Ludwig, Vice Mayor Andrew R. Frounfelker and Councilmembers Carl L. Breeding, Robert B. Howe, Daniel P. Greer, Kenneth E. Gaiser and John R. Polaczyk—7. Absent: 0.

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

AGENDA.

Motion was made by Councilmember Greer and seconded by Councilmember Gaiser to amend the agenda to include a possible action item under City Councilmembers' Comments regarding attendance at the Michigan Municipal League Legislative Conference. The motion was adopted by the following vote. Yeas: Mayor Ludwig, Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer, Gaiser and Polaczyk—7. Nays: 0. Absent: 0.

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: Mayor Ludwig, Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer, Gaiser and Polaczyk—7. Nays: 0. Absent: 0.

PRESENTATIONS/PROCLAMATIONS.

None.

CITIZEN COMMENTS.

Jane Robinson, Enterprise Group – Armory Arts, updated the Council on the Armory Arts Village. Thirty families have moved in, another five are waiting for application review and three more applications were received this week. She also discussed the grand opening fundraising gala on Friday, February 22. This event will give the public a chance to see the facility and will also raise some “seed” money for marketing.

Scott Fleming, new Enterprise Group President & CEO, introduced himself and remarked he is happy to be here. He expressed his passion for economic development and for bringing people into Jackson.

CONSENT CALENDAR.

Motion was made by Councilmember Breeding and seconded by Councilmember Greer to approve the following Consent Calendar. The motion was adopted by the following vote. Yeas: Mayor Ludwig, Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer, Gaiser and Polaczyk—7. Nays: 0. Absent: 0.

Consent Calendar

- A. Approval of the minutes of the regular City Council meeting of January 22, 2008.
- B. Approval of the minutes of the City Council Special Orientation meeting of January 24, 2008.
- C. Approval of the request from the March of Dimes to conduct their annual Walk America event on City streets on Sunday, April 27, 2008, from 9:30 a.m. until 5:00 p.m., beginning and ending in Ella Sharp Park. (Recommended approval received from the Police, Fire, Public Services and Parks/Forestry Departments. Insurance coverage received and approved.)
- D. Approval of the request from the Jackson Storyfest Committee for police assistance and for permission to use the City owned parking lots north of Pearl Street for school buses for their annual Jackson Storyfest to be held on Friday and Saturday, May 2 and 3, 2008. (Recommended approval received from the Police, Fire, and Traffic Engineering Departments, and the Downtown Development Authority. Insurance coverage received and approved.)
- E. Approval of payment of the Region 2 Planning Commission invoice, in the amount of \$11,597.96 for planning services for the month of December 2007, in accordance with the recommendation of the City Manager.
- F. Receipt of the City of Jackson's summary of revenue and expenditures for the six (6) months ended December 31, 2007.
- G. Receipt of Dangerous Building Report through January 31, 2008.

COMMITTEE REPORTS.

None.

APPOINTMENTS.

A. APPROVAL OF THE MAYOR'S RECOMMENDATION TO APPOINT BRIAN SURGENER TO THE DOWNTOWN DEVELOPMENT AUTHORITY FILLING A VACANCY, BEGINNING IMMEDIATELY AND ENDING DECEMBER 31, 2011.

Motion was made by Councilmember Breeding and seconded by Councilmember Howe to ratify the appointment. The motion was adopted by the following vote. Yeas: Mayor Ludwig, Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer, Gaiser and Polaczyk—7. Nays: 0. Absent: 0.

PUBLIC HEARINGS.**A. PUBLIC HEARING OF NECESSITY FOR STREET CONSTRUCTION ON CENTER STREET FROM GANSON STREET TO NORTH STREET.**

Vice Mayor Frounfelker opened the public hearing. Suzanne Mure, 702 Center Street, spoke in opposition to the street construction. Kenneth Hepp, 614 Center Street, spoke in opposition to the assessments. No correspondence was received; the Vice Mayor closed the public hearing.

1. RESOLUTION ORDERING THE CONSTRUCTION AND PREPARATION OF THE SPECIAL ASSESSMENT ROLL.

Motion was made by Councilmember Greer and seconded by Councilmember Polaczyk to adopt the resolution. The motion was adopted by the following vote. Yeas: Mayor Ludwig, Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer, Gaiser and Polaczyk—7. Nays: 0. Absent: 0.

RESOLUTIONS.**A. CONSIDERATION OF A RESOLUTION AMENDING THE JACKSON POLICE DEPARTMENT BUDGET TO REFLECT RECEIPT OF A MICHIGAN COMMISSION ON LAW ENFORCEMENT STANDARDS (MCOLES) JUSTICE TRAINING GRANT, IN THE AMOUNT OF \$49,087.00.**

Motion was made by Councilmember Breeding and seconded by Councilmember Greer to adopt the resolution. The motion was adopted by the following vote. Yeas: Mayor Ludwig, Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer, Gaiser and Polaczyk—7. Nays: 0. Absent: 0.

ORDINANCES.**A. FINAL ADOPTION OF ORDINANCE 2008.3 AMENDING CHAPTER 28, SECTION 28.183, CITY CODE, REZONING PROPERTY LOCATED AT 345 JOHNSON STREET AND OTHER VACANT PROPERTY IN THE AREA.**

Motion was made by Councilmember Greer and seconded by Mayor Ludwig to adopt Ordinance No. 2008.3, rezoning 345 Johnson Street and other vacant property in the area to I-1. The motion was adopted by the following vote. Yeas: Mayor Ludwig, Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer and Polaczyk—6. Nays: Councilmember Gaiser—1. Absent: 0.

B. FINAL ADOPTION OF ORDINANCE 2008.4 AMENDING CHAPTER 28, SECTION 28.183, CITY CODE, REZONING PROPERTY LOCATED AT 900 S. HIGBY.

Motion was made by Councilmember Greer and seconded by Councilmember Polaczyk to adopt Ordinance No. 2008.4, rezoning 900 S. Higby Street to R-4. The motion was adopted by the following vote. Yeas: Mayor Ludwig, Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer, Gaiser and Polaczyk—7. Nays: 0. Absent: 0.

OTHER BUSINESS.

None.

NEW BUSINESS.

- A. **CONSIDERATION OF THE REQUEST TO APPROVE THE PURCHASE OF SOFTWARE REQUIRED TO IMPLEMENT THE CITYWIDE GEOGRAPHIC INFORMATION SYSTEM (GIS) TACTICAL PLAN AT THE STATE OF MICHIGAN CONTRACT PRICE OF \$20,015.46, FROM ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. (ESRI, INC.), ST. PAUL, MN, IN ACCORDANCE WITH THE RECOMMENDATION OF THE CITY'S GIS CONSULTANT, JAMES BENNETT OF INFOGEOGRAPHICS, THE MIS MANAGER, AND THE STAFF ACCOUNTANT/INFORMATION SYSTEMS COORDINATOR.**

Motion was made by Councilmember Breeding and seconded by Councilmember Polaczyk to approve the request. The motion was adopted by the following vote. Yeas: Mayor Ludwig, Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer, Gaiser and Polaczyk—7. Nays: 0. Absent: 0.

B. CONSIDERATION OF THE REQUEST TO APPROVE THE BID AWARD TO SCOTT FREDERICKSON CONSTRUCTION CORP., BATH, IN THE AMOUNT OF \$21,260.00, FOR THE TWO-UNIT OWNER-OCCUPIED COMMUNITY DEVELOPMENT REHABILITATION LEAD PROJECT AT 528 W. GANSON STREET, IN ACCORDANCE WITH THE RECOMMENDATION OF THE COMMUNITY DEVELOPMENT DIRECTOR.

Motion was made by Mayor Ludwig and seconded by Councilmember Greer to approve the request. The motion was adopted by the following vote. Yeas: Mayor Ludwig, Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer, Gaiser and Polaczyk—7. Nays: 0. Absent: 0.

- C. CONSIDERATION OF THE REQUEST TO APPROVE AN EXTENSION OF THE MATERIALS TESTING CONTRACT WITH CTI AND ASSOCIATES, INC., BRIGHTON, MICHIGAN, WITH A STANDARD SERVICE AGREEMENT AT AN APPROXIMATE COST OF \$218,000.00, FOR MATERIALS TESTING THROUGH THE 2008 CONSTRUCTION SEASON, IN ACCORDANCE WITH THE RECOMMENDATION OF THE CITY ENGINEER AND THE PURCHASING AGENT.**

Motion was made by Councilmember Greer and seconded by Councilmember Howe to approve the request. The motion was adopted by the following vote. Yeas: Mayor Ludwig, Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer, Gaiser and Polaczyk—7. Nays: 0. Absent: 0.

CITY COUNCILMEMBERS' COMMENTS.

Councilmember Polaczyk inquired if the City is running out of salt. The City Manager responded that we have an adequate supply. He also announced a meeting on Thursday, March 13 at 6:30 p.m. at Cascades Elementary School where he, the City Manager and the City Engineer will meet with 6th Ward residents to discuss street conditions.

Councilmember Breeding announced that February is Black History Month and there will be a community birthday salute to Rev. Amos Polk Williams on Saturday, February 16 from 2:00 p.m. until 5:00 p.m. at the Lily Missions Center. He also requested that the matter of possibly naming the grounds at the Martin Luther King Center be referred to the Parks and Recreation Commission. He suggested the grounds be named after Howard Woods, but would like others to have the opportunity to submit suggestions. He would like the Commission to prepare a recommendation for the Council's consideration. He also asked the Police Department to look into "cold cases" regarding Larry Black, Charles Cade, Robert Forbes and Chester Neal.

Councilmember Greer discussed attending the Michigan Municipal League Legislative Conference in Lansing on April 1 and 2. Motion was made by Councilmember Polaczyk and seconded by Councilmember Howe to allow Councilmembers Greer and Howe and any other interested Councilmembers to attend the Conference and to approve the expenses for registration fees and mileage. The motion was adopted by the following vote. Yeas: Mayor Ludwig, Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer, Gaiser and Polaczyk—7. Nays: 0. Absent: 0.

Motion was made by Councilmember Greer and seconded by Councilmember Polaczyk to refer to the Rules and Personnel Committee the matter of reviewing the City Council travel policy and bringing back a recommendation to the Council. The motion was adopted by the following vote. Yeas: Mayor Ludwig, Vice Mayor Frounfelker and Councilmembers Breeding, Howe, Greer, Gaiser and Polaczyk—7. Nays: 0. Absent: 0.

Councilmember Gaiser thanked department heads and the City Manager for an excellent job in preparing information for the City Council orientation session.

The City Manager announced that the laptop computers are ready to be distributed and Councilmembers should contact Don Nelson for training. Electronic packets as well as paper packets will be distributed for the next Council meeting.

Councilmember Breeding remarked that Darlene White in the Community Development Department will be leaving City employment. He wished her well and stated he has seen her grow in grace, dignity and wisdom.

Councilmember Howe asked what the final figure is on the Portis investigation. The City Manager stated he should know in a few days.

ADJOURNMENT.

No further business being presented, a motion was made by Councilmember Greer and seconded by Councilmember Breeding to adjourn the meeting. Vice Mayor Frounfelker adjourned the meeting at 7:43 p.m.

Lynn Fessel
City Clerk

MEMORANDUM

City Clerk's Office

February 19, 2008

MEMO TO: Honorable Mayor and City Councilmembers

FROM: Lynn Fessel, City Clerk

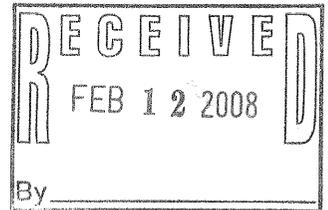
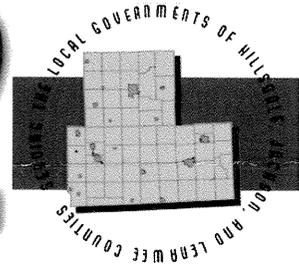
RE: Taxicab Company License

Starlite Cab Company, 1703 E. Michigan Avenue, has applied to the City Clerk's office for an annual license, with two vehicles. The required fee, rate list, insurance certificate and approvals have been received; therefore, I recommend you approve this license for issuance.

Thank you.

C: City Manager

Region 2 Planning Commission



INVOICE NO. 2873

DATE: February 8, 2008

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 2008 Refer to the attached statement.		\$ 9,922.43
Balance Due Region 2 Planning Commission.		\$ 9,922.43

STATEMENT

Region 2 Planning Commission
 120 W. Michigan Avenue, 9th Floor
 Jackson, Michigan 49201

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

cc: Phil Hones, CPA

FY 2008 DESCRIPTION	YTD	October	November	December	January
	-				
	-				
Revenues:					
Additional Allocation	-	-	-	-	-
4070 Membership Dues	-	-	-	-	-
4250 Membership Services	18,818.61	-	-	18,818.61	-
Total Revenues	18,818.61	-	-	18,818.61	-
Expenses:					
Mapping/Graphing Services	-	-	-	-	-
6405 Historic Structure/District	4,731.83	186.31	1,045.39	2,597.45	1,088.99
6409 Zoning Administration	7,458.64	2,476.99	3,927.58	1,766.36	1,764.70
6410 Zoning Ordinance Rec./Information	17,945.13	2,093.64	5,626.22	5,062.79	5,162.48
6411 Zoning Appeals/Variance	7,540.10	947.16	2,515.32	2,171.36	1,906.26
6412 Site Plan Review	-	-	-	-	-
6413 Sign Appeals/Variations	-	-	-	-	-
6420 City Plan - Brownfield	-	-	-	-	-
6421 Economic Development	-	-	-	-	-
6452 Building Inspection Study	-	-	-	-	-
6440 Fire Study	-	-	-	-	-
Total Expenses	40,339.00	5,704.10	13,114.51	11,597.96	9,922.43
Over (Under) for January 31, 2007	(\$21,520.39)				



Community Development

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

February 20, 2008

TO: William R. Ross, City Manager
FROM: Carol L. Konieczki, Community Development Director
RE: Sale of City-Owned Property at 1407 Plymouth, 6-0626

This office has been approached by Todd M. Haskell with an offer to purchase City-owned property commonly known as 1407 Plymouth Street for \$2,000.00. Mr. Haskell currently owns 1410 Pringle, which is adjacent to this lot, and would like to purchase this property to add yard space.

In reviewing information from the Assessor's office, the parcel currently has a State Equalized Value of \$1,600. This property is rated a "Class B," which our current "Disposition of City-Owned Property Policy" defines as:

- Class B: (Vacant lots with development potential). Minimum offer will be set at current market value (generally defined as 2 times the assessed value) as established by the City Assessor.
- Class B Residential Properties: Preference will be given to offers for the purpose of residential development. A Development Agreement will be a condition of the sale of Class B properties sold for development.
- Class B Commercial Properties: Preference will be given to offers for the purpose of commercial development, with emphasis on job creation and retention as well as overall property investment. A Development Agreement will be a condition of the sale of Class B Commercial Properties.

Action requested is to accept the offer at the purchase price of \$2,000.00 and waive a development agreement on the condition that the lot be combined with his property for the purpose of adding yard space. Authorize the Mayor to sign the Purchase Agreement, subject to minor modifications and approval by the City Attorney.

Offer to Purchase City Owned Property

Department of Community Development
161 W Michigan Avenue
Jackson, Michigan 49201

Date 1-27-2008

RECEIVED
FEB - 4 2008

I, Todd Michael Haskell
(Name or Names as desired on deed),
1410 Pringle Jackson Mich, 49203 517-817-0797
Address, City State Telephone Number

am submitting an offer to purchase City-owned property located at:
1407 Plymouth, hereinafter "Property"
(Address) (Assessor's Stencil Number)

for the sum of \$ 2,000.⁰⁰ cash.

If purchased, I would use the Property for the following purpose: It is adjoining to the
Back of my property now, and would be used for yard

Disclaimers and Limitations. Notwithstanding anything to the contrary herein contained, Purchaser expressly understands, acknowledges and agrees that the conveyance of the Property shall be made by Seller to Purchaser on an "as is, where is" basis, and with all faults, including fire damage, the environmental condition of the Property, and Purchaser acknowledges that Purchaser has agreed to buy the Property in its present condition and that Purchaser is relying solely on its own examination and inspections of the Property and not on any statements or representations made by Seller or any agents or representatives of Seller. Additionally, Purchaser hereby acknowledges that Seller makes no warranty or representation, express or implied, or arising by operation of law, including, but in no way limited to, any warranty of condition, habitability, merchantability, or fitness for a particular purpose of the Property or any portion thereof, or with respect to the economical, functional, environmental or physical condition, or any other aspect, of the Property, including Seller's title to the Property. Seller hereby specifically disclaims any warranty, guaranty or representation, oral or written, past, present or future, of, as to, or concerning: (i) the nature and condition of the Property or any part thereof, including, but not limited to, its water, soil, or geology, or the suitability thereof for any and all activities and uses which Purchaser may elect to conduct thereon, or any improvements Purchaser may elect to construct thereon, or any income to be derived therefrom, or any expenses to be incurred with respect thereto, or any obligations or any other matter or thing relating to or affecting the same; (ii) the absence of asbestos or any environmentally hazardous substances on, in or under the Property or on, in or under any property adjacent to or abutting the Property; (iii) the manner of construction or condition or state of repair or lack of repair of any improvements; (iv) the nature or extent of any easement, restrictive covenant, right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or other similar matter pertaining to the Property, or portion thereof; and (v) the compliance of the Property or the operation of the Property or portion thereof with any laws, rules, ordinances or regulations of any government or other body. Purchaser hereby absolutely waives any right, claim or cause of action which Purchaser may have against Seller with respect to the environmental conditions existing at the Property on the date of closing. By way of example only and not by way of limitation of the foregoing, Seller does not warrant either clear title to the Property, or that Purchaser will be able to obtain title insurance to the Property. Nor shall Purchaser be allowed to return Property because of defect in title. Purchaser shall indemnify, defend and save Seller harmless from and against any and all claims, liability, costs, damages or losses from personal injury, including death, or property damage of any nature, resulting or arising from the sale of the Property. The provisions of this paragraph shall survive the execution and delivery of the deed by Seller and the closing of the transaction contemplated by this agreement.

Todd M. Haskell
(Purchaser Signature)

(Purchaser Signature)

Acceptance of Offer to Purchase

For the City: _____

Date: _____

Its: _____

Information herein deemed reliable but not guaranteed
02/19/2008 12:16 PM REAL ESTATE SUMMARY SHEET

Parcel: 6-062600000 Owner's Name: CITY OF JACKSON

Property Address: 1407 PLYMOUTH ST MAP #:

Cur. Class : 711 Gov. Unit: 50 UNIT '50' School: 38170 JACKSON PUBLIC
Prev. Class: 401 Neighborhood: 008 PRINGLE & PLEASANT

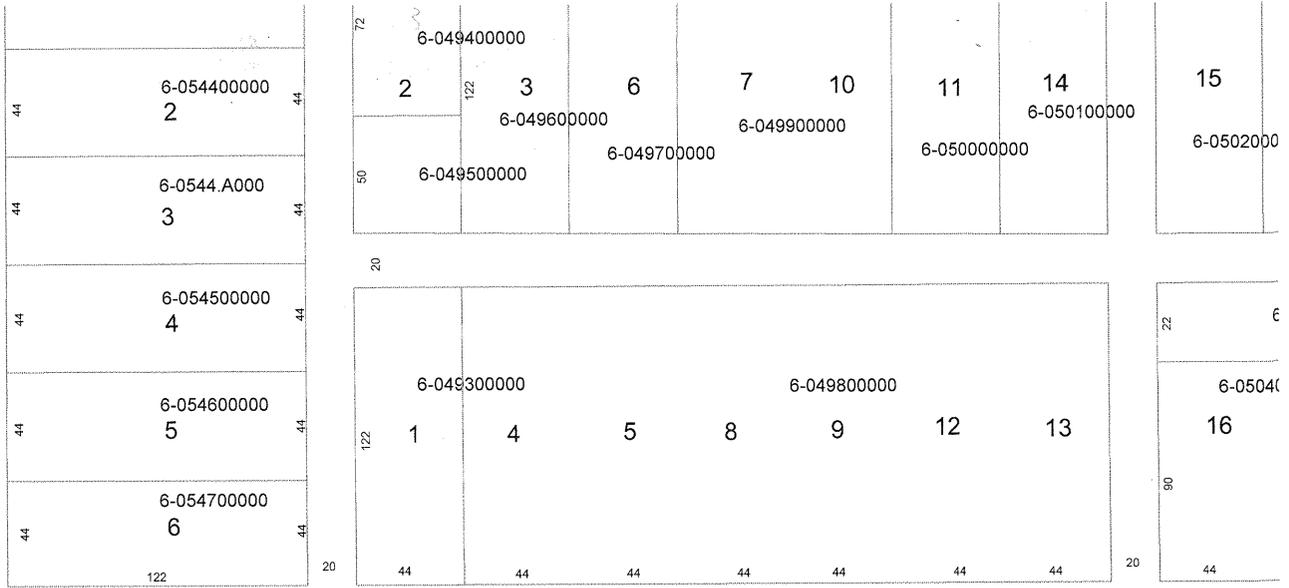
Liber/Page: 1657/322 Created: / / Split: / / Active
Public Impr.: Paved Road, Sidewalk, Water, Sewer, Electric, Gas
Topography: Level

Mailing Address:
COMMUNITY DEVELOPMENT
161 W MICHIGAN AVE
JACKSON MI 49201

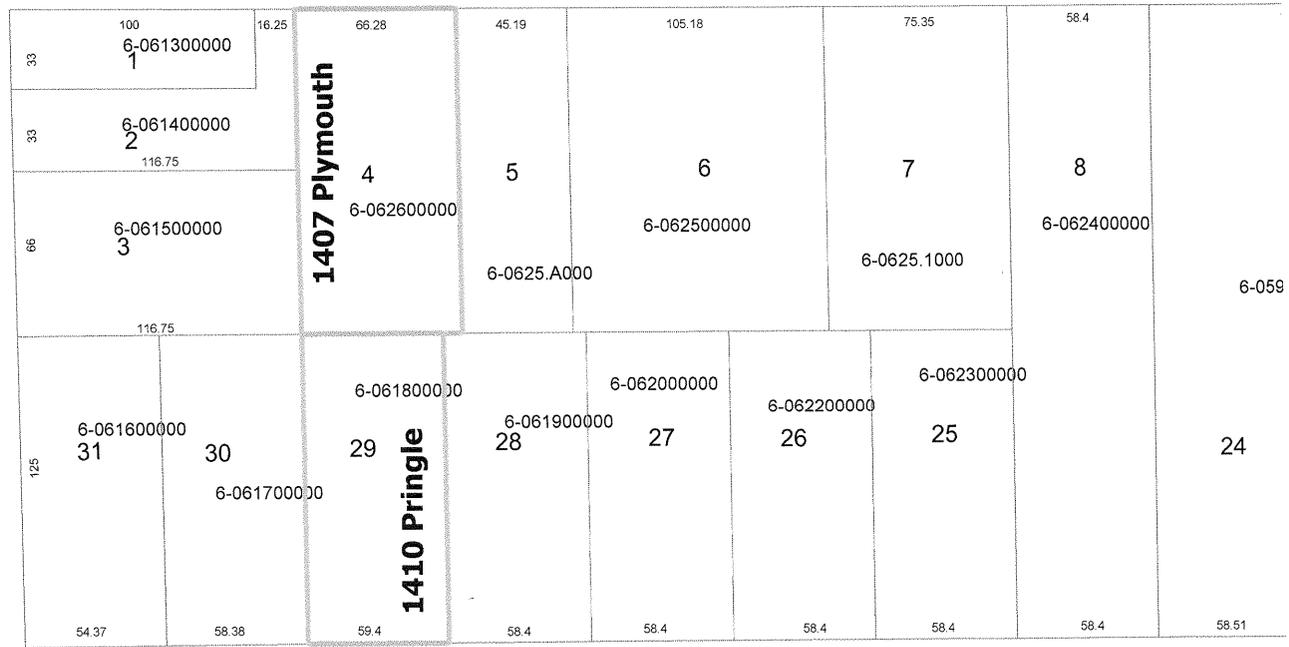
----- Most Recent Sale Information -----
Sold on 04/18/2001 for by STATE OF MICHIGAN.
Terms of Sale: STATE/CITY/CNTY DEED Liber/Page: 1657/322

----- Physical Property Characteristics -----
2008 S.E.V.: Tentative Taxable: Tentative Lot Dimen:
2007 S.E.V.: 1,600 Taxable: 1,071 Acreage: 0.20
Zoning: R-4 (*) Land Value: Tentative Frontage: 66.2
PRE: 0.000% Land Impr. Value: Tentative Average Depth: 132.0

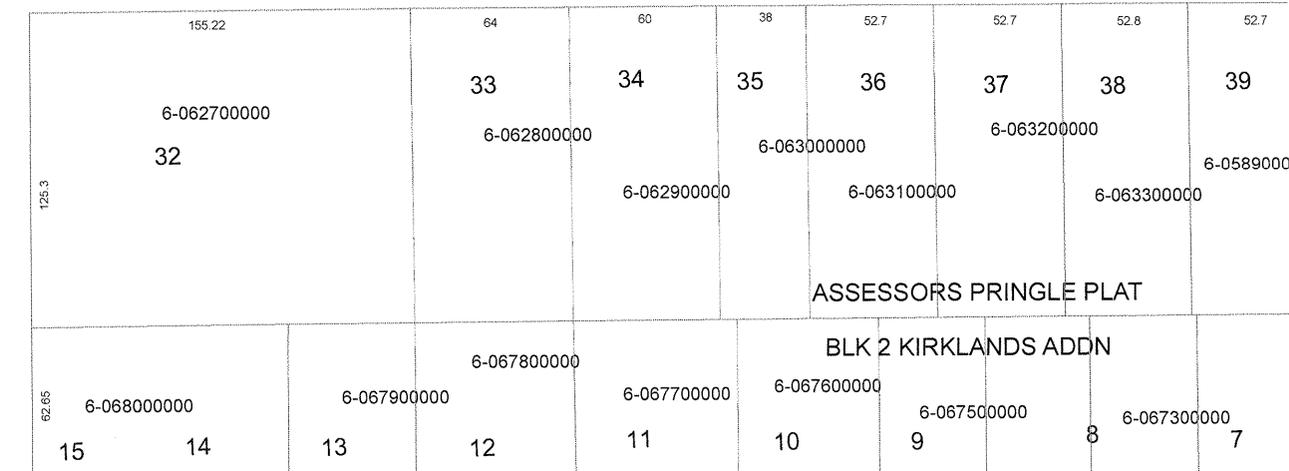
SUMMIT AVE



PLYMOUTH ST



PRINGLE ST





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

DATE: February 20, 2008
TO: William R. Ross, City Manager
FROM: Jon H. Dowling, P.E., City Engineer
RE: TCO 1971 Parking Columbus Street

The Department of Engineering was contacted by the Jackson Police Department concerning parking issues on Columbus Street. Workers within the downtown area are parking on both sides of Columbus Street between Pearl Street and the railroad tracks making it difficult for the business owner and their customers to access the business there. The Department recommends parking be prohibited on the east and west sides and at the southern dead-end of Columbus Street south of Pearl Street.

With your concurrence, I request the attached TCO 1971 be submitted to City Council for their approval. If you have any questions, please contact me.

JD:sls

C: Matt Heins, Acting Chief of Police
Lynn Fessel, City Clerk
Randall T. McMunn, P.E., Assistant City Engineer

CITY OF JACKSON, MICHIGAN
TRAFFIC ENGINEERING DIVISION
Traffic Control Order No. 1971

LOCATION: Columbus Street
DATE: February 20, 2008
ASSIGNED TO: Engineering

TCO DESCRIPTION

Upon request of a Jackson Police Officer investigate possibility of removing parking on both sides of Columbus Street south of Pearl Street. Vehicles parking on both sides of the street and at the dead end are creating safety issues for vehicles traveling this section of Columbus Street.

BY JON H. DOWLING, P.E.

RECOMMENDATION

Parking shall be prohibited on the east and west sides and at the southern dead end of Columbus Street south of Pearl Street.

APPROVED **REJECTED** **DATE:** _____ **BY CITY COUNCIL**

WORK ASSIGNMENT: To Sign Shop

DATE:
TO:

BY JON H. DOWLING, P.E.

MATERIAL USED

<input type="checkbox"/>									
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Posts Stop Time Limit No Parking Loading Zone One Way Yield Paint Other

ASSIGNMENT COMPLETED

DATE: _____ **BY: Sign Shop**

WORK INSPECTED

REMARKS:

DATE: _____ **BY: Jon H. Dowling, P.E., City Engineer'**

Copies: 1. Intersection File 2. TCO File 3. Work Order Copy 4. Police Dept. 5. Fire Dept 6. City Clerk



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

DATE: February 20, 2008
TO: William R. Ross, City Manager
FROM: Jon H. Dowling, P.E., City Engineer
RE: TCO 1973 National City Bank – 20 Minute Parking

The Department of Engineering was informed by Councilmember Frounfelder that National City Bank at 101 E. Michigan Ave. requested some short term parking in front of their bank. The Parking Manager talked with the bank and the adjacent businesses about the parking. Based on these conversations, the Department recommends the first 3 angle parking stalls east of Mechanic Street on the south side of Michigan Ave. be set at a 20 minute time limit.

With your concurrence, I request the attached TCO 1973 be submitted to City Council for their approval. If you have any questions, please contact me.

JD:sls

C: Matt Heins, Chief of Police
Lynn Fessel, City Clerk
Randall T. McMunn, P.E., Assistant City Engineer

CITY OF JACKSON, MICHIGAN
TRAFFIC ENGINEERING DIVISION
Traffic Control Order No. 1973

LOCATION: E. Michigan Avenue

DATE: February 20, 2008

ASSIGNED TO: Engineering

TCO DESCRIPTION

At the request of National City Bank review possibility of installing short time zone for customers in front of bank. This location is on the south side of the 100 block of E. Michigan Avenue.

BY JON H. DOWLING, P.E.

RECOMMENDATION

After discussion with other businesses in area who support this concept, change first 3 angle parking stalls east of Mechanic Street in the 100 block of E. Michigan Avenue on the south side, from the current 2 hour time limit to a twenty (20) minute limit.

APPROVED **REJECTED**

DATE:

BY CITY COUNCIL

WORK ASSIGNMENT: To Sign Shop

DATE:

TO:

BY JON H. DOWLING, P.E.

MATERIAL USED

Posts

Stop

Time Limit

No Parking

Loading Zone

One Way

Yield

Paint

Other

ASSIGNMENT COMPLETED

DATE:

BY: Sign Shop

WORK INSPECTED

REMARKS:

DATE:

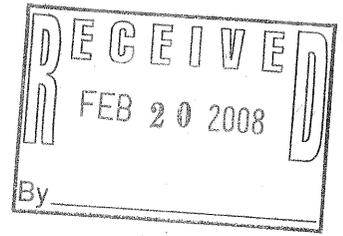
BY: Jon H. Dowling, P.E., City Engineer'

Copies: 1. Intersection File 2. TCO File 3. Work Order Copy 4. Police Dept. 5. Fire Dept 6. City Clerk

ARCHITONICS

Robert F. Cole, Architect

19 February 2008



Re: Parking Advisory Committee
File No.: 100-17

Mr. William Ross
City Manager
City of Jackson
161 W. Michigan Ave.
Jackson, MI 49201

Dear Mr. Ross:

The issue of short term and long term on street parking for Michigan Avenue from Jackson Street to Francis Street was brought to our Committee by the Engineering Department for discussion and a recommendation. Issues discussed include:

1. A uniform time duration for short term parking, and
2. The number and location of short and long term parking spaces.

The recommendations of the Committee are:

1. To reduce confusion as to time limits at different short term spaces the Committee concurred with the recommendation of the Engineering Department to establish a 20 minute limit for all short term spaces.
2. For the convenience of customers conducting business in the Central Business District, the Committee acknowledged the need for short term parking spaces for quick turn over transactions and longer term spaces (2 hour) for other business activities. There was a desire to increase the number of long term spaces where practical. Currently, there are:
 - a. Ten short term spaces in front of City Hall,
 - b. Six short term spaces in front of Fifth Third Bank and the County Building,

- c. Two short term spaces in front of the Post Office,
- d. Forty eight long term spaces between Jackson and Mechanic Streets and 23 between Mechanic and Francis Streets.

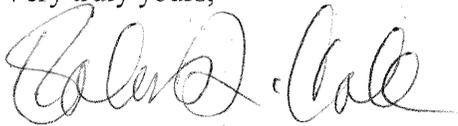
The Committee recommends that:

- a. The short term spaces in front of City Hall be reduced to six spaces,
- b. The present six short term spaces in front of Fifth Third Bank and the County Building and the two short term spaces in front of the Post Office be retained, and
- c. That three short term spaces be added in front of National City Bank.

The Committee also expressed the need to clarify the location and identification of short term parking spaces. Judging from parking violations and customer comments there is difficulty in identifying short term spaces from long term. The Committee proposes to discuss further the graphics used and location of short term spaces. The Committees recommendation will be forthcoming.

Thank you for the opportunity to be heard on this issue.

Very truly yours,



Robert F. Cole

cc: Kyle A. Jansen - DDA
Bob Dietz - Engineering



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

DATE: February 19, 2008
TO: William R. Ross, City Manager
FROM: Jon H. Dowling, P.E., City Engineer
RE: Final Change Order 2, Parking Lot and Court Reconstruction

Attached is Final Change Order 2 to the contract with Concord Excavating and Grading for the Parking Lot and Tennis Court Reconstruction project at the King Center and Parking Lot 7. Signs for parking Lot 7 were inadvertently omitted in the final balancing Change Order No. 1, approved by Council at the November 13, 2007 meeting. Change Order No. 2 represents an increase of \$231.00 to correct the previous omission and will balance pay items to work actually performed.

With your concurrence, I request Final Change Order 2 be submitted to City Council for their approval and the City Manager and City Engineer be authorized to sign. This project is being paid from Capital Project and Parking Assessment funds.

JD:sls

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

**FINAL CHANGE ORDER NO. 2
To Contract for
Parking Lot and Court Reconstruction
City of Jackson, Michigan**

Notice is hereby given that the following additional information and changes shall become a part of the contract documents, plans and specifications of the above-named contract.

ORIGINAL CONTRACT AMOUNT	\$235,341.02
CHANGE ORDER NO. 1 (Approved 11/13/07)	\$4,047.24
CONTRACT AMOUNT APPROVED THROUGH CHANGE ORDER NO. 1	\$239,388.26
CHANGE ORDER NO. 2	\$231.00
NEW CONTRACT AMOUNT AS SET BY CHANGE ORDER NO. 2	\$239,619.26

REASON FOR CHANGE:

1. Balance quantities for final payment.

CONTRACT COMPLETION

The contract completion date remains the same.

Prepared by Troy R. White, P.E.
Civil Engineer II, Dept of Engineering

ACCEPTED BY:

Concord Excavating and Grading, Inc.

Date

ACCEPTED BY:

Jon H. Dowling, P.E., City Engineer

Date

William R. Ross, City Manager

Date

Parking Lot & Court Reconstruction

Final Change order No. 1

ADDITIONS AND SUBTRACTIONS: Quantities for Contract pay items shall be increased or decreased as follows:

Item No.	Item Description	Contract Amended Qty	Change	Revised Quantity	Units	Unit Price	Amount	
							ADD	DEDUCT
1	Mobilization, Max. \$6,000.00	1	0	1	LS	5000.00	\$ -	\$ -
2	Basketball Goal, Salvage, Stockpile and Replace	4	0	4	Ea	250.00	\$ -	\$ -
3	Dr Structure, Rem	4	0	4	Ea	200.00	\$ -	\$ -
4	Light Pole, Rem	2	0	2	Ea	100.00	\$ -	\$ -
5	Fence, Rem	720	0	720	Ft	2.74	\$ -	\$ -
6	Masonry and Conc Structure, Rem	8.8	0	8.8	Cyd	50.00	\$ -	\$ -
7	Sidewalk, Rem	207	0	207	Syd	6.00	\$ -	\$ -
8	Pavt Sawcut	110	0	110	Ft	3.50	\$ -	\$ -
9	HMA Base Crushing and Shaping	1	0	1	LS	8000.00	\$ -	\$ -
10	Mass Grading, Boos Center Walkway	1	0	1	LS	2500.00	\$ -	\$ -
11	Mass Grading, MLK Center Parking Lot	1	0	1	LS	3500.00	\$ -	\$ -
12	Mass Grading, Parking Lot No. 7	1	0	1	LS	3000.00	\$ -	\$ -
13	Erosion Control, Stone Bag	0	0	0	Ea	25.00	\$ -	\$ -
14	Erosion Control, Silt Fence	144	0	144	Ft	2.00	\$ -	\$ -
15	Erosion Control, Inlet Protection, Fabric Drop, Modified	7	0	7	Ea	100.00	\$ -	\$ -
16	Erosion Control, Inlet Protection, Inlet Filter	1	0	1	Ea	100.00	\$ -	\$ -
17	Project Cleanup	1	0	1	LS	2000.00	\$ -	\$ -
18	Aggregate Base, 6 inch	5757	0	5757	Syd	2.75	\$ -	\$ -
19	Sewer Tap, 12 inch	1	0	1	Ea	700.00	\$ -	\$ -
20	Exploratory Trenching	0	0	0	Ft	5.00	\$ -	\$ -
21	Sewer Backfill, Class II	121	0	121	Ft	10.00	\$ -	\$ -
22	Sewer, CI B, 12 inch	121	0	121	Ft	40.00	\$ -	\$ -
23	Dr Structure Cover, Adj, Case 1	2	0	2	Ea	200.00	\$ -	\$ -
24	Dr Structure, Tap, 12 inch	1	0	1	Ea	700.00	\$ -	\$ -
25	Catch Basin Cover, Curb	2	0	2	Ea	450.00	\$ -	\$ -
26	Catch Basin, 48 inch dia	4	0	4	Ea	1200.00	\$ -	\$ -
27	Dr Structure, Temp Lowering, Modified	1	0	1	Ea	100.00	\$ -	\$ -
28	Gate Box, Adj, Case 1	0	0	0	Ea	175.00	\$ -	\$ -
29	Gate Box, Temp Lowering	0	0	0	Ea	100.00	\$ -	\$ -
30	Mh Cover, Std	2	0	2	Ea	300.00	\$ -	\$ -
31	HMA, 13A	1332.3	0	1332.3	Ton	54.70	\$ -	\$ -

Parking Lot & Court Reconstruction

Final Change order No. 1

ADDITIONS AND SUBTRACTIONS: Quantities for Contract pay items shall be increased or decreased as follows:

Item No.	Item Description	Contract		Revised		Unit Price	Amount	
		Amended Qty	Change	Quantity	Units		ADD	DEDUCT
32	HMA, 36A	206.4	0	206.4	Ton	77.70	\$ -	\$ -
33	Sport Surface, Finish	2535	0	2535	Syd	3.60	\$ -	\$ -
34	Cement	0	0	0	Ton	165.00	\$ -	\$ -
35	Curb and Gutter, Conc, Det F4	979	0	979	Ft	12.50	\$ -	\$ -
36	Concrete Joint Sealant	112	0	112	Ft	3.00	\$ -	\$ -
37	Sidewalk Ramp, ADA, Modified	22	0	22	Sft	3.75	\$ -	\$ -
38	Sidewalk, Conc, 4 inch, Modified	3032	0	3032	Sft	3.00	\$ -	\$ -
39	Sidewalk, Conc, 6 inch, Modified	0	0	0	Sft	3.50	\$ -	\$ -
40	Fence, Chain Link, 120 inch, Modified	360	0	360	Ft	31.18	\$ -	\$ -
41	Fence, Chain Link, 72 inch, Modified	348	0	348	Ft	21.28	\$ -	\$ -
42	Fence Gate, 12 foot, for 72 inch Chain Link Fence, Modified	1	0	1	Ea	461.00	\$ -	\$ -
43	Post, Steel, 3 lb	136	0	136	Ft	7.75	\$ -	\$ -
44	Sign, Type IIIB	7.5	22	29.5	Sft	10.50	\$ 231.00	\$ -
45	Pavt Mrkg, Ovly Cold Plastic, Handicap Sym	6	0	6	Ea	75.00	\$ -	\$ -
46	Pavt Mrkg, Waterborne, 4 inch, Yellow	2709	0	2709	Ft	0.55	\$ -	\$ -
47	Pavt Mrkg, Waterborne, 4 inch, Blue	484	0	484	Ft	0.65	\$ -	\$ -
48	Sport Surface, Marking	1720	0	1720	Ft	0.56	\$ -	\$ -
49	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn	10	0	10	Ea	94.50	\$ -	\$ -
50	Barricade, Type III, High Intensity, Double Sided, Lighted, Op	10	0	10	Ea	4.20	\$ -	\$ -
51	Dust Palliative, Applied	0	0	0	Ton	20.00	\$ -	\$ -
52	Minor Traf Devices	1	0	1	LS	1000.00	\$ -	\$ -
53	Plastic Drum, High Intensity, Lighted, Furn	35	0	35	Ea	15.96	\$ -	\$ -
54	Plastic Drum, High Intensity, Lighted, Oper	35	0	35	Ea	0.42	\$ -	\$ -
55	Tennis Net and Posts	1	0	1	LS	2500.00	\$ -	\$ -
56	Seeding, Fertilizer and Mulch	560	0	560	Syd	1.25	\$ -	\$ -
57	Topsoil Surface, 4 inch	560	0	560	Syd	3.25	\$ -	\$ -
58	Conductor, THWN, in Conduit, 600V, 1C, #3	697	0	697	Ft	1.98	\$ -	\$ -
59	Conduit, Schedule 80 PVC, 2-1/2 inch, Modified	349	0	349	Ft	10.00	\$ -	\$ -
60	Equipment Grounding Conductor, 1/C #8, Modified	349	0	349	Ft	0.78	\$ -	\$ -
61	Light Concrete Base	3	0	3	Ea	810.00	\$ -	\$ -
62	Overhead Light and Pole	3	0	3	Ea	2313.00	\$ -	\$ -

Parking Lot & Court Reconstruction

Final Change order No. 1

ADDITIONS AND SUBTRACTIONS: Quantities for Contract pay items shall be increased or decreased as follows:

Item No.	Item Description	Contract		Revised		Unit Price	Amount	
		Amended Qty	Change	Quantity	Units		ADD	DEDUCT
63	Hand Hole	1	0	1	Ea	459.20	\$ -	\$ -
64	Subgrade Undercutting, Type II	43.1	0	43.1	Cyd	25.00	\$ -	\$ -
65	Geogrid Reinforcement	1929	0	1929	Syd	5.40	\$ -	\$ -
66	Conduit Installation Under Sidewalk	1	0	1	LS	500.00	\$ -	\$ -
67	Drive Approach Gate Repair	4	0	4	Ea	100.00	\$ -	\$ -
68	0	0	0	0	0	0.00	\$ -	\$ -
69	0	0	0	0	0	0.00	\$ -	\$ -
70	0	0	0	0	0	0.00	\$ -	\$ -

Total: \$ 231.00 \$ -
Net Change: \$ 231.00
Revised Contract Price: \$ 239,619.26



CITY OF JACKSON, MICHIGAN

FINANCIAL STATEMENTS

AS OF AND FOR THE 7 MONTHS ENDED JANUARY 31, 2008

(UNAUDITED)

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ALL FUNDS - REVENUE SUMMARY	5-6
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City of Jackson, Michigan
General Fund Expenditure Summary
As of and For the 7 Months Ended January 31, 2008
(Prepared on the Adopted Budget - Basis)

Function Department	2007/08 Amended Budget	Actual Month To Date	Actual Year To Date	Percent Spent	Variance - Favorable Unfavorable)
<u>Legislative :</u>					
101-101 City Council	83,938	21,686	66,550	79.28%	17,388
<u>Judicial:</u>					
101-137 Administrative Hearings Bureau	30,990	1,995	14,746	47.58%	16,244
<u>General Government :</u>					
101-172 City Manager	360,942	20,488	160,552	44.48%	200,390
101-192 City Clerk-Elections	131,439	8,303	79,121	60.20%	52,318
101-201 Finance	418,208	31,086	219,650	52.52%	198,558
101-209 City Assessor	403,324	32,629	222,323	55.12%	181,001
101-210 City Attorney	503,776	38,725	279,483	55.48%	224,293
101-215 City Clerk	201,012	16,753	106,719	53.09%	94,293
101-226 Personnel	391,143	25,713	195,033	49.86%	196,110
101-233 Purchasing	164,560	9,486	90,895	55.24%	73,665
101-253 City Treasurer	321,624	23,843	166,809	51.86%	154,815
101-254 City Income Tax	265,674	26,284	126,332	47.55%	139,342
101-258 Management Information Services	255,440	22,144	154,273	60.40%	101,167
101-265 City Hall & Grounds	311,865	29,242	191,148	61.29%	120,717
101-276 Cemeteries	440,081	26,469	238,834	54.27%	201,247
101-299 Unallocated	566,216	(196,568)	415,775	73.43%	150,441
	4,735,304	114,597	2,646,947	55.90%	2,088,357
<u>Police Department :</u>					
101-301 Police	8,798,244	622,301	4,665,695	53.03%	4,132,549
101-303 Police Youth Services - JPS	293,806	21,816	165,057	56.18%	128,749
101-308 STEP Grants	0	3,645	20,733	N/A	(20,733) (Note 2)
101-311 JCCA Grant	0	0	6,319	N/A	(6,319) (Note 2)
101-313 Consortium Training	30,044	1,386	15,101	50.26%	14,943
101-314 In-Service Training	14,761	0	7,046	47.73%	7,715
	9,136,855	649,148	4,879,951	53.41%	4,256,904
<u>Fire Department :</u>					
101-337 Fire Administration	278,946	20,662	148,225	53.14%	130,721
101-340 Fire Suppression	4,999,383	386,398	2,712,138	54.25%	2,287,245
101-341 Fire Prevention	13,500	130	4,126	30.56%	9,374
101-343 Fire Training	235,947	14,186	86,920	36.84%	149,027
	5,527,776	421,376	2,951,409	53.39%	2,576,367
<u>Other Public Safety :</u>					
101-350 Public Safety - Unallocated	1,821,325	54,927	699,699	38.42%	1,121,626
101-401 Planning	109,522	0	46,628	42.57%	62,894
101-426 Office of Emergency Measures	61,409	17,750	41,026	66.81%	20,383
	1,992,256	72,677	787,353	39.52%	1,204,903

(Continued -)

City of Jackson, Michigan
General Fund Expenditure Summary
As of and For the 7 Months Ended January 31, 2008
(Prepared on the Adopted Budget - Basis)

- Continued -

Function Department	2007/08 Amended Budget	Actual Month To Date	Actual Year To Date	Percent Spent	Variance - Favorable Unfavorable)
<u>Public Works :</u>					
101-441 Tax Property Maintenance	0	424	6,805	N/A	(6,805) <i>(Note 2)</i>
101-442 Civic Affairs	70,000	2,736	25,836	36.91%	44,164
101-445 Drains at Large	73,689	817	20,383	27.66%	53,306
101-446 Storm Drain Construction	97,000	682	3,907	4.03%	93,093
101-447 Grounds Maintenance	170,198	7,762	134,348	78.94%	35,850
101-448 Sidewalk Construction	130,000	92	75,039	57.72%	54,961
101-450 Street Lighting	380,873	34,108	202,483	53.16%	178,390
101-455 Weed Control	27,615	0	8,323	30.14%	19,292
	949,375	46,621	477,124	50.26%	472,251
<u>Recreation & Culture :</u>					
101-690 Forestry	557,954	56,936	344,393	61.72%	213,561
101-692 Parks, Recreation & Grounds Admin.	720,996	52,207	431,826	59.89%	289,170
101-697 Parks & Facilities Maintenance	513,442	31,495	269,600	52.51%	243,842
101-698 Lt. Nixon Memorial Pool	159,995	2,762	90,952	56.85%	69,043
101-699 Sharp Park Swimming Pool	126,691	319	78,759	62.17%	47,932
101-803 Historical District	42,817	0	706	1.65%	42,111
	2,121,895	143,719	1,216,236	57.32%	905,659
<u>Health & Welfare :</u>					
101-896 Human Relations	61,543	810	32,012	52.02%	29,531
<u>Contributions to Other Funds:</u>					
101-999 Contributions to Other Funds:	317,361	0	25,000	7.88%	292,361
Total General Fund Expenditures	24,957,293	1,472,629	13,097,328	52.48%	11,859,965

City of Jackson
All Other Funds - Expenditure Summary
As of and For the 7 Months Ended January 31, 2008
(Prepared on the Adopted Budget - Basis)

Fund Type/Fund Name		2007/08 Amended Budget	Actual Month To Date	Actual Year To Date	Percent Spent	Variance - Favorable Unfavorable)
<u>Special Revenue Funds :</u>						
202	Major Street	5,447,126	249,277	2,394,771	43.96%	3,052,355
203	Local Street	1,741,237	61,699	1,103,217	63.36%	638,020
208	Ella W. Sharp Park Operating	733,806	27,025	392,253	53.45%	341,553
210	Land Acquisition Fund	45,000	3,599	23,863	53.03%	21,137
211	Housing Initiative Fund	35,020	2,494	22,892	65.37%	12,128
245	Public Improvement	1,403,515	21,242	140,499	10.01%	1,263,016
249	Building Department	531,426	31,336	260,548	49.03%	270,878
257	Budget Stabilization	75,000	0	0	0.00%	75,000
265	Drug Law Enforcement	91,317	5,640	47,277	51.77%	44,040
266	Project Safe Neighborhood Grant	0	3,461	3,461	N/A	(3,461) (Note 2)
268	Byrne JAG Grant	32,734	0	0	0.00%	32,734
270	LAWNET Grant	152,225	10,365	74,508	48.95%	77,717
288	Lead Hazard Control Grant	0	15,543	274,397	N/A	(274,397) (Note 2)
293	Waterfront Redevelopment Grant	267,391	11,624	9,345	3.49%	258,046
294	Brownfield Assessment Grant	57,011	(4,934)	65,224	114.41%	(8,213) (Note 2)
296	Recreation Activity	309,114	5,056	103,640	33.53%	205,474
297	JPS Recreation Millage Program	240,947	7,399	121,942	50.61%	119,005
<u>Debt Service Funds :</u>						
320	1998 MTF Bond D/S	128,144	0	128,144	100.00%	0
323	Mich. Urban Land Assembly D/S	144,000	12,000	84,000	58.33%	60,000
324	2003 MTF Bond D/S	153,210	0	134,850	88.02%	18,360
365	City Hall D/S	581,174	0	212,837	36.62%	368,337
368	Building Authority D/S	127,944	20,094	127,794	99.88%	150
395	2001 DDA TIF D/S	968,923	0	214,186	22.11%	754,737
398	2002 BRA TIF D/S	1,014,470	0	233,686	23.04%	780,784
399	2007 BRA TIF Refunding D/S	0	0	9,965,067	N/A	(9,965,067) (Note 2)
<u>Capital Projects Funds :</u>						
401	Capital Projects Fund	621,203	47,364	407,086	65.53%	214,117
402	Water Equipment and Replacement	1,791,213	98,909	1,006,619	56.20%	784,594
404	Sanitary Sewer Maintenance Fund	481,583	16,816	225,867	46.90%	255,716
405	Sanitary Sewer Replacement	667,000	1,051	328,492	49.25%	338,508
406	Wastewater Equipment Replacement	3,315,000	30,810	142,517	4.30%	3,172,483
494	Brownfield Redevelopment Authority	1,209,375	1,805	406,177	33.59%	803,198
496	DDA Project	1,259,222	29,725	363,960	28.90%	895,262
<u>Enterprise Funds :</u>						
583	Sharp Park Golf Practice Center	84,789	162	26,263	30.97%	58,526
585	Auto Parking System	109,098	6,280	23,258	21.32%	85,840
586	Parking Assessment	196,726	14,116	135,392	68.82%	61,334
590	Sewer	6,766,307	562,199	2,820,780	41.69%	3,945,527
591	Water	7,213,924	410,822	3,139,502	43.52%	4,074,422
599	Parking Deck Fund	462,725	21,558	107,144	23.16%	355,581

(Continued -)

City of Jackson
All Other Funds - Expenditure Summary
As of and For the 7 Months Ended January 31, 2008
(Prepared on the Adopted Budget - Basis)

- Continued -

Fund Type/Fund Name		2007/08 Amended Budget	Actual Month To Date	Actual Year To Date	Percent Spent	Variance - Favorable Unfavorable)
<u>Internal Service Funds :</u>						
641	Public Works Administration	672,608	63,561	397,823	59.15%	274,785
642	Engineering Administration	380,697	40,654	221,106	58.08%	159,591
661	Motor Pool and Garage	1,753,145	91,503	753,051	42.95%	1,000,094
663	Equipment Revolving Fund	70,912	0	57,022	80.41%	13,890
677	Workers' Compensation	432,450	12,487	113,720	26.30%	318,730
678	Prescription Drug	1,105,120	73,640	434,696	39.33%	670,424
679	Health Care Deductible Reimbursement	0	9,678	89,777	N/A	(89,777) (Note 2)
<u>Trust & Agency Funds :</u>						
702	County & School Tax Collection	140,000	0	0	0.00%	140,000
711	Cemetery Perpetual Maintenance	80,000	0	4,076	5.10%	75,924
718	Ella W. Sharp Endowment	53,720	0	0	0.00%	53,720
731	Employees' Retirement System	2,030,000	214,756	1,253,812	61.76%	776,188
732	Policemen's/Firemen's Pension	1,310,000	0	653,541	49.89%	656,459
733	Policemen's/Firemen's Pens.-345	3,350,000	0	1,779,694	53.13%	1,570,306
736	Public Employees Health Care	13,400	0	0	N/A	13,400
<u>Special Assessment Funds :</u>						
895	Special Assessment	489,691	66,063	346,606	70.78%	143,085

City of Jackson
All Funds - Revenue Summary
As of and For the 7 Months Ended January 31, 2008

Fund/Fund Name	2007/08 Amended Budget	Actual Month To Date	Actual Year To Date	Percent Collected
<u>General Fund :</u>				
Property Taxes	8,388,622	115,258	7,530,483	89.77%
Income Taxes	7,400,000	1,195,457	4,963,365	67.07%
Licenses & Permits	243,200	396	50,369	20.71%
Federal Grants	21,397	4,552	32,491	151.85%
State Grants	14,961	0	7,886	52.71%
State Revenue Sharing	5,396,000	941,387	2,957,410	54.81%
Contributions From Local Units	172,044	12,866	40,659	23.63%
Charges For Goods & Services	1,069,901	14,004	211,751	19.79%
Fines & Forfeits	255,479	35,159	166,533	65.18%
Investment Income	340,000	12,990	105,482	31.02%
Contributions From Other Funds	364,000	972	30,582	8.40%
Miscellaneous	287,646	7,996	87,887	30.55%
Total General Fund Revenues	23,953,250	2,341,037	16,184,898	67.57%
<u>Special Revenue Funds :</u>				
202 Major Street	5,296,306	181,295	1,608,346	30.37%
203 Local Street	1,444,311	45,854	722,301	50.01%
208 Ella W. Sharp Park Operating	742,220	0	312,290	42.08%
210 Land Acquisition Fund	45,000	164	71,902	159.78%
211 Housing Initiative Fund	100,500	0	0	0.00%
245 Public Improvement	1,224,000	18,599	1,102,467	90.07%
249 Building Inspection	531,428	19,152	148,154	27.88%
257 Budget Stabilization	75,000	5,202	38,181	50.91%
265 Drug Law Enforcement	22,330	1,311	18,053	80.85%
268 Byrne JAG Grant	32,734	0	0	0.00%
270 LAWNET Grant	152,225	5,182	64,447	42.34%
288 Lead Hazard Control Grant	0	70	218,418	N/A (Note 2)
293 Waterfront Redevelopment Grant	267,391	0	0	0.00%
294 Brownfield Assessment Grant	56,960	20,542	70,158	123.17%
296 Recreation Activity	310,000	19,952	106,725	34.43%
297 JPS Recreation Millage Program	240,947	0	0	0.00%
<u>Debt Service Funds :</u>				
320 1998 MTF Bond D/S	128,144	0	128,144	100.00%
323 Mich. Urban Land Assembly D/S	144,000	12,000	84,000	58.33%
324 2003 MTF Bond D/S	153,210	0	134,850	88.02%
365 2003 City Hall D/S	573,625	5,519	537,919	93.78%
368 Building Authority D/S	127,944	20,094	127,794	99.88%
395 2001 DDA TIF D/S	969,000	0	214,186	22.10%
398 2002 BRA TIF D/S	1,014,000	0	233,686	23.05%
399 2007 BRA TIF Refunding D/S	0	0	9,965,167	N/A (Note 2)
<u>Capital Projects Funds :</u>				
401 Capital Projects Fund	621,203	564	176,764	28.46%
402 Water Equipment and Replacement	1,360,000	118,593	999,813	73.52%
404 Sanitary Sewer Maintenance Fund	481,583	16,830	230,133	47.79%
405 Sanitary Sewer Replacement	692,000	57,975	407,037	58.82%
406 Wastewater Equip. Replacement	690,000	63,070	444,316	64.39%

(Continued-)

City of Jackson
All Funds - Revenue Summary
As of and For the 7 Months Ended January 31, 2008

- Continued -

Fund/Fund Name	2007/08 Amended Budget	Actual Month To Date	Actual Year To Date	Percent Collected
<u>Capital Projects Funds : (Continued)</u>				
494 Brownfield Redevelopment Authority	1,457,237	6,747	56,367	3.87%
496 DDA Project	976,000	4,139	31,243	3.20%
<u>Enterprise Funds :</u>				
583 Sharp Park Golf Practice Center	85,300	0	21,561	25.28%
585 Auto Parking System	108,559	2,009	47,939	44.16%
586 Parking Assessment	186,559	72,846	142,775	76.53%
590 Sewer	5,442,000	455,187	2,634,067	48.40%
591 Water	6,689,343	579,060	4,128,430	61.72%
599 Parking Deck Fund	272,000	2,986	268,479	98.71%
<u>Internal Service Funds :</u>				
641 Public Works Administration	672,608	99,941	395,710	58.83%
642 Engineering Administration	386,266	37,909	235,475	60.96%
661 Motor Pool and Garage	1,187,112	114,511	748,246	63.03%
663 Equipment Revolving Fund	70,912	0	57,022	80.41%
677 Workers' Compensation	407,575	20,702	183,235	44.96%
678 Prescription Drug	1,191,580	69,398	521,402	43.76%
679 Health Care Deductible Reimbursement	0	34,136	243,889	N/A (Note 2)
<u>Trust & Agency Funds :</u>				
702 County & School Tax Collection	140,000	9,306	109,739	78.39%
711 Cemetery Perpetual Maintenance	115,000	2,250	121,126	105.33%
718 Ella W. Sharp Endowment	53,720	0	0	0.00%
731 Employees' Retirement System	4,721,990	(1,123,892)	(208,219)	-4.41%
732 Policemen's/Firemen's Pension	1,482,545	0	446,540	30.12%
733 Policemen's/Firemen's Pension-345	6,714,972	0	2,216,032	33.00%
736 Public Employees Health Care	11,000	894	6,564	59.67%
<u>Special Assessment Funds :</u>				
895 Special Assessment	489,691	65,846	354,039	72.30%

City of Jackson
Notes to Revenue & Expenditure Summaries
As of and For the 7 Months Ended January 31, 2008

Note 1: Revenues do not include budgeted appropriations from fund balance. These appropriations, together with budgeted revenues, are sufficient to fund budgeted expenditures, in accordance with State law.

Note 2: Budget amendments are pending that will eliminate these variances.



Community Development

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

February 20, 2008

TO: William R. Ross, City Manager
FROM: Carol L. Konieczki, Community Development Director
RE: CDBG Financial Report through January 2008

Attached is a Financial Summary for the CDBG funds through January 2008.

Please add this item to the February 26, 2008 City Council agenda as a receipt of report.

CLK:hls/mlk

**City of Jackson
Community Development Block Grant
Monthly Financial Summary
For the Seven Months Ended January 31, 2008**

	<u>Budgeted</u>	<u>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>
<u>Public Services</u>							
1 American Red Cross							
FY 2006/2007	3,301	1,021	-	2,280	3,301	-	100%
FY 2007/2008	3,000	-	441	441	441	2,559	15%
2 Big Brothers Big Sisters	2,500	-	-	2,500	2,500	-	100%
3 Center for Family Health	25,000	-	-	25,000	25,000	-	100%
4 Center for Women (FY 2006/2007)	5,000	3,057	1,289	1,943	5,000	-	100%
5 Fair Housing Services							
FY 2004/2005	10,000	-	-	-	-	10,000	0%
FY 2006/2007	37,000	25,917	-	11,083	37,000	-	100%
6 Family Services & Children's Aid							
FY 2006/2007	10,000	6,193	-	3,807	10,000	-	100%
FY 2007/2008	2,500	-	706	706	706	1,794	28%
7 Florence Crittendon - Male Transition Program							
FY 2006/2007	4,788	2,981	-	1,807	4,788	-	100%
FY 2007/2008	4,788	-	399	1,966	1,966	2,822	41%
8 Florence Crittendon - Reporting Center for Youth	5,400	-	-	450	450	4,950	8%
9 Human Relations Comm (Cool Cities Youth Council)	5,000	-	1,675	1,675	1,675	3,325	34%
10 Jackson Affordable Housing Programs							
FY 2006/2007	19,500	15,081	-	4,419	19,500	-	100%
FY 2007/2008	29,200	-	4,855	13,436	13,436	15,764	46%
11 Legal Services of SE Michigan							
FY 2006/2007	1,563	984	-	79	1,063	500	68%
FY 2007/2008	1,500	-	-	-	-	1,500	0%
12 MLK Summer Program	25,000	-	-	25,000	25,000	-	100%
13 Neighborhood Resource Centers							
FY 2005/2006	14,750	13,038	-	1,712	14,750	-	100%
FY 2007/2008	15,000	-	1,431	6,435	6,435	8,565	43%
14 Northeast School Dental Clinic (FY 2005/2006)	25,000	12,266	-	12,630	24,896	104	100%
15 Partnership Park-After School Programs							
FY 2006/2007	10,000	-	-	10,000	10,000	-	100%
FY 2007/2008	5,000	-	3,734	3,811	3,811	1,189	76%
16 Resident Officer Program-Property Expenses (FY 2004/2005)	3,993	1,547	278	768	2,315	1,678	58%
17 Salvation Army - Heating Assistance	68,108	-	-	20,948	20,948	47,160	31%
18 United Way - 211 Services							
FY 2006/2007	12,500	9,375	-	3,125	12,500	-	100%
FY 2007/2008	5,000	-	2,500	2,500	2,500	2,500	50%
19 Administration & Planning							
FY 2005/2006	342,170	250,306	-	91,864	342,170	-	100%
FY 2007/2008	344,100	-	27,906	68,846	68,846	275,254	20%
<u>Other Projects</u>							
20 City Code Enforcement Division							
FY 2006/2007	100,000	40,403	-	59,597	100,000	-	100%
FY 2007/2008	532,545	-	42,872	201,252	201,252	331,293	38%
21 City Housing Rehabilitation Projects:							
Owner Occupied Housing Rehabilitation							
FY 2005/2006	292,000	133,588	989	2,553	136,141	155,859	47%
FY 2006/2007	59,000	-	-	-	-	59,000	0%
FY 2007/2008	337,451	-	-	-	-	337,451	0%

**City of Jackson
Community Development Block Grant
Monthly Financial Summary
For the Seven Months Ended January 31, 2008**

	Budgeted	Prior Year	Actual Month-to-Date	Actual Year-to-Date	Total Funds Expended- to-Date	Balance	Percent Spent
City Emergency Hazard Repair Program							
FY 2005/2006	60,000	59,403	-	597	60,000	-	100%
FY 2006/2007	10,000	-	330	10,000	10,000	-	100%
FY 2007/2008	50,000	-	4,427	4,822	4,822	45,178	10%
New Neighbor Program (FY 2005/2006)	80,000	58,755	-	-	58,755	21,245	73%
World Changers							
FY 2005/2006	20,000	10,953	-	9,047	20,000	-	100%
FY 2007/2008	30,000	-	-	15,052	15,052	14,948	50%
City Rehab Administration (Denied Loans)							
FY 2006/2007	1,000	480	-	520	1,000	-	100%
FY 2007/2008	1,000	-	-	1,000	1,000	-	100%
22 Downtown Development Authority - Façade Loans							
FY 2006/2007	60,000	15,000	-	15,000	30,000	30,000	50%
FY 2007/2008	15,000	-	-	-	-	15,000	0%
23 John George Home - Building Repairs	50,000	-	15,175	47,360	47,360	2,640	95%
24 Ganson Street Pocket Park (FY 2006/2007)	70,000	-	-	70,000	70,000	-	100%
25 King Center - parking lot/courts							
FY 2006/2007	65,000	-	-	65,000	65,000	-	100%
FY 2007/2008	40,000	-	-	40,000	40,000	-	100%
26 Habitat - rehab (FY 2006/2007)	47,500	47,047	-	453	47,500	-	100%
27 Street Construction - Milwaukee (FY 2006/2007)	98,000	68,197	2,011	5,480	73,677	24,323	75%
28 Street Construction - High to Morrell (FY 2006/2007)	398,000	27,715	-	295,005	322,720	75,280	81%
29 Street Construction - Elm (FY 2006/2007)	99,400	54,798	-	6,155	60,953	38,447	61%
30 Street Construction - crush and shape (FY 2006/2007)	179,091	9,543	-	169,548	179,091	-	100%
31 Enterprise Group - Operations	7,500	-	-	-	-	7,500	0%
32 Job Creation Loans (FY 2006/2007)	30,000	-	-	-	-	30,000	0%
33 Enterprise Group-Incubator Bldg Imp (FY 2006/2007)	18,000	6,926	-	-	6,926	11,074	38%
34 Riverwalk Project (FY 2005/2006)	70,000	21,873	-	5,607	27,480	42,520	39%
35 Acquisition/Demolition - CAA (FY 2005/2006)	237,000	235,603	-	-	235,603	1,397	99%
36 Demolitions - Building Inspection (FY 2005/2006)							
FY 2005/2006	62,949	20,795	-	-	20,795	42,154	33%
FY 2007/2008	48,046	-	-	-	-	48,046	0%
37 NRC #2 - Repairs (FY 2006/2007)	20,470	-	-	20,470	20,470	-	100%

NOTE: All funds are FY 2007/2008 allocations unless otherwise indicated



City Clerk

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

TO: Honorable Mayor and City Councilmembers
FROM: Lynn Fessel, City Clerk
RE: Suit Filed in District Court – Charles E. McCoy vs. Jackson Police Department, et al

Attached please find a copy of the suit filed in U. S. District Court by Charles E. McCoy vs. the Jackson Police Department, et al. Requested action is to receive the suit and refer it to the City Attorney's office for appropriate action.

Thank you.

C: City Manager

NOTICE AND ACKNOWLEDGMENT OF RECEIPT OF SUMMONS AND COMPLAINT BY MAIL

United States District Court

Eastern for the District of Michigan

TO: City of Jackson
161 Michigan Avenue
Jackson, MI 49201

Civil Action, File Number 07-15097 Cox

McCoy

v.

Jackson Police Department, et al

The enclosed summons and complaint are served pursuant to the Federal Rules of Civil Procedure.

20 You MUST COMPLETE the acknowledgment part of this form below, AND RETURN COPIES 1 AND 2 to the sender within days. An envelope has been enclosed for this purpose. Keep copy 3 for your records.

YOU MUST SIGN AND DATE THE ACKNOWLEDGMENT ON ALL COPIES. If you are served on behalf of a corporation, unincorporated association (including a partnership), or other entity, you must indicate under your signature your relationship to that entity. If you are served on behalf of another person and you are authorized to receive process, you must indicate under your signature your authority.

If you do not complete and return copies 1 and 2 of this form to the sender within 10 days, you (or the party on whose behalf you are being served) may be required to pay any expenses incurred in serving a summons and complaint in any other manner permitted by law.

If you do complete and return copies 1 and 2 of this form, you (or the party on whose behalf you are being served) must answer the complaint within 10 days of the date those documents were sent. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint.

I declare, under penalty of perjury, that this Notice and Acknowledgment of Receipt of Summons and Complaint By Mail was mailed on this date.

Date of Signature

2/8/08

Signature (USMS Official)

L. Woods

ACKNOWLEDGMENT OF RECEIPT OF SUMMONS AND COMPLAINT

I declare, under penalty of perjury, that I received a copy of the summons and of the complaint in the above captioned manner at

Please Return Copies No. 1 and No. 2

161 West Michigan Avenue
Street Number and Street Name or P.O. Box No.

Jackson, Michigan 49201
City, State and Zip Code

Signature Julius A. Giglio

City Attorney

Relationship to Entity/Authority to Receive

2/15/08
Service of Process

2/15/08
Date of Signature

United States District Court Eastern District of Michigan



Summons in a Civil Action and Return of Service Form

Case: 2:07-cv-15097

Judge: Cox, Sean F

Referral MJ: Pepe, Steven D

Plaintiff(s) Name

Charles McCoy
207 Steward Apt H-1
Jackson, MI 49201

Defendant(s) Name

vs. City of Jackson
manager

Plaintiff's attorney, address and telephone:

Name and address of defendant being served:

161 Michigan Ave
Jackson, MI 49201
1 517 788-4035

To the defendant

This summons is notification that YOU ARE BEING SUED by the above named plaintiff(s).

1. You are required to serve upon the plaintiff's attorney, name and address above, an answer to the complaint within 30 days after receiving this summons, or take other actions that are permitted by the Federal Rules of Civil Procedure.
2. You must file the original and one copy of your answer within the time limits specified above with the Clerk of Court.
3. Failure to answer or take other action permitted by the Federal Rules of Civil Procedure may result in the issuance of a judgment by default against you for the relief demanded in the complaint.

David J. Weaver
Clerk of the Court

By: [Signature]
Deputy Clerk

2-6-08
Date of issuance

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF MICHIGAN

Charles McCoy

Plaintiff,

v.

Chief of Police

and
The City of Jackson Michigan

Defendant(s).

Case: 2:07-cv-15097

Judge: Cox, Sean F

Referral MJ: Pepe, Steven D

Filed: 11-30-2007 At 02:15 PM

CMP MCCOY V JACKSON, CHIEF OF POLIC
E (RRH)

COMPLAINT

On November 2, 2006 Mrs. Verdes Taylor was trying to kick the plaintiffs door in (Charles McCoy) Officer Ahler (Badge # 066) came to the scene. Officer Ahler and Mrs Taylor kicked my door in; while I was in bed (plaintiff) I had told Mrs Taylor to get away from my door but she insisted on knocking. I don't know what Mrs Taylor told the officer (Ahler). Officer Ahler should have made himself known he could of said what he wanted to talk to me; by simply announcing himself as an officer of the City of Jackson. Instead he just kicked my door in; came in

OVER

grabbed me, and throw me against the wall. I was very sick at the time. I was also unrobed. He allowed Mrs Taylor to search throughout my things. Officer Alher would not allow me to say anything. He even threaten to hit me in my mouth. After Mrs Taylor and Officer Alher #0006 left my Apartment. I didn't have any medicine or eye glasses. Right after they left I went to the telephone booth and dialed 911 and I told the 911 dispatcher what Officer Alher had done and I asked her to send another officer please to my resident, so that I could make a full Complaint of what Mrs Taylor and Officer Alher had just done. The 911 dispatcher said no she would not send another Car and she also said

Signature of Plaintiff

Street Address

City, State, ZIP

Date

Telephone Number

What what he did was right. At that time, I called Jackson Assistance of Operations Richard Marsh.

At that time Richard Marsh came to my home (Charles McCoy) Richard Marsh help me proceed with my report. Richard Marsh called a meeting with the Jackson MI City Chief of Police Curtis as well as with the City Attorneys.

At that time the Chief of Police of the City of Jackson as well as the City Attorneys; Agreed with Officer Ather, that my rights had not been violated. I believe that my 4th amendment had clearly been violated.

The landlord had told the officers (Ather) that Mrs Taylor did not live with me (Charles McCoy Plaintiff)

2

that what he did was right. At that time I called Jackson Assistance of Operations Richard Marsh.

At that time Richard Marsh came to my home (McCoy) and help me proceed with my reports. Richard Marsh called a meeting with the Jackson City Chief of Police Portis as well as with the City Attorneys.

At that time the Chief of Police of Jackson Michigan (Portis). Agreed with officers Alher that my rights had not been violated. I believe that my 4th amendment had been violated.

The landlord told the officers Alher that Mrs Taylor did not live with me (Charles McCoy - Plaintiff)

Charles McCoy



City Clerk

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

February 19, 2008

TO: Honorable Mayor and City Councilmembers
FROM: Lynn Fessel, City Clerk
RE: Petition for Writ of Certiorari – Greater Bible Way Temple of Jackson, Petitioner

Attached you will find the first page of the Petition for Writ of Certiorari to the Michigan Supreme Court, Greater Bible Way Temple of Jackson, Petitioner and City of Jackson, et al, Respondents. The complete Petition, in bound form, is available for review in my office. The requested action is to receive the Petition and refer it to the City Attorney's office for appropriate action.

Thank you.

C: City Manager

IN THE
Supreme Court of the United States

THE GREATER BIBLE WAY TEMPLE OF JACKSON,

Petitioner,

v.

CITY OF JACKSON, *ET AL.*,

Respondents.

**On Petition for a Writ of Certiorari to the
Michigan Supreme Court**

PETITION FOR A WRIT OF CERTIORARI

KEVIN J. HASSON
Counsel of Record
ERIC C. RASSBACH
ROGER T. SEVERINO
LORI HALSTEAD WINDHAM
THE BECKET FUND FOR
RELIGIOUS LIBERTY
1350 Connecticut Ave., NW
Suite 605
Washington, DC 20036
Telephone: (202) 955-0095
Counsel for Petitioner



Community Development

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

February 20, 2008

TO: William R. Ross, City Manager

FROM: Carol Konieczki, Community Development Director

RE: **Request to Establish the March 11, 2008 City Council meeting as the time and place to hold a Public Hearing for the Consideration of the Amended Brownfield Plan for 900 Cooper Street (Great Lakes Home Health & Hospice), as recommended by the Jackson Brownfield Redevelopment Authority**

Upon the recommendation of the Jackson Brownfield Redevelopment Authority (JBRA), the City Council approved a Brownfield Redevelopment Plan for the above-referenced address on November 9, 2004 and approved an Amended Plan on October 18, 2005. The original Brownfield Plan was prepared in order to allow Great Lakes Home Health & Hospice to pursue a Single Business Tax Credit for eligible investments they intended to make during development. After adoption of the original Brownfield Plan, the City placed a requirement on the project for an on-site storm water retention system. The system that was installed consisted of oversized piping located under the asphalt parking lot. The displacement of a significant amount of soil resulted from the construction of this retention system, generating 10,000 to 12,000 cubic yards of excess soil. The approved Amended Plan utilized local tax increment financing capture for reimbursement of the contaminated soil that was created due to water retention system and allowed for the JBRA to capture funds for the Local Site Remediation Revolving Fund and their expenses on the project.

After the City Council had approved the Amended Plan, it became clear that the cost to remove the soil exceeded what was initially projected. When the Amended Plan was estimated, the developer was led to believe the soil disposal would be at no cost, which is no longer the case. The Proposed Amended Plan was prepared once costs were estimated and is attached for your reference. The developer has indicated a desire to move the soil by the end of March, if the Proposed Amended Plan is adopted by City Council. The Amended Plan includes:

1. Additional soil characterization activities to be completed.
2. Increased captured tax increment by including the tax increment created by the planned expansion of Great Lakes Home Health and Hospice's existing building (a \$2.2 - \$2.4 million investment).
3. Increased captured tax increment by including the tax increment created by construction of a parking lot on the adjoining 1.6 acre parcel being acquired by Great Lakes Home Health & Hospice.
4. A more accurate reflection of the time at which certain costs were/will be incurred and their affect on the payment of interest.
5. Increased amount of Authority Cost eligible for repayment. We expect some work will be required above the normal effort when it is time to review a reimbursement package.

PA 381 of 1996 allows for the capture of incremental taxes to pay for eligible activities conducted after approval of the Brownfield Plan. Because the property is located within a Renaissance Zone, the repayment through the incremental taxes will be delayed until the zone designation expires.

Recent changes to the Brownfield legislation allows for an expedited approval process with a ten-day notice requirement compared to the previous twenty-day requirement. Considering this change, requested action at this time is to establish the March 11, 2008, City Council meeting as the time and place to hold a public hearing to amend the Brownfield Plan for 900 Cooper Street (Great Lakes Home Health & Hospice). Please note that the developer has indicated to the JBRA that the soil is proposed to be removed by the end of March, if the Proposed Amended Plan is adopted by City Council.

Please place this item on the February 26, 2008 Consent Calendar for consideration.

CLK/dss

cc: William Deary, President, Great Lakes Home Health & Hospice
David Stegink, Envirologic Technologies, Inc.
Deborah Stuart, Economic Development Project Manager/ JBRA Staff

**ENVIROLOGIC
TECHNOLOGIES, INC.**

**CITY OF JACKSON, MICHIGAN
BROWNFIELD REDEVELOPMENT AUTHORITY**

AMENDED BROWNFIELD PLAN

**DEM INVESTMENTS, LLC
900 COOPER STREET
AND ADJOINING PARCEL
JACKSON, MICHIGAN**

**AUGUST 26, 2005
AMENDED FEBRUARY 2008**

Prepared for:

**Mr. William Deary
DEM Investments, LLC
Great Lakes Home Health Services, Inc.
900 Cooper Street
Jackson, Michigan 49201**

Prepared with the assistance of:

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

Recommended for Approval by the Brownfield Redevelopment Authority on:

Approved by the Jackson City Council on:

ENVIROLOGIC TECHNOLOGIES, INC.

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TABLE 3: ESTIMATE OF ANNUAL CAPTURED NON-SCHOOL TAXES FOR EACH AFFECTED TAXING JURISDICTION
TABLE 4: CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUE BY YEAR AND AGGREGATE FOR EACH TAXING JURISDICTION
TABLE 5: REIMBURSEMENT SCHEDULE

Attachments

ATTACHMENT A: FIGURES
<i>Location Map: USGS Topographic Map</i>
<i>Site Plan</i>
<i>Certificate of Survey</i>
ATTACHMENT B: NOTICE OF PUBLIC HEARING
ATTACHMENT C: NOTICE TO TAXING JURISDICTIONS
ATTACHMENT D: RESOLUTION APPROVING A BROWNFIELD PLAN

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**AMENDED BROWNFIELD PLAN
DEM INVESTMENTS, LLC
900 COOPER STREET
AND ADJOINING PARCEL
JACKSON, MICHIGAN**

I. GENERAL DEFINITIONS AS USED IN THIS PLAN

1996 PA 381 Sec. 2

(a) "Additional response activities" means response activities identified as part of a Brownfield plan that are in addition to baseline environmental assessment activities and due care activities for an eligible property.

(b) "Authority" means a Brownfield redevelopment authority created under this act.

(c) "Baseline environmental assessment" means that term as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(d) "Baseline environmental assessment activities" means those response activities identified as part of a Brownfield plan that are necessary to complete a baseline environmental assessment for an eligible property in the Brownfield plan.

(e) "Blighted" means property that meets any of the following criteria as determined by the governing body:

(i) Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire or other related code or ordinance.

(ii) Is an attractive nuisance to children because of physical condition, use or occupancy.

(iii) Is a fire hazard or is otherwise dangerous to the safety of persons or property.

(iv) Has had the utilities, plumbing, heating or sewerage permanently disconnected, destroyed, removed or rendered ineffective so that the property is unfit for its intended use.

(v) Is tax reverted property owned by a qualified local governmental unit, by a county or by this state. The sale, lease or transfer of tax reverted property by a qualified local governmental unit, county or this state after the property's inclusion in a Brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act.

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(vi) Is property owned or under the control of a land bank fast track authority under the land bank fast track act, whether or not located within a qualified local governmental unit. Property included within a Brownfield plan prior to the date it meets the requirements of this subdivision to be eligible property shall be considered to become eligible property as of the date the property is determined to have been or becomes qualified as, or is combined with, other eligible property. The sale, lease or transfer of the property by a land bank fast track authority after the property's inclusion in a Brownfield plan shall not result in the loss to the property of the status as blighted property for purposes of this act.

(vii) Has substantial subsurface demolition debris buried on site so that the property is unfit for its intended use.

(f) "Board" means the governing body of an authority.

(g) "Brownfield plan" means a plan that meets the requirements of section 13 and is adopted under section 14.

(h) "Captured taxable value" means the amount in one year by which the current taxable value of an eligible property subject to a Brownfield plan, including the taxable value or assessed value, as appropriate, of the property for which specific taxes are paid in lieu of property taxes, exceeds the initial taxable value of that eligible property. The state tax commission shall prescribe the method for calculating captured taxable value.

(i) "Chief executive officer" means the mayor of a city, the village manager of a village, the township supervisor of a township, or the county executive of a county or, if the county does not have an elected county executive, the chairperson of the county board of commissioners.

(j) "Department" means the department of environmental quality.

(k) "Due care activities" means those response activities identified as part of a Brownfield plan that are necessary to allow the owner or operator of an eligible property in the plan to comply with the requirements of section 20107a of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20107a.

(l) "Economic opportunity zone" means one or more parcels of property that meet all of the following:

(i) That together are 40 or more acres in size.

(ii) That contain a manufacturing facility that consists of 500,000 or more square feet.

(iii) That are located in a municipality that has a population of 30,000 or less and that is contiguous to a qualified local governmental unit.

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(m) "Eligible activities" or "eligible activity" means one or more of the following:

(i) Baseline environmental assessment activities.

(ii) Due care activities.

(iii) Additional response activities.

(iv) For eligible activities on eligible property that was used or is currently used for commercial, industrial or residential purposes that is in a qualified local governmental unit, that is owned or under the control of a land bank fast track authority, or that is located in an economic opportunity zone, and is a facility, functionally obsolete, or blighted, and except for purposes of former section 38d of the single business tax act, 1975 PA 228, the following additional activities:

(A) Infrastructure improvements that directly benefit eligible property.

(B) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(C) Lead or asbestos abatement.

(D) Site preparation that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(E) Assistance to a land bank fast track authority in clearing or quieting title to, or selling or otherwise conveying, property owned or under the control of a land bank fast track authority or the acquisition of property by the land bank fast track authority if the acquisition of the property is for economic development purposes.

(v) Relocation of public buildings or operations for economic development purposes.

(vi) For eligible activities on eligible property that is a qualified facility that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, the following additional activities:

(A) Infrastructure improvements that directly benefit eligible property.

(B) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

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(C) Lead or asbestos abatement.

(D) Site preparation that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(vii) For eligible activities on eligible property that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, the following additional activities:

(A) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(B) Lead or asbestos abatement.

(viii) Reasonable costs of developing and preparing Brownfield plans and work plans.

(ix) For property that is not located in a qualified local governmental unit and that is a facility, functionally obsolete, or blighted, that is a former mill that has not been used for industrial purposes for the immediately preceding two years, that is located along a river that is a federal superfund site listed under the comprehensive environmental response, compensation, and liability act of 1980, 42 USC 9601 to 9675, and that is located in a city with a population of less than 10,000 persons, the following additional activities:

(A) Infrastructure improvements that directly benefit the property.

(B) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(C) Lead or asbestos abatement.

(D) Site preparation that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(x) For eligible activities on eligible property that is located north of the 45th parallel, that is a facility, functionally obsolete, or blighted, and the owner or operator of which makes new capital investment of \$250,000,000.00 or more in this state, the following additional activities:

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(A) Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(B) Lead or asbestos abatement.

(xi) Reasonable costs of environmental insurance.

(n) Except as otherwise provided in this subdivision, "eligible property" means property for which eligible activities are identified under a Brownfield plan that was used or is currently used for commercial, industrial, public or residential purposes, including personal property located on the property, to the extent included in the Brownfield plan, and that is one or more of the following:

(i) Is in a qualified local governmental unit and is a facility, functionally obsolete, or blighted and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property.

(ii) Is not in a qualified local governmental unit and is a facility, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property.

(iii) Is tax reverted property owned or under the control of a land bank fast track authority.

(iv) Is not in a qualified local governmental unit, is a qualified facility, and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in subdivision (m)(vi).

(v) Is not in a qualified local governmental unit and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in subdivision (m)(vii).

(vi) Is not in a qualified local governmental unit and is a facility, functionally obsolete, or blighted, if the eligible activities on the property are limited to the eligible activities identified in subdivision (m)(ix).

(vii) Is located north of the 45th parallel, is a facility, functionally obsolete, or blighted, and the owner or operator makes new capital investment of \$250,000,000.00 or more in this state. Eligible property does not include qualified agricultural property exempt under section 7ee of the general property tax act, 1893 PA 206, MCL 211.7ee, from the tax levied by a local school district for school operating purposes to the extent provided under section 1211 of the revised school code, 1976 PA 451, MCL 380.1211.

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(o) "Environmental insurance" means liability insurance for environmental contamination and cleanup that is not otherwise required by state or federal law.

(p) "Facility" means that term as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(q) "Fiscal year" means the fiscal year of the authority.

(r) "Functionally obsolete" means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

(s) "Governing body" means the elected body having legislative powers of a municipality creating an authority under this act.

(t) "Infrastructure improvements" means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, owned or used by a public agency or functionally connected to similar or supporting property owned or used by a public agency, or designed and dedicated to use by, for the benefit of, or for the protection of the health, welfare, or safety of the public generally, whether or not used by a single business entity, provided that any road, street, or bridge shall be continuously open to public access and that other property shall be located in public easements or rights-of-way and sized to accommodate reasonably foreseeable development of eligible property in adjoining areas.

(u) "Initial taxable value" means the taxable value of an eligible property identified in and subject to a Brownfield plan at the time the resolution adding that eligible property in the Brownfield plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, if provided by the Brownfield plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that eligible property in the Brownfield plan is adopted. Property exempt from taxation at the time the initial taxable value is determined shall be included with the initial taxable value of zero. Property for which a specific tax is paid in lieu of property tax shall not be considered exempt from taxation. The state tax commission shall prescribe the method for calculating the initial taxable value of property for which a specific tax was paid in lieu of property tax.

(v) "Land bank fast track authority" means an authority created under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774.

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(w) "Local taxes" means all taxes levied other than taxes levied for school operating purposes.

(x) "Municipality" means all of the following:

(i) A city.

(ii) A village.

(iii) A township in those areas of the township that are outside of a village.

(iv) A township in those areas of the township that are in a village upon the concurrence by resolution of the village in which the zone would be located.

(v) A county.

(y) "Owned or under the control of" means that a land bank fast track authority has one or more of the following:

(i) An ownership interest in the property.

(ii) A tax lien on the property.

(iii) A tax deed to the property.

(iv) A contract with this state or a political subdivision of this state to enforce a lien on the property.

(v) A right to collect delinquent taxes, penalties or interest on the property.

(vi) The ability to exercise its authority over the property.

(z) "Qualified facility" means a landfill facility area of 140 or more contiguous acres that is located in a city and that contains a landfill, a material recycling facility and an asphalt plant that are no longer in operation.

(aa) "Qualified local governmental unit" means that term as defined in the obsolete property rehabilitation act, 2000 PA 146, MCL 125.2781 to 125.2797.

(bb) "Qualified taxpayer" means that term as defined in former sections 38d and 38g of the single business tax act, 1975 PA 228, or section 437 of the Michigan business tax act, 2007 PA 36, MCL 208.1437.

(cc) "Response activity" means that term as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

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(dd) "Specific taxes" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572; the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668; the enterprise zone act, 1985 PA 224, MCL 125.2101 to 125.2123; 1953 PA 189, MCL 211.181 to 211.182; the technology park development act, 1984 PA 385, MCL 207.701 to 207.718; the obsolete property rehabilitation act, 2000 PA 146, MCL 125.2781 to 125.2797; the neighborhood enterprise zone act, 1992 PA 147, MCL 207.771 to 207.786; the commercial rehabilitation act, 2005 PA 210, MCL 207.841 to 207.856; or that portion of the tax levied under the tax reverted clean title act, 2003 PA 260, MCL 211.1021 to 211.1026, that is not required to be distributed to a land bank fast track authority.

(ee) "Tax increment revenues" means the amount of ad valorem property taxes and specific taxes attributable to the application of the levy of all taxing jurisdictions upon the captured taxable value of each parcel of eligible property subject to a Brownfield plan and personal property located on that property. Tax increment revenues exclude ad valorem property taxes specifically levied for the payment of principal of and interest on either obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit, and specific taxes attributable to those ad valorem property taxes. Tax increment revenues attributable to eligible property also exclude the amount of ad valorem property taxes or specific taxes captured by a downtown development authority, tax increment finance authority, or local development finance authority if those taxes were captured by these other authorities on the date that eligible property became subject to a Brownfield plan under this act.

(ff) "Taxable value" means the value determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

(gg) "Taxes levied for school operating purposes" means all of the following:

- (i) The taxes levied by a local school district for operating purposes.
- (ii) The taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.
- (iii) That portion of specific taxes attributable to taxes described under subparagraphs (i) and (ii).

(hh) "Work plan" means a plan that describes each individual activity to be conducted to complete eligible activities and the associated costs of each individual activity.

(ii) "Zone" means, for an authority established before June 6, 2000, a Brownfield redevelopment zone designated under this act.

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II. ELIGIBLE PROPERTIES WITHIN THE BROWNFIELD ZONE

DEM INVESTMENTS, LLC 900 COOPER STREET AND ADJOINING PARCEL JACKSON, MICHIGAN

Introduction

In August/September 2005, the City of Jackson adopted a Brownfield Plan for the Great Lakes Home Health and Hospice property at 900 Cooper Street in Jackson, Michigan. The original parcel of land was an L-shaped parcel of land consisting of 3.32 acres. The tax identification number for that parcel is 8-2492.0200. The property was acquired by DEM Investments, LLC on November 9, 2004 from The Enterprise Group of Jackson, Inc. who had acquired the property from the State of Michigan Department of Military Affairs in an arms length transaction. A Certificate of Survey showing the property and the legal description is provided in Attachment A.

In 2008, DEM Investments, LLC intends to also acquire a neighboring 1.6 acre parcel. A survey and legal description for that parcel is also included in Attachment A. This parcel will be developed into parking for Great Lakes Home Health and Hospice's ever increasing business. The development of this parking will allow for the expansion of Great Lakes Home Health and Hospice's existing building with the construction of a 17,200 square foot addition. In addition, a second building is contemplated at the corner of North Street and Cooper Street. Construction on this second building could start as early as 2008.

Both parcels are part of the property originally owned by the State of Michigan and used as Michigan's first state-run prison and later, as an armory. The historical use of the property for this plan was generally vacant land with a few homes, a guard tower, a warehouse and a former insane asylum constructed on the site.

DEM Investments, LLC will lease the property to Great Lakes Home Health Services, Inc. Great Lakes Home Health Services (dba Great Lakes Home Health and Hospice) is a full service home health care agency providing a variety of professional services including but not limited to skilled nursing, physical therapy, occupational therapy, speech therapy, home health aides and hospice services. Since developing the original building, Great Lakes Home Health and Hospice has exceeded its goals for job creation creating more than 25 new jobs in the first year and an additional 25 new jobs each of the following years. The majority of these jobs are skilled health care professionals.

In addition, this development is in close proximity to the Armory Arts Project, another Brownfield redevelopment project and "Cool Cities" project heavily supported by the community and public funding from various Brownfield and development-related grants,

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tax credits (historic property, housing) and foregone tax revenues totaling more than \$7,000,000. The Great Lakes Home Health Services' development will provide support for the Armory Arts Project by placing in close proximity 175 to 200 employees that will support the various businesses (restaurant, bakery, retail) that are anticipated to lease portions of the Armory Arts Building.

The total investment of the original Great Lakes Home Health and Hospice building and the 17,200 square foot addition is expected to be at least \$5,000,000 including site improvements, construction, design and engineering, fixtures and equipment, utility connections, landscaping, parking lots and land acquisition costs (\$126,500). The \$5,000,000 estimated investment for the Great Lakes Home Health and Hospice Building can be further broken down into building construction (\$4,400,000), design and engineering services (\$120,000), site preparation (\$450,000), and furniture, fixtures, and equipment (\$230,000). DEM Investments, LLC sought a Brownfield Redevelopment Single Business Tax Credit for those eligible investments on the property in the original Plan. The cost for construction of the second 10,000 square foot building is expected to be approximately the same on a per square foot basis (i.e., \$1,300,000 to \$1,800,000).

This Amended Plan proposes to capture non-school tax increment revenues for eligible activities on the property. The original Brownfield Plan was prepared in order to allow Great Lakes Home Health Services to pursue a Single Business Tax Credit for eligible investments they intended to make during development. After adoption of the original Brownfield Plan, the City placed a requirement on the project for an on-site storm water retention system on the property. The system that was installed at the property consisted of oversized piping located under the asphalt parking lot. The displacement of a significant amount of soil resulted from the construction of this retention system, generating 10,000 to 13,000 cubic yards of excess soil. A portion of the excess soil has already been transported to a landfill for disposal. Since the property was demonstrated to be a "facility," it was necessary to presume that the excess soil may be contaminated unless proven otherwise, in order to comply with Part 201 of NREPA. Subsequent characterization of the soil and communications with the Michigan Department of Environmental Quality have resulted in the ability to use the excess soil as a source of alternate daily cover at a designated site (McGill Road Landfill). After negotiations with the disposal facility and the County, the 2005 Brownfield Plan amendment anticipated that the cost for disposal would be free or negligible and thus the 2005 plan did not include the cost of disposal. Subsequently, however, a price for soil disposal is being charged and this 2008 amendment now includes those eligible costs.

PA 381 of 1996 allows for the capture of incremental taxes to pay for eligible activities conducted after approval of the Brownfield Plan. The original Plan did not anticipate the eligible activities relating to excess soil management. This third amendment revises the Amended Plan (2005) providing the details relating to those eligible activities and the means for reimbursement of the eligible activities incurred after adoption of the original

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Brownfield Plan. All eligible activities identified in the Amended Plans include costs for sampling and analyses, transportation, disposal, soil erosion controls, and project management activities (e.g., meetings with MDEQ, amendment of Brownfield Plan, etc.).

Basis of Eligibility

Initial environmental investigations completed in 2004 have identified the presence of contamination above residential cleanup criteria on the 900 Cooper Street parcel. Specifically, various metals (chromium, arsenic, and selenium) were detected in soil above the residential direct contact criteria, residential drinking water protection criteria, and/or the groundwater surface water interface protection criteria. Naphthalene was also detected in soil above the groundwater surface water interface protection criteria. Two solvents (tetrachloroethene and trichloroethylene) and metals (selenium) were detected in groundwater in excess of the residential drinking water criteria and/or groundwater surface water interface criteria. Thus, the known contamination demonstrated that the 900 Cooper Street parcel is a “facility” as defined by Part 201 of NREPA (1994 PA 451). The adjoining 1.6 acre parcel is also included in this Brownfield Plan since development of that parcel is a necessary element to the overall redevelopment.

The Plan

(a) A description of the costs of the plan intended to be paid for with tax increment revenues (Section 13(1)(a))

Eligible activities completed to manage excess soil at the property include the testing of the soil, laboratory analyses, transportation costs, disposal costs, costs for soil erosion controls and project management costs (e.g., meetings and communications with MDEQ, amendment to the Brownfield Plan, etc.). Refer to Table 1.

Since the excess soil on site was previously excavated and staged on site, Envirologic has conducted an extensive amount of characterization of the soil to comply with the Part 201 of NREPA requirements. This effort has included developing a sampling plan to ensure a statistically valid characterization of the soil piles, collection of soil samples, laboratory analyses, and data validation and review. Multiple rounds of sample collection and/or analyses were necessary as the characterization project progressed including testing samples collected from the excess soil, determining background levels of certain compounds and assessing the leachability of certain compounds. Various communications were made with several people within MDEQ to assist in the characterization effort. These efforts amounted to approximately \$23,050 prior to 2005. Between 2005-2008, an additional \$20,000 of site characterization costs were incurred to evaluate the potential minimization of disposal costs by using certain portions of the excess soil as fill and/or alternate daily cover at McGill Road Landfill.

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A portion of the excess soil has already been characterized, transported and disposed at Liberty landfill. It was necessary to remove and dispose a portion of the excess soil to continue the construction activities in an unobstructed manner. The total cost for management of this material is approximately \$108,000. The remaining soil will be loaded and transported for placement at McGill Road Landfill and/or Liberty Landfill. The cost for transportation, disposal and associated backfill is approximately \$388,000.

Costs for soil erosion controls (fencing, hydro-seeding, etc.) and miscellaneous costs relating to management of the soil are approximately \$10,000. The cost for amending this Brownfield Plan and additional project management activities (scheduling, project management, communications with MDEQ, etc.) is \$37,000. Refer to Table 1 for a listing of eligible activities and anticipated costs. The Plan also includes expenses related to the Authority's costs for adoption of this Plan.

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**TABLE 1
SUMMARY OF ELIGIBLE COSTS
DEM INVESTMENTS, LLC
900 COOPER STREET AND ADJOINING PARCEL
JACKSON, MICHIGAN**

Eligible Activities	Estimated Cost
<u>BEA Activities</u>	NA
<u>Due Care Activities</u>	
Soil Characterization	\$ 23,050.00
Additional Soil Characterization (2008 Plan)	\$ 20,000.00
Bailey Excavating – Haul brick/soil to landfill	\$ 52,497.50
Liberty Landfill – Brick/soil disposal	\$ 54,990.14
Haul and dispose of stockpiled soil:	
<u>Northern Stockpile</u> 4450 CY	
Load/Transport \$5.78 \$/CY	\$ 25,721.00
Disposal (2008 Plan) \$21.00 \$/CY	\$ 93,450.00
<u>Western Stockpile</u> 2677 CY	
Load/Transport \$5.78 \$/CY	\$ 15,473.06
Disposal (2008 Plan) \$21.00 \$/CY	\$ 56,217.00
<u>New Bldg/Parking Lot</u> 6300 CY	
Load/Transport \$5.78 \$/CY	\$ 36,414.00
Disposal (2008 Plan) \$21.00 \$/CY	\$ 132,300.00
Backfill - 3166 CY \$9.20 \$/CY	\$ 29,127.20
Miscellaneous Costs related to soil transport	\$ 1,326.50
Survey Costs (Feller Finch)	\$ 2,766.82
Soil Erosion Controls	\$ 2,875.00
Hydroseeding Stockpiles	\$ 575.00
Project Management (RWM, JG Northrup and Envirologic)	\$ 32,000.00
Brownfield Plan Amendments	\$ 5,000.00
TOTAL DUE CARE ACTIVITY COSTS	\$ 583,783.22
Financing Costs	\$ 496,351.48
Contingencies (15%)	87,567.48
TOTAL REIMBURSEMENT TO DEM INVESTMENTS LLC	\$ 1,167,702.18
Administrative Costs of the Authority	\$ 5,000.00
TOTAL REIMBURSEMENT TO LSRRF	\$ 530,632.92

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(b) A brief summary of the eligible activities that are proposed for each eligible property (Section 13(1)(b))

Eligible activities to manage excess soil at the property include the testing of the soil, laboratory analyses, transportation costs, disposal costs, costs for soil erosion controls and project management costs (e.g., meetings and communications with MDEQ, amendment to the Brownfield Plan, etc.). Completion of these eligible activities is necessary to properly manage the excess soils in compliance with Part 201 of NREPA. These activities will result in the placement of excess soils at the McGill Road Landfill and/or Liberty Landfill.

(c) An estimate of the captured taxable value and tax increment revenues for each year of the plan from each parcel of eligible property. (Section 13(1)(c))

Refer to Table 2 and Table 2a. It should be noted that the site is in a Renaissance Zone which is tax-free until the year 2012 at which point tax increments can begin to be captured for reimbursement of DEM Investments, LLC's eligible activities.

(d) The method by which the costs of the plan will be financed, including a description of any advances made or anticipated to be made for the costs of the plan from the municipality. (Section 13(1)(d))

Costs for the plan are being financed by DEM Investments, LLC and Great Lakes Home Health and Hospice. The Authority will reimburse DEM Investments, LLC from the tax increment revenues for the eligible activities for which DEM Investments, LLC has paid, together with interest, subject to the terms of the Brownfield Plan. No advances from the City of Jackson or the Authority have been made or are anticipated. Table 5 provides the estimated schedule for payback of DEM Investments, LLC's costs, including interest.

(e) The maximum amount of note or bonded indebtedness to be incurred, if any. (Section 13(1)(e))

The Authority has no plans to incur indebtedness at this time, though such plans could be made in the future if appropriate to support development of this site.

(f) The duration of the Brownfield Plan, which shall not exceed the lesser of the period authorized under subsections (4) and (5) or 30 years. (Section 13(1)(f))

The Plan will remain in effect for as many years as is required to fully reimburse DEM Investments, LLC for all eligible investments plus five full years to allow the City to capture tax increment revenues for the Local Site Remediation Revolving Fund, or thirty years, whichever is less.

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**TABLE 2
ESTIMATE OF TOTAL CAPTURED NON-SCHOOL INCREMENTAL TAXES
DEM INVESTMENTS, LLC
900 COOPER STREET
JACKSON, MICHIGAN**

Year	Annual Total Millage†	Initial Taxable Value (Real and Personal Property)	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	Ren Zone Capture %	Available for Capture
2005	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 2,413,250.00	\$ 72,145.80	\$ 70,163.71		\$ -
2006	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 2,413,250.00	\$ 72,145.80	\$ 70,163.71	-	\$ -
2007	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 2,413,250.00	\$ 72,145.80	\$ 70,163.71	-	\$ -
2008	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 2,413,250.00	\$ 72,145.80	\$ 70,163.71	-	\$ -
2009	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	-	\$ -
2010	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	-	\$ -
2011	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	-	\$ -
2012	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	25.00	\$ 25,014.85
2013	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	50.00	\$ 50,029.71
2014	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	75.00	\$ 75,044.56
2015	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
2016	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
2017	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
2018	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
2019	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
2020	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
2021	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
2022	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
2023	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
2024	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
2025	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
2026	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
2027	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
2028	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
2029	29.8957	\$ 66,300.00	\$ 1,982.08	\$ 3,413,250.00	\$ 102,041.50	\$ 100,059.41	100.00	\$ 100,059.41
TOTAL								\$ 1,650,980.32

**ENVIROLOGIC
TECHNOLOGIES, INC.**

**TABLE 2a
ESTIMATE OF TOTAL CAPTURED NON-SCHOOL INCREMENTAL TAXES
DEM INVESTMENTS, LLC
1.6 ACRE PARCEL
ARMORY COURT
JACKSON, MICHIGAN**

Year	Annual Total Millage†	Initial Taxable Value (Real and Personal Property)	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Estimated Future Tax Revenues	Incremental Tax Revenues	Ren Zone Capture %	Available for Capture
2008	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99		\$ -
2009	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	0.00	\$ -
2010	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	0.00	\$ -
2011	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	0.00	\$ -
2012	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	25.00	\$ 717.50
2013	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	50.00	\$ 1,434.99
2014	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	75.00	\$ 2,152.49
2015	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
2016	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
2017	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
2018	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
2019	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
2020	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
2021	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
2022	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
2023	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
2024	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
2025	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
2026	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
2027	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
2028	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
2029	29.8957	\$ 80,000.00	\$ 2,391.66	\$ 176,000.00	\$ 5,261.64	\$ 2,869.99	100.00	\$ 2,869.99
TOTAL								\$ 47,354.79

† - Does not include debt and school millages, based on millages from 2004

* - Total includes five year future capture to Local Site Remediation Revolving Fund

**ENVIRONMENTAL
TECHNOLOGIES, INC.**

- (g) An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located. (Section 13(1)(g))**

Refer to Tables 3, 3a, 4 and 5.

- (h) A legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property and a statement of whether personal property is included as part of the eligible property. (Section 13(1)(h))**

The legal descriptions of the property and figures detailing the boundaries of the property are provided in Attachment A.

The known presence of contamination on site above residential cleanup criteria qualifies the 900 Cooper Street parcel as a “facility” as defined by Part 201 of NREPA (1994 PA 451) and thus, the site is an “eligible property.” The 1.6 acre parcel is also included in this Brownfield Plan since development of this parcel is an integral component in the overall redevelopment of the site.

Personal property will be included as part of the eligible property.

- (i) Estimates of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced. (Section 13(1)(i))**

No residences exist on the property.

- (j) A plan for establishing priority for the relocation of persons displaced by implementation of the plan. (Section 13(1)(j))**

Not applicable.

- (k) Provision for the costs of relocating persons displaced by implementation of the plan. (Section 13(1)(k))**

Not applicable.

- (l) A strategy for compliance with 1972 PA 227, MCL 213.321 to 213.332. (Section 13(1)(l))**

Not applicable.

**ENVIROLOGIC
TECHNOLOGIES, INC.**

**TABLE 3
ESTIMATE OF ANNUAL CAPTURED NON-SCHOOL INCREMENTAL TAXES
FOR EACH AFFECTED TAXING JURISDICTION
DEM INVESTMENTS, LLC
900 COOPER STREET
JACKSON, MI**

SUMMER TAXES*										
Taxing Jurisdiction		City Oper	Public Improve	Police Fire	JCC Oper	ISD Oper	ISD Voc Ed	ISD Spec Ed	County Oper	Total
Millage		6.7192	1.9197	4.12	1.1511	0.1719	1.0756	2.8192	1.7157	19.6924
Initial Taxable Value	\$ 66,300.00	\$ 445.48	\$ 127.28	\$ 273.16	\$ 76.32	\$ 11.40	\$ 71.31	\$ 186.91	\$ 113.75	\$ 1,305.61
Future Taxable Value	\$ 3,413,250.00	\$ 22,934.31	\$ 6,552.42	\$ 14,062.59	\$ 3,928.99	\$ 586.74	\$ 3,671.29	\$ 9,622.63	\$ 5,856.11	\$ 67,215.08
Captured Taxable Value	\$ 3,346,950.00	\$ 22,488.83	\$ 6,425.14	\$ 13,789.43	\$ 3,852.67	\$ 575.34	\$ 3,599.98	\$ 9,435.72	\$ 5,742.36	\$ 65,909.48

WINTER TAXES*										
Taxing Jurisdiction		ISD	Library	County	TRNS					Total
Millage		4.0667	0.8682	4.3087	0.9597					10.2033
Initial Taxable Value	\$ 66,300.00	\$ 269.62	\$ 57.56	\$ 285.67	\$ 63.63					\$ 676.48
Future Taxable Value	\$ 3,413,250.00	\$ 13,880.66	\$ 2,963.38	\$ 14,706.67	\$ 3,275.70					\$ 34,826.41
Captured Taxable Value	\$ 3,346,950.00	\$ 13,611.04	\$ 2,905.82	\$ 14,421.00	\$ 3,212.07					\$ 34,149.93

Total Millages	29.8957
Total Annual Tax Liability	\$ 102,041.50
Total Annual Capturable Tax	\$ 100,059.41

*Based on millages from 2004 taxes

**ENVIROLOGIC
TECHNOLOGIES, INC.**

**TABLE 3a
ESTIMATE OF ANNUAL CAPTURED NON-SCHOOL INCREMENTAL TAXES
FOR EACH AFFECTED TAXING JURISDICTION
DEM INVESTMENTS, LLC
1.6 ACRE PARCEL
ARMORY COURT
JACKSON, MI**

SUMMER TAXES*										
Taxing Jurisdiction		City Oper	Public Improve	Police Fire	JCC Oper	ISD Oper	ISD Voc Ed	ISD Spec Ed	County Oper	Total
Millage		6.7192	1.9197	4.12	1.1511	0.1719	1.0756	2.8192	1.7157	19.6924
Initial Taxable Value	\$ 80,000.00	\$ 537.54	\$ 153.58	\$ 329.60	\$ 92.09	\$ 13.75	\$ 86.05	\$ 225.54	\$ 137.26	\$ 1,575.39
Future Taxable Value	\$ 176,000.00	\$ 1,182.58	\$ 337.87	\$ 725.12	\$ 202.59	\$ 30.25	\$ 189.31	\$ 496.18	\$ 301.96	\$ 3,465.86
Captured Taxable Value	\$ 96,000.00	\$ 645.04	\$ 184.29	\$ 395.52	\$ 110.51	\$ 16.50	\$ 103.26	\$ 270.64	\$ 164.71	\$ 1,890.47

WINTER TAXES*										
Taxing Jurisdiction		ISD	Library	County	TRNS					Total
Millage		4.0667	0.8682	4.3087	0.9597					10.2033
Initial Taxable Value	\$ 80,000.00	\$ 325.34	\$ 69.46	\$ 344.70	\$ 76.78					\$ 816.26
Future Taxable Value	\$ 176,000.00	\$ 715.74	\$ 152.80	\$ 758.33	\$ 168.91					\$ 1,795.78
Captured Taxable Value	\$ 96,000.00	\$ 390.40	\$ 83.35	\$ 413.64	\$ 92.13					\$ 979.52

Total Millages	29.8957
Total Annual Tax Liability	\$ 5,261.64
Total Annual Capturable Tax	\$ 2,869.99

*Based on millages from 2004 taxes

**ENVIROLOGIC
TECHNOLOGIES, INC.**

**TABLE 4
CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUE
BY YEAR AND AGGREGATE FOR EACH TAXING JURISDICTION
DEM INVESTMENTS, LLC
900 COOPER STREET AND ADJOINING PARCEL
JACKSON, MICHIGAN**

Year	Captured Taxable Value	Ren Zone Capture %	City Oper	Public Improve	Police Fire	JCC Oper	ISD Oper	ISD Voc Ed	ISD Spec Ed	County Oper	ISD	Library	County	TRNS	Total
			6.7192	1.9197	4.12	1.1511	0.1719	1.0756	2.8192	1.7157	4.0667	0.8682	4.3087	0.9597	29.8957
2005	\$ 2,346,950.00	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2006	2,346,950.00	0	-	-	-	-	-	-	-	-	-	-	-	-	-
2007	2,346,950.00	0	-	-	-	-	-	-	-	-	-	-	-	-	-
2008	2,346,950.00	0	-	-	-	-	-	-	-	-	-	-	-	-	-
2009	3,442,950.00	0	-	-	-	-	-	-	-	-	-	-	-	-	-
2010	3,442,950.00	0	-	-	-	-	-	-	-	-	-	-	-	-	-
2011	3,442,950.00	0	-	-	-	-	-	-	-	-	-	-	-	-	-
2012	3,442,950.00	25	5,783.47	1,652.36	3,546.24	990.79	147.96	925.81	2,426.59	1,476.77	3,500.36	747.29	3,708.66	826.05	25,732.35
2013	3,442,950.00	50	11,566.93	3,304.72	7,092.48	1,981.59	295.92	1,851.62	4,853.18	2,953.53	7,000.72	1,494.58	7,417.32	1,652.10	51,464.70
2014	3,442,950.00	75	17,350.40	4,957.07	10,638.72	2,972.38	443.88	2,777.43	7,279.77	4,430.30	10,501.08	2,241.88	11,125.98	2,478.15	77,197.05
2015	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
2016	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
2017	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
2018	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
2019	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
2020	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
2021	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
2022	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
2023	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
2024	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
2025	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
2026	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
2027	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
2028	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
2029	3,442,950.00	100	23,133.87	6,609.43	14,184.95	3,963.18	591.84	3,703.24	9,706.36	5,907.07	14,001.44	2,989.17	14,834.64	3,304.20	102,929.40
TOTAL CAPTURED TAXES			\$ 381,708.85	\$ 109,055.61	\$ 234,051.74	\$ 65,392.47	\$ 9,765.41	\$ 61,103.41	\$ 160,155.02	\$ 97,466.64	\$ 231,023.84	\$ 49,321.29	\$ 244,771.54	\$ 54,519.29	\$ 1,698,335.11

Increase in Taxable Value beginning in 2009 due to anticipated new construction

**ENVIROLOGIC
TECHNOLOGIES, INC.**

**TABLE 5
REIMBURSEMENT SCHEDULE
DEM INVESTMENTS, LLC
900 COOPER STREET
AND ADJOINING PARCEL
JACKSON, MICHIGAN**

Year	Incremental Taxes Captured	Principal	Interest (5%)	Contingency	Reimbursement to the Authority	Reimbursement to DEM Investments		LSRRF Capture	
						Annual	Aggregate	Annual	Aggregate
2005	--	\$ 301,816.22	15,090.81	--		--	--	--	--
2006	--	\$ 316,907.03	15,845.35	--		--	--	--	--
2007	--	\$ 332,752.38	16,637.62	--		--	--	--	--
2008	--	\$ 631,357.00	31,567.85	--		--	--	--	--
2009	--	\$ 662,924.85	33,146.24	--		--	--	--	--
2010	--	\$ 696,071.09	34,803.55	--		--	--	--	--
2011	--	\$ 730,874.65	36,543.73	--		--	--	--	--
2012	\$ 25,732.35	\$ 767,418.38	38,370.92	--	\$ 5,000.00	\$ 20,732.35	\$ 20,732.35	--	--
2013	\$ 51,464.70	\$ 785,056.95	39,252.85	--		\$ 51,464.70	\$ 72,197.05	--	--
2014	\$ 77,197.05	\$ 772,845.10	38,642.25	--		\$ 77,197.05	\$ 149,394.10	--	--
2015	\$ 102,929.40	\$ 734,290.30	36,714.52	--		\$ 102,929.40	\$ 252,323.50	--	--
2016	\$ 102,929.40	\$ 668,075.42	33,403.77	--		\$ 102,929.40	\$ 355,252.90	--	--
2017	\$ 102,929.40	\$ 598,549.79	29,927.49	--		\$ 102,929.40	\$ 458,182.30	--	--
2018	\$ 102,929.40	\$ 525,547.88	26,277.39	--		\$ 102,929.40	\$ 561,111.70	--	--
2019	\$ 102,929.40	\$ 448,895.87	22,444.79	--		\$ 102,929.40	\$ 664,041.10	--	--
2020	\$ 102,929.40	\$ 368,411.26	18,420.56	--		\$ 102,929.40	\$ 766,970.50	--	--
2021	\$ 102,929.40	\$ 283,902.43	14,195.12	--		\$ 102,929.40	\$ 869,899.90		
2022	\$ 102,929.40	\$ 195,168.15	9,758.41	--		\$ 102,929.40	\$ 972,829.30		
2023	\$ 102,929.40	\$ 101,997.15	5,099.86			102,929.40	\$ 1,075,758.70		
2024	\$ 102,929.40	\$ 4,167.61	\$ 208.38	87,567.48		\$ 4,376.00	--	\$ 10,985.92	\$ 10,985.92
2025	\$ 102,929.40	--	--	--		--	--	\$ 102,929.40	\$ 113,915.32
2026	\$ 102,929.40	--	--	--		--	--	\$ 102,929.40	\$ 216,844.72
2027	\$ 102,929.40	--	--	--		--	--	\$ 102,929.40	\$ 319,774.12
2028	\$ 102,929.40	--	--	--		--	--	\$ 102,929.40	\$ 422,703.52
2029	\$ 102,929.40	--	--	--		--	--	\$ 102,929.40	\$ 525,632.92
Totals	\$ 1,698,335.11		\$ 496,351.48	\$ 87,567.48	\$ 5,000.00	\$ 1,080,134.70		\$ 525,632.92	

**ENVIROLOGIC
TECHNOLOGIES, INC.**

(m) A description of proposed use of the local site remediation revolving fund. (Section 13(1)(m))

The Brownfield Redevelopment Authority's Local Site Remediation Revolving Fund will not be used on this project. The Brownfield Redevelopment Authority does intend to capture five full years of tax increment revenues to place in the Local Site Remediation Revolving Fund. Refer to Table 5.

(n) Other material that the authority or governing body considers pertinent. (Section 13(1)(n))

Not applicable.

**ENVIROLOGIC
TECHNOLOGIES, INC.**

ATTACHMENT A

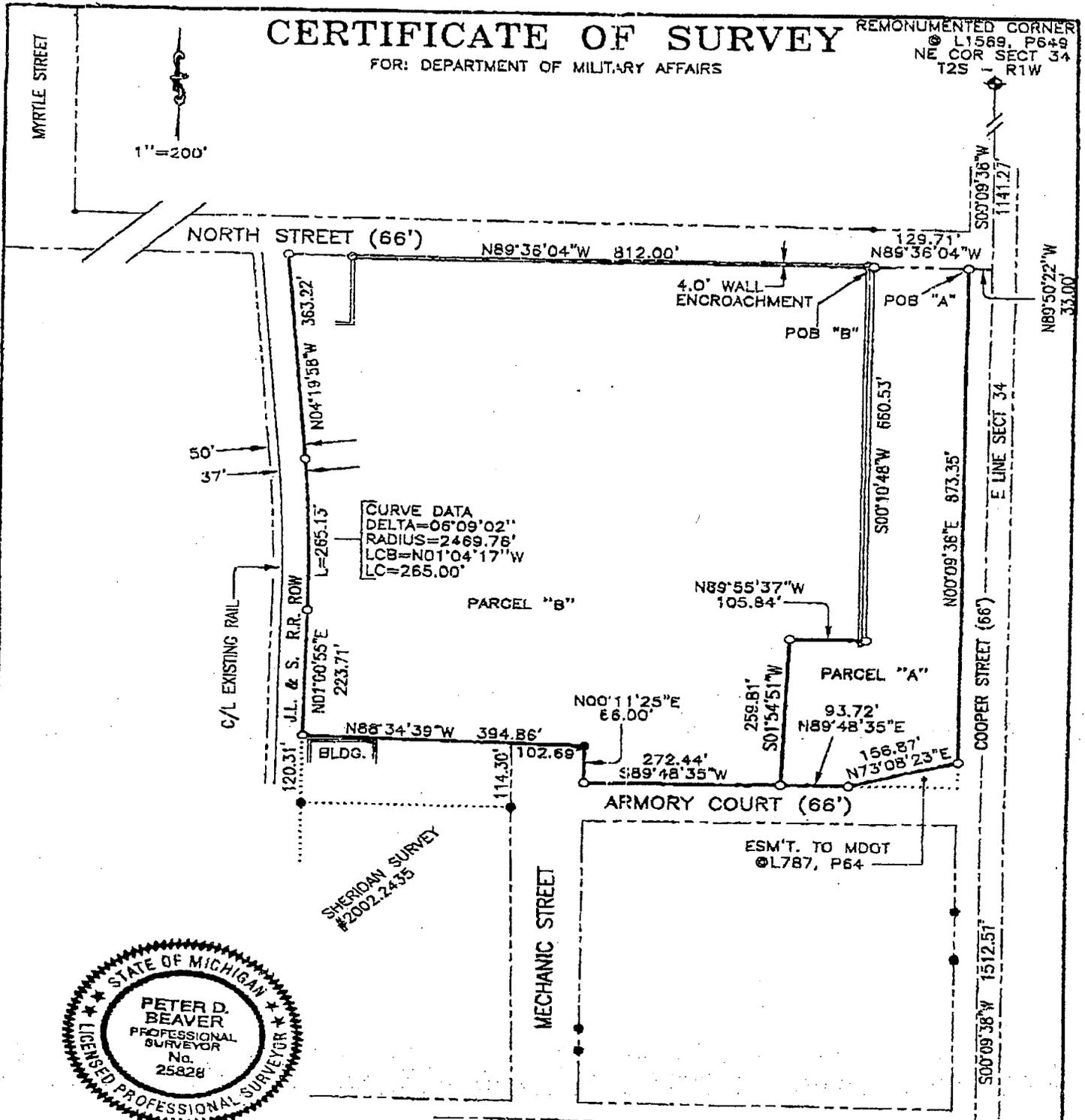
FIGURES

**Location Map: USGS Topographic Map
Site Plan
Certificate of Survey**

CERTIFICATE OF SURVEY

FOR: DEPARTMENT OF MILITARY AFFAIRS

REMONUMENTED CORNER
L1589, P649
NE COR SECT 34
T2S - R1W



E 1/4. COR SECT 34
T2S - R1W
REMONUMENTED CORNER
L1589, P650

ALL BEARINGS ARE RELATIVE AND REFERENCED TO THE EAST LINE OF SECTION 34 (N00°09'38"E) FROM M.D.O.T. RIGHT OF PLANS, JACKSON COUNTY, SHEET #102.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED; THAT I HAVE FOUND OR SET PERMANENT MARKERS AS NOTED HEREON; THAT THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF P.A. 132 OF 1970; THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATION WAS 1/185,000

Peter D. Beaver

- IRON SET □ MONUMENT SET D - DEED DIM.
- IRON FOUND — MONUMENT FOUND M - MEASURED DIM.
- FENCE
- GOVERNMENT CORNER

SOUTHERN MICHIGAN LAND SURVEYING

824 BROKEN RIDGE DRIVE LANSING, MICHIGAN 517-323-9471

JOB NO. 03019 DATE 4-21-2004

SHEET NO. 1 OF 2

RECEIVED TIME AUG. 3. 3:54PM

CERTIFICATE OF SURVEY

FOR: DEPARTMENT OF MILITARY AFFAIRS

Parent Parcel Description - (Exception Removed)
Quit Claim Deed @ Liber 405, Page 290

All that piece or parcel of land lying east of the right of way of the Michigan Central Railroad and bounded on the north by North Street; on the east by Cooper Street and on the south by Prison Street.

Land Description-Parcel "A"

A parcel of land in the NE 1/4 of section 34, T2S, R1W, City of Jackson, Jackson County, Michigan and more particularly described as commencing at the northeast corner of said section 34; thence S00°09'35"W 1141.27 feet, on the east line of said section 34; thence N89°50'22"W 33.00 feet, to the intersection of the south line of North Street and the west line of Cooper Street and the point of beginning of this description; thence N89°36'04"W 129.71 feet, on the south line of North Street; thence S00°10'48"W 660.53 feet; thence N89°55'37"W 105.84 feet; thence S01°54'51"W 259.81 feet, to the north line of Armory Court; thence N89°48'35"E 93.72 feet on the north line of Armory Court; thence N73°08'23"E 156.87 feet, to the west line of Cooper Street; thence N00°09'38"E 873.35 feet, to the point of beginning, containing 3.316 acres.

Land Description-Parcel "B"

A parcel of land in the NE 1/4 of section 34, T2S, R1W, City of Jackson, Jackson County, Michigan and more particularly described as commencing at the northeast corner of said section 34; thence S00°09'38"W 1141.27 feet, on the east line of said section 34; thence N89°50'22"W 33.00 feet, to the intersection of the south line of North Street and the west line of Cooper Street; thence N89°36'04"W 129.71 feet, on the south line of North Street, to the point of beginning of this description; thence S00°10'48"W 660.53 feet; thence N89°55'37"W 105.84 feet; thence S01°54'51"W 259.81 feet, to the north line of Armory Court; thence S89°48'35"W 272.44 feet, on the north line of Armory Court to the east line of Mechanic Street; thence N00°11'25"E 66.00 feet, on the east line of Mechanic Street to the north end of Mechanic Street; thence N88°34'39"W 394.85 feet, to the east line of the Jackson, Lansing & Saginaw Railroad right of way; thence N01°00'55"E 223.71 feet, on said railroad right of way; thence 265.13 feet, on the arc of a curve to the left with a central angle of 06°09'02", a radius of 2469.76 feet, and a long chord bearing and distance of N01°04'17"W 265.00 feet, on said railroad right of way; thence N04°19'58"W 363.22 feet, on said railroad right of way to the south line of North Street; thence N89°36'04"W 812.00 feet, on the south line of North Street, to the point of beginning, containing 15.372 acres.

NOTE

Older survey drawings in the State Archives indicate Armory Court, formerly called Prison Street, as being 49.50 feet wide and North Street being something less than 53.00 feet wide, however, Act #51 reports obtained from the City of Jackson call for a width of 66.00 feet on both streets.

Valuation maps obtained from the Norfolk & Southern railroad call for a 50.00 foot wide railroad right of way, 25.00 feet each side of the center of the main rail. The main rail line is gone and the best evidence available indicates a distance of 12.00 feet from the centerline of the existing rail to the centerline of the missing main rail line.



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED; THAT I HAVE FOUND OR SET PERMANENT MARKERS AS NOTED HEREON; THAT THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF P.A. 132 OF 1970; THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATION WAS 1/185,000

Peter D. Beaver

- IRON SET MONUMENT SET D -- DEED DIM. --- FENCE
- IRON FOUND -- MONUMENT FOUND M -- MEASURED DIM. ● GOVERNMENT CORNER

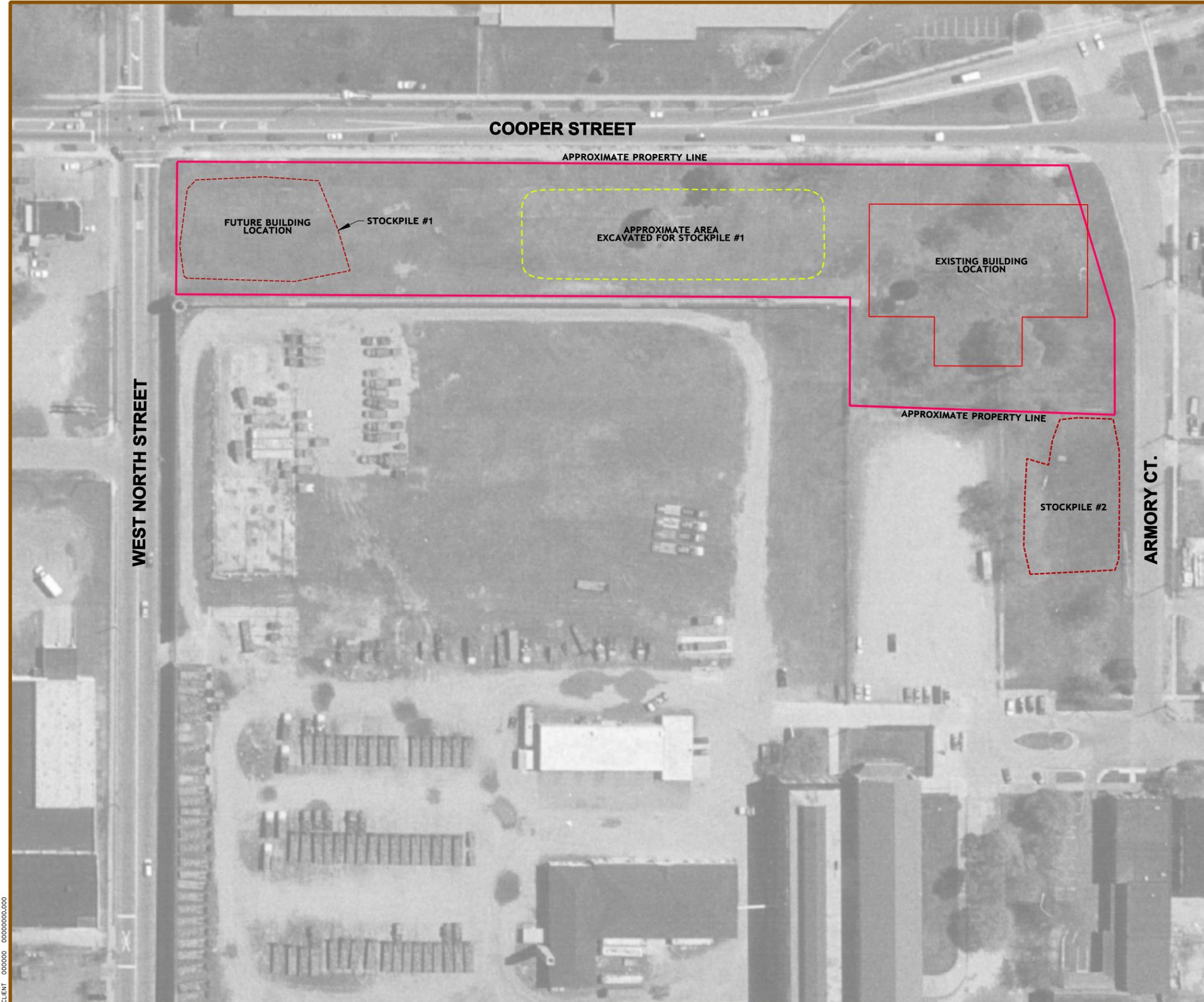
SOUTHERN MICHIGAN LAND SURVEYING

924 BROKEN RIDGE DRIVE LANSING, MICHIGAN 517-323-9471

JOB NO. 03019 DATE 4-21-2004

SHEET NO. 2 OF 2

RECEIVED TIME AUG. 3. 3:54PM



WEST NORTH STREET

COOPER STREET

APPROXIMATE PROPERTY LINE

FUTURE BUILDING LOCATION

STOCKPILE #1

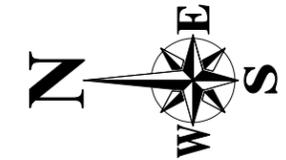
APPROXIMATE AREA EXCAVATED FOR STOCKPILE #1

EXISTING BUILDING LOCATION

APPROXIMATE PROPERTY LINE

STOCKPILE #2

ARMORY CT.



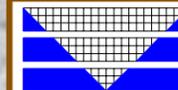
SCALE 1" = 100'
0 50 100 200

NOTE: AERIAL PHOTOGRAPHY: 2000 AERIAL PHOTOGRAPH OBTAINED FROM THE CITY OF JACKSON.

**DEM INVESTMENTS LLC
GREAT LAKES HOME HEALTH
SERVICES INC.**

900 COOPER STREET
JACKSON, MICHIGAN

SITE PLAN



**ENVIROLOGIC
TECHNOLOGIES, INC.**

2960 INTERSTATE PARKWAY
KALAMAZOO, MICHIGAN 49048
PH: (269) 342-1100 FAX: (269) 342-4945

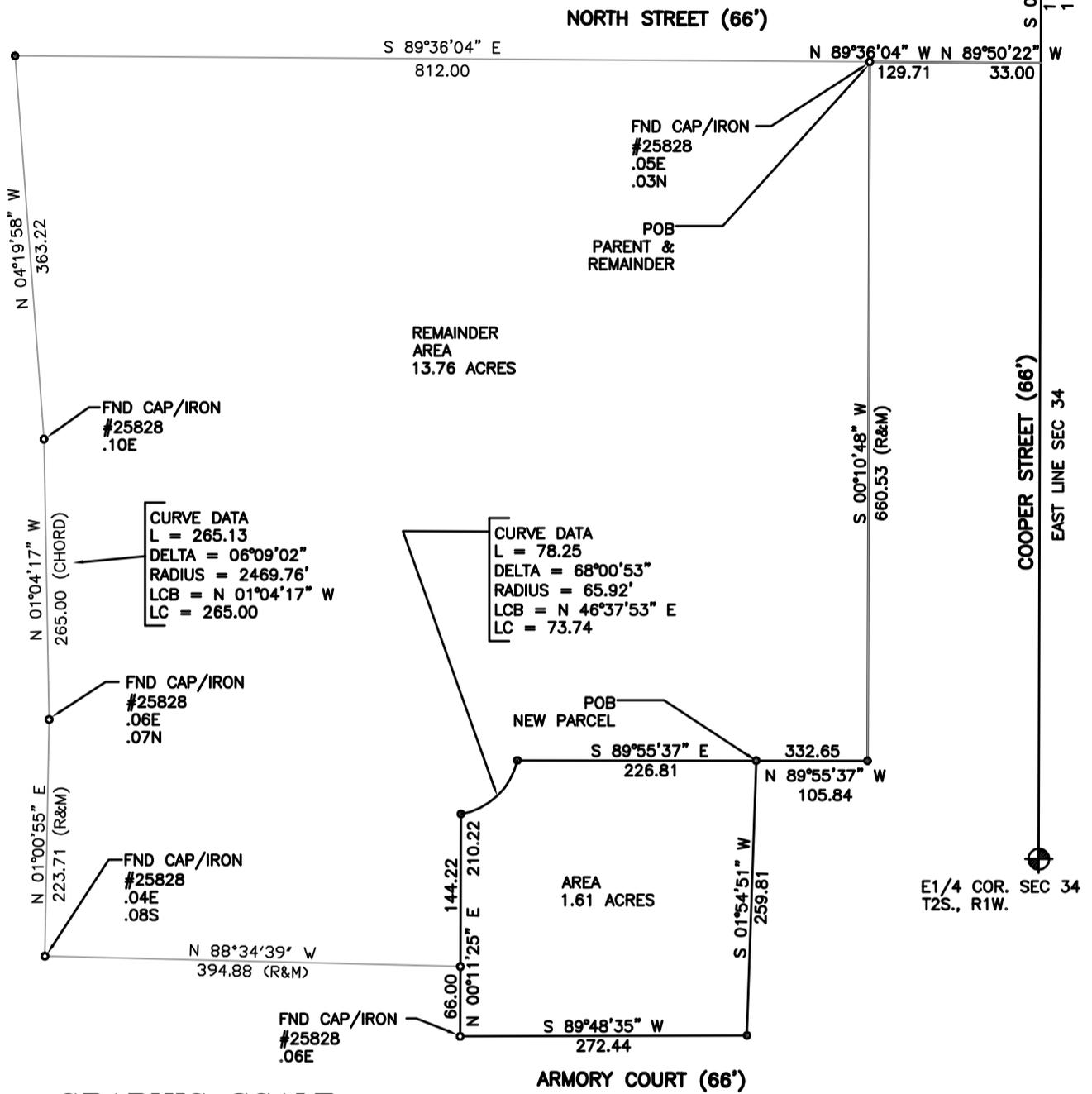
PROJECT NO:
040115

FIGURE NO:

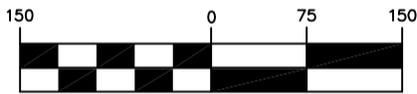
2

CERTIFICATE OF SURVEY
PART OF THE NE 1/4, SECTION 34, T2S, R1W
CITY OF JACKSON, JACKSON COUNTY, MI

NE COR. SEC 34
T2S., R1W.



GRAPHIC SCALE



(IN FEET)
 1 inch = 150 ft.

LEGEND

- o FOUND IRON/PIPE AS NOTED
- (M) MEASURED
- (R) RECORD
- SET IRON/CAP #53088
- ⚡ DISTANCE NOT TO SCALE

BASIS OF BEARINGS: PETER D. BEAVER SURVEY DATED 21 APRIL 2004 WHICH HOLDS THE EAST LINE OF SECTION 34 AS NORTH 00°09'38" EAST.

CERTIFIED TO: THE ENTERPRISE GROUP OF JACKSON, INC.,
 ONE JACKSON SQUARE, SUITE 1100
 JACKSON, MI 49201

SCALE: 1 IN = 150 FT
 DATE: 4-6-07
 DRAWN BY: GKL
 PROJECT NO.: 20E00417
 PAGE: 1 OF 2



NORTH

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED AND THAT THE RATIO OF CLOSURE ON THE ADJUSTED FIELD OBSERVATIONS WAS 1:5,000 OR BETTER AND THAT THIS SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED.

**Feller
 Finch**

2797 Spring Arbor Road, Suite B · Jackson, Michigan 49203

& Associates, Inc.

Engineers · Surveyors
 Planners

Phone: (517) 783-0710

Fax: (517) 783-0711

www.fellerfinch.com

with additional offices located in Columbus, Delphos, and Maumee, Ohio

JACK A. SHEPARD, P.S. #53088

CERTIFICATE OF SURVEY
PART OF THE NE 1/4, SECTION 34, T2S, R1W
CITY OF JACKSON, JACKSON COUNTY, MI

PARENT PARCEL DESCRIPTION

A PARCEL OF LAND IN THE NE ¼ OF SECTION 34, T2S, R1W, CITY OF JACKSON, JACKSON COUNTY, MICHIGAN AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34: THENCE S00°09'38"W 1141.31 FEET, ON THE EAST LINE OF SAID SECTION 34; THENCE N89°50'22"W 33.00 FEET, TO INTERSECTION OF THE SOUTH LINE OF NORTH STREET AND THE WEST LINE OF COOPER STREET; THENCE N89°36'04"W 129.71 FEET, ON THE SOUTH LINE OF NORTH STREET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S00°10'48"W 660.53 FEET; THENCE N89°55'37"W 105.84 FEET; THENCE S01°54'51"W 259.81 FEET, TO THE NORTH LINE OF ARMORY COURT; THENCE S89°48'35"W 272.44 FEET ON THE NORTH LINE OF ARMORY COURT TO THE EAST LINE OF MECHANIC STREET; THENCE N00°11'25"E 66.00 FEET, ON THE EAST LINE OF MECHANIC STREET TO THE NORTH END OF MECHANIC STREET; THENCE N88°34'39"W 394.88 FEET, TO THE EAST LINE OF THE JACKSON, LANSING & SAGINAW RAILROAD RIGHT OF WAY; THENCE N01°00'35"E 223.71 FEET, ON SAID RAILROAD RIGHT OF WAY; THENCE 265.13 FEET, ON THE ARC OF CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 06°09'02", A RADIUS OF 2469.76 FEET, AND A LONG CHORD BEARING AND DISTANCE OF N01°04'17"W 265.00 FEET, ON SAID RAILROAD RIGHT OF WAY; THENCE N04°19'58"W 363.22 FEET, ON SAID RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF NORTH STREET; THENCE S89°36'04"E 812.00 FEET, ON THE SOUTH LINE OF NORTH STREET, TO THE POINT OF BEGINNING, CONTAINING 15.37 ACRES.

NEW PARCEL DESCRIPTION

A PARCEL OF LAND IN THE NE ¼ OF SECTION 34, T2S, R1W, CITY OF JACKSON, JACKSON COUNTY, MICHIGAN AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34: THENCE S 00°09'38"W 1141.31 FEET (REC 1141.27), ON THE EAST LINE OF SAID SECTION 34; THENCE N89°50'22"W 33.00 FEET, TO INTERSECTION OF THE SOUTH LINE OF NORTH STREET AND THE WEST LINE OF COOPER STREET; THENCE N89°36'04"W 129.71 FEET, ON THE SOUTH LINE OF NORTH STREET; THENCE S00°10'48"W 660.53 FEET; THENCE N89°55'37"W 105.84 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S01°54'51"W 259.81 FEET; THENCE S89°48'35"W 272.44 FEET; THENCE N00°11'25"E 210.22 FEET; THENCE 78.25 FEET, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 68°00'25", A RADIUS OF 65.92 FEET, AND A LONG CHORD BEARING AND DISTANCE OF N46°37'53"E 73.74 FEET; THENCE S89°55'37"E 226.81 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.61 ACRES.

REMAINDER DESCRIPTION

A PARCEL OF LAND IN THE NE ¼ OF SECTION 34, T2S, R1W, CITY OF JACKSON, JACKSON COUNTY, MICHIGAN AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34: THENCE S00°09'38"W 1141.31 FEET, ON THE EAST LINE OF SAID SECTION 34; THENCE N89°50'22"W 33.00 FEET, TO INTERSECTION OF THE SOUTH LINE OF NORTH STREET AND THE WEST LINE OF COOPER STREET; THENCE N89°36'04"W 129.71 FEET, ON THE SOUTH LINE OF NORTH STREET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S00°10'48"W 660.53 FEET; THENCE N89°55'37"W 332.65 FEET; THENCE 78.25 FEET, ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 68°00'25", A RADIUS OF 65.92 FEET, AND A LONG CHORD BEARING AND DISTANCE OF S46°37'53"W 73.74 FEET; THENCE S00°11'25"W 144.22 FEET; THENCE N88°34'39"W 394.88 FEET, TO THE EAST LINE OF THE JACKSON, LANSING & SAGINAW RAILROAD RIGHT OF WAY; THENCE N01°00'35"E 223.71 FEET, ON SAID RAILROAD RIGHT OF WAY; THENCE 265.13 FEET, ON THE ARC OF CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 06°09'02", A RADIUS OF 2469.76 FEET, AND A LONG CHORD BEARING AND DISTANCE OF N01°04'17"W 265.00 FEET, ON SAID RAILROAD RIGHT OF WAY; THENCE N04°19'58"W 363.22 FEET, ON SAID RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF NORTH STREET; THENCE S89°36'04"E 812.00 FEET, ON THE SOUTH LINE OF NORTH STREET, TO THE POINT OF BEGINNING, CONTAINING 13.76 ACRES.

WITNESSES TO GOVERNMENT CORNERS

EAST 1/4 CORNER SECTION 34, T2S., R1W.

**FND PK NAIL IN ASPH - MATCHED WITNESSES (DID NOT EXCAVATE). LCRC CALLS FOR 4" DIA HARRISON MON.
 NAIL/TAG SE FACE UTIL POLE N. 25° E. 58.51'
 NW COR CONCRETE BASE OF STONE CHURCH S. 45° E. 87.12'
 SET NAIL/TAG SE FACE UTIL POLE S. 60° E. 56.90'
 CUT "X" ON BOLT AT UTIL POLE BASE N. 45° W. 57.43'

NORTHEAST CORNER SECTION 34, T2S., R1W.

**FND 4" DIA HARRISON MON IN MON BOX. BRASS CAP STAMPED #18658
 SE COR HOUSE FOUNDATION N. 80° W. 60.79'
 PK NAIL WEST FACE UTIL POLE S. 15° W. 68.28'
 SW COR BRICK HOUSE (HSE #1109) N. 80° E. 80.36'
 SET NAIL/TAG EAST FACE UTIL POLE N. 18° W. 68.51'

SCALE: 1 IN = 150 FT
 DATE: 4-6-07
 DRAWN BY: GKL
 PROJECT NO.: 20E00417
 PAGE: 2 OF 2



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED AND THAT THE RATIO OF CLOSURE ON THE ADJUSTED FIELD OBSERVATIONS WAS 1:5,000 OR BETTER AND THAT THIS SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED.

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JACK A. SHEPARD, P.S. #53088

**ENVIROLOGIC
TECHNOLOGIES, INC.**

ATTACHMENT B

NOTICE OF PUBLIC HEARING

**ENVIROLOGIC
TECHNOLOGIES, INC.**

ATTACHMENT C

NOTICE TO TAXING JURISDICTIONS

**ENVIROLOGIC
TECHNOLOGIES, INC.**

ATTACHMENT D

RESOLUTION APPROVING A BROWNFIELD PLAN



Office of the Mayor

161 W. Michigan Avenue - Jackson, MI 49201
Telephone: (517) 788-4028 — Facsimile: (517) 768-5820

February 19, 2008

TO: City Councilmembers
FROM: Jerry F. Ludwig, Mayor
RE: Local Officers Compensation Commission

In accordance with Ordinance No. 287 passed on January 2, 1973, (MCLA 117.5(c).) seven members, all registered electors of the City, are appointed to seven-year staggered terms by the Mayor with City Council approval.

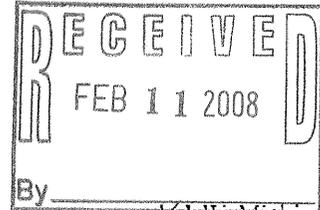
It is my desire, therefore, to reappoint Frederick Davies, to the Local Officers Compensation Commission for a seven-year term, beginning February 29, 2008, and ending February 28, 2015.



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: Frederick Davies
 Address: 319 S. Bowen Zip: 49203
 Home Phone: 517 789 6970 Other Phone: 517 788 5101
740 0531
 Occupation: Banker

Community Involvement/Activity

Pres - Mi Shakespeare Fest Sec/Treas Footc Health Syst
Co Chair - J80 Sound Vision

Are you a registered voter? yes Ward? 4

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

- Local officers comp com
- _____
- _____

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

[Signature]
Signature of Applicant

2/11/08
Date

**City of Jackson Police Department
216 East Washington Avenue
Jackson, Michigan 49201
(517) 788-4127**

February 12, 2008

MEMO TO: William Ross
City Manager

FROM: Matthew R. Heins *MRH*
Chief of Police

REFERENCE: Project Safe Neighborhoods Grants

The Jackson Police Department has been awarded two fully funded grants by the U.S. Department of Justice, Bureau of Justice Assistance, through the Detroit Community Justice Partnership. The Anti-Gang and Anti-Gun grants are both components of the Project Safe Neighborhoods Initiative.

The Eastern District of Michigan Project Safe Neighborhoods Anti-Gang and Anti-Gun Initiatives have three goals: 1) aggressively promote the message that all firearm-related crime will be met with strict enforcement and swift and certain punishment; 2) encourage citizens to work with local, state, and federal law enforcement to address firearm-related crime in their communities; and 3) promote gun safety in the community.

The Police Department is now requesting the City Council adopt the attached resolutions amending the 2007/2008 budget. Please place this as an agenda item for the February 26, 2008 City Council meeting. I or a representative will be present to answer any questions.

RESOLUTION

WHEREAS, the City has entered into the Project Safe Neighborhoods - Anti-Gang Initiative grant with the U.S. Department of Justice, Bureau of Justice Assistance, through the Detroit Community Justice Partnership;

WHEREAS, this grant requires the activity relating to this project be kept in a separate account to facilitate reporting and compliance under the terms of the grant;

NOW, THEREFORE, BE IT RESOLVED, in order to meet the above requirement, the 2007/2008 budget be amended as follows:

		<u>Increase</u>
REVENUES:		
266-316-207-501.000	Federal Grant	<u>70,185</u>
		<u>70,185</u>
EXPENDITURES:		
266-316-207-709	Overtime	40,377
266-316-207-715	FICA	1,099
266-316-207-722	Pension - General	498
266-316-207-724.001	Workers' Compensation	333
266-316-207-818	Contractual Services	<u>27,878</u>
		<u>70,185</u>

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

I, Lynn Fessel, 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 by the Jackson City Council on February 26, 2008.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the seal of the City of Jackson, on this 27th day of February 2008.

City Clerk

RESOLUTION

WHEREAS, the City has entered into the Project Safe Neighborhoods - Anti-Gun Initiative grant with the U.S. Department of Justice, Bureau of Justice Assistance, through the Detroit Community Justice Partnership;

WHEREAS, this grant requires the activity relating to this project be kept in a separate account to facilitate reporting and compliance under the terms of the grant;

NOW, THEREFORE, BE IT RESOLVED, in order to meet the above requirement, the 2007/2008 budget be amended as follows:

		<u>Increase</u>
REVENUES:		
266-317-207-501.000	Federal Grant	<u>25,344</u>
		<u>25,344</u>
EXPENDITURES:		
266-317-207-709	Overtime	13,619
266-317-207-715	FICA	601
266-317-207-722	Pension - General	390
266-317-207-724.001	Workers' Compensation	80
266-317-207-726	Office Supplies	3,364
266-317-207-818	Contractual Services	<u>7,290</u>
		<u>25,344</u>

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

I, Lynn Fessel, 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 by the Jackson City Council on February 26, 2008.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the seal of the City of Jackson, on this 27th day of February 2008.

City Clerk

OFFICE OF THE

Julius A. Giglio
City Attorney

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



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

CITY ATTORNEY

MEMORANDUM
February 20, 2008

TO: Honorable Mayor and City Council

FROM: Julius A. Giglio, City Attorney *JAG*

RE: City/DDA/Jackson Investors, L.L.C. Development Agreement

Attached is a proposed Development Agreement between the City, DDA, and Jackson Investors, L.L.C., pertaining to the Neuromuscular Center to be constructed on Michigan Avenue. As Council will remember, on January 22, 2008 Council approved a Resolution in reference to capture of the future tax increments for this project. The Resolution provided in part that a Development Agreement would be entered into between the parties.

The Development Agreement provides in part that the Developer may recover up to \$763,545.00. (The amount will be \$643,343.00 if a Brownfield Plan is approved by the State.) Exhibit B of the Development Agreement identifies the activities for which Developer will be reimbursed. All reimbursements will come from property taxes paid by the Developer.

The requisite action is to approve the Development Agreement, authorize staff to make minor modifications to same, and authorize the Mayor and City Clerk to execute the Agreement. If Council has any questions, please contact me.

JG/cr

cc: w/enc.
William Ross, City Manager
Carol Konieczki, Community Development Director
Deborah Stuart, Economic Development Project Manager

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, 2008, by and between the CITY OF JACKSON (hereinafter “City”), the JACKSON DOWNTOWN DEVELOPMENT AUTHORITY (the “DDA”), and JACKSON INVESTORS, LLC, a Delaware limited liability company (hereinafter “Developer”).

ARTICLE I REPRESENTATIONS OF THE PARTIES

1.1 The City and the DDA’s representations, covenants and agreements herein are subject to the approval of the governmental bodies necessary to legally approve the transactions contemplated. The City and the DDA agree to use their best efforts to advocate for such approval before those bodies.

1.2 The Developer hereby represents that it has full power to execute, deliver and perform the terms and obligations of this Agreement and that the foregoing has been duly and validly authorized by all necessary corporate proceedings. The Developer further represents that it is a limited liability company duly organized, validly existing and in good standing under the laws of the State of Delaware and licensed to do business in the State of Michigan.

1.3 The Developer acknowledges that there is no pending or threatened litigation against it or the Real Property (as hereinafter defined) known to it that would interfere with the execution, delivery and performance of this Agreement.

1.5 The DDA, the City and the Developer covenant and agree that each will do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered such agreements, instruments or documents supplemental hereto and also such further acts, pledges, reviews, approvals or transfers that may be reasonably necessary for conveying, transferring, reviewing, approving or constructing any items relevant to this Agreement.

ARTICLE II PROPOSAL FOR DEVELOPMENT

2.1 The Developer has submitted a proposal for the development of approximately 3.8 acres of real property (“Real Property”), whereupon the Developer may construct approximately 58,000 square feet of improvements to be sold or leased to medical, hospitality and commercial office users (hereinafter “Project”).

2.2 The Developer will construct the following:

- a. The Project;
- b. As part of the Project the Developer will construct various infrastructure improvements, including but not limited to, ingress and egress driveways, parking facilities, storm water retention, storm water drainage, sewer

system, and pedestrian walkways, public parking, landscaping, lighting and other common improvements (“Improvements”) all as more particularly described in the Site Plan attached hereto as Exhibit “A” and by this reference incorporated herein (“Site Plan”);

2.3 The DDA directs the City to reimburse Developer for those funds expended by Developer for the work described in Exhibit B, which the DDA has already determined are Improvements eligible for reimbursement under MCLA 125.1651 et seq., through the use of Tax Increment Revenue (“TIF”) generated by the Project within the DDA district. The approved Improvement costs described in Exhibit B shall include the contingency fees and contractor fees set forth therein.

2.4. The City, pursuant to the direction of the DDA as provided in Paragraph 2.3 above, shall reimburse to the Developer the amount of approved Improvement costs until such time as the cost of Improvements completed at the property are reimbursed, or until such time as the reimbursement of costs for such Improvements equals \$643,343.00 (or \$763,545.00 if the associated Project’s proposed Brownfield Plan is not approved by the State of Michigan), whichever first occurs. Payment by the City shall be made in accordance with the attached Exhibit B, it being understood that such document is an estimate of the anticipated cash flows from the TIF. The Developer shall not be required to seek approval for reimbursement of any line item estimated Improvement cost in the Building or Parking Lot categories that exceeds the line item amount set forth in Exhibit B, as long as the contingency and contractor fees for the Building category of \$24,449.00 and the Parking Lot category of \$52,871.00 are not exceeded. Payment by the City shall be made within sixty (60) days after submission by Developer’s paid tax receipts. The parties hereto agree that no amounts will be paid to Developer unless Developer first pays its property taxes to the local taxing authority. Developer shall provide copies of its contractor’s paid invoices and supporting documentation to the City and the DDA prior to any reimbursement. The supporting documentation will include copies of actual contracts and paid invoices for all subcontracted tasks. If the City or the DDA contends that any costs listed in Developer’s invoices are not an eligible Improvement cost associated with the Project or were not performed in a reasonably cost-effective manner, the City shall notify Developer, in writing, within thirty (30) days after the City and the DDA receives the invoice of their objection. Thereafter, the City, the DDA, and Developer shall engage in settlement discussions regarding these amounts and, if the parties cannot agree to a settlement within fifteen (15) days after such written objections are received by Developer, the City, the DDA, and Developer shall submit the dispute to a mutually agreeable and independent consultant, whose primary practice is located in the State of Michigan and who has experience in analyzing the cost-effectiveness of eligible Improvement activity. The consultant shall review said invoices and provide a written opinion as to whether the activities on the disputed invoice are reasonably cost-effective. The City shall pay for the mediators’ costs from the tax increments funds, if such activity is deemed an eligible Improvement or is reasonably cost-effective. Developer shall pay for the mediators’ costs, if such activity is deemed not reasonably cost-effective.

ARTICLE III DDA OBLIGATIONS

3.1 The DDA agrees to provide TIF, based on the following general obligations:

- a. The DDA and the City will permit the amount of the TIF to be based on the increased taxable value of the Real Property comprising the Project based on the difference in the value of the property at the time the Developer acquired the Real Property through a ground lease and the time the Project (or a portion of the Project) is completed and reassessed with the new improvements; and
- b. The DDA mandates that the TIF repayment period will be not more than six (6) years, beginning from the date that construction commences.

ARTICLE IV CITY OBLIGATIONS

4.1 The City agrees to cooperate with the Developer and to process and timely consider all applications for governmental approvals as received, including but not limited to requests for variances, rezoning and subdivision of the Real Property.

4.2 The tax increment revenues captured by the DDA which are generated by the levy of *ad valorem* and specific local taxes for the Project shall be used by the City to pay approved eligible activities as identified in the Scope of Work attached hereto as Exhibit "B".

4.3 The City shall only use tax increment revenues associated with the Project generated by and collected from the Project to pay for approved eligible activity costs associated with the Project, and the DDA shall not be required to use other revenues generated by virtue of other properties or projects other than the Real Property. Upon full repayment of the reimburseable expenses to Developer, all tax increment revenues generated by the eligible property shall be captured by the DDA as stated in the DDA Tax Increment Financing Plan.

ARTICLE V DEVELOPER OBLIGATIONS

5.1 The Developer agrees that all construction on the Project and the Improvements shall be in conformity with all applicable state and local laws, ordinances and regulations, except for any variances, PUD or other special uses that may be permitted by the City.

5.2 The Developer agrees to grant such access as may be reasonably necessary for utilities to the Real Property.

5.3 The Developer anticipates a total capital investment exceeding \$12,000,000.00.

5.4 The Developer will provide the City and the DDA with a copy of its construction loan prior to its initial request for TIF reimbursement.

5.5 The Developer anticipates the land development will begin in the first quarter of 2008 with the construction of the Project to be completed as the Developer is able to secure binding commitments from users.

5.6 Developer agrees to use its best efforts to utilize local labor and other local services wherever possible in the construction of the Project.

5.7 Developer projects that the Project will generate 100 temporary jobs and 80 permanent jobs. These figures are estimates and may vary depending on market conditions at the time the Project is complete.

5.8 The scope of the Project which Developer generally contemplates developing is attached hereto as Exhibit "A." It is understood by the DDA and the City that this plan is conceptual and may be significantly modified to reflect actual commitments from users.

5.9 Based upon information provided by the Developer to date, all funds received from the City as directed by the DDA shall be considered as reimbursement for eligible Improvement costs.

ARTICLE VI CONSTRUCTION OF PROJECT

6.1 Except as otherwise provided herein, the Developer shall have discretion and control, free from interruption or disturbance, in all matters relating to the management, development and construction of the Project or phases of the Project and specifically the Improvements.

6.2 During the progress of the Project, or phases of the Project, the Developer may make reasonable minor changes as site conditions require or as may be required by subcontractors and commercial tenants, in the sole determination of Developer, to enhance the economic viability of the project or to achieve the general objectives of the Project. The Developer shall obtain all necessary governmental approvals for such changes and agrees to comply with all local, state and federal laws, regulations and ordinances.

ARTICLE VII DEFAULT AND RIGHT OF TERMINATION

7.1 Failure or delay by either party to timely perform any term or provision of this Agreement shall constitute a default under this Agreement. The party who so fails or delays must, upon receipt of written notice of the existence of such default from the other party, immediately commence to cure, correct or remedy such default and thereafter proceed with diligence to cure such default. Except as required to protect against immediate, irreparable harm, the party asserting the default may not institute proceedings of any kind against the other party until after thirty (30) days from the date of the written notice. If such default is cured within thirty (30) days of the written notice, then the default shall not constitute a breach of this Agreement. If the default is one which cannot be reasonably cured within the thirty (30) day period, then such thirty (30) day period shall be extended for such time as is reasonably necessary for the curing of such default, so long as there is diligence in the attempt to cure such default. If such default is cured within such extended period, then the default shall not constitute a breach of this Agreement. Except as otherwise expressly provided in this Agreement, any

failure or delay by either party in asserting any of its rights or remedies as to any alleged default or breach shall not operate as a waiver of any such default or breach of any rights or remedies said party may have as a result of such default or breach.

7.2 The Developer may, by written notice to the City and the DDA, terminate this Agreement at any time if the DDA or the City defaults in or breaches any substantial provision of this Agreement and fails to cure such default or breach as provided above in this Article.

7.3 The City and the DDA may, by written notice to the Developer, terminate this Agreement at any time if the Developer materially defaults in or breaches any substantial provision of this Agreement and fails to cure such default or breach as provided above in this Article.

**ARTICLE VIII
NOTICE TO THE PARTIES**

Any notice, demand or other communication required by this Agreement to be given by either party to the other party shall be in writing and shall be deemed sufficiently given and be effective as of the date of actual delivery, if delivered personally or by electronic means with proof of receipt, or as of the third day from and including the date of mailing if dispatched by United States registered or certified mail, return receipt requested, with postage prepaid, and addressed as follows (unless another address is provided in writing):

To DDA: _____

With a copy to: _____

To City: Attn: City Manager
City of Jackson
161 W. Michigan Avenue
Jackson, Michigan 49201

With a copy to: Community Development Director and
City Attorney
161 W. Michigan Avenue
Jackson, Michigan 49201

To Developer: Ron Smith – Manager
Jackson Investors, LLC.
7101 West 78th Street, Suite 100
Minneapolis, MN 55439

With a copy to:

Richard S. Baron, Esq.
Foley, Baron & Metzger, P.L.L.C.
33533 West 12 Mile Road, Suite 350
Farmington Hills, MI 48331

**ARTICLE IX
RELEASE AND INDEMNIFICATION**

9.1 The indemnifications and covenants contained in this section shall survive termination or expiration of this Agreement. To the extent permitted by law Developer agrees to indemnify and hold the City and/or DDA harmless except for those matters that arise out of the gross negligence or willful misconduct of the City and/or DDA or its member, officer, agent, employee or independent contractor.

9.2 The City and/or the DDA and its governing body members, departments, commissions, officers, agents, employees and independent contractors shall not be liable to the Developer for any loss or damage to property or injury to or death of any person occurring at or about or resulting from any defect in the acquisition of the Real Property or construction of the Project, except for liability solely arising out of the City's or DDA's gross negligence or willful misconduct.

**ARTICLE X
NO INDIVIDUAL LIABILITY**

10.1 All covenants, stipulations, promises, agreements and obligations of the City herein shall be deemed to be by the City as an entity and not by any of its governing body members, officers, agents, employees or independent contractors on an individual basis.

10.21 All covenants, stipulations, promises, agreements and obligations of the DDA herein shall be deemed to be by the DDA as an entity and not by any of its governing body members, officers, agents, employees or independent contractors on an individual basis.

10.3 All covenants, stipulations, promises agreements and obligations of the Developer herein shall be deemed to be by the Developer as a limited liability company and not by any of its owners, members, officers, agents, employees or independent contractors on an individual basis.

**ARTICLE XI
MISCELLANEOUS PROVISIONS**

11.1 This Agreement contains the entire understanding between the parties and NO ORAL REPRESENTATIONS, warranty or covenant exists other than those set forth herein.

11.2 The Developer, the DDA and the City are each solely responsible for and bear all of their own respective expenses including, without limitation, expenses of legal counsel, accountants and other advisors, incurred at any time in connection with pursuing or consummating this Agreement and any other transactions contemplated thereby.

11.3 Nothing in this Agreement nor any actions by the parties to this Agreement shall be construed by the parties or any third person or entity to create the relationship of a partnership, agency or joint venture between the DDA, the City and the Developer.

11.4 This Agreement shall be binding on all parties named herein and their respective heirs, administrators, representatives, successors and assigns.

11.5 Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other persons or entities other than the DDA, the City and the Developer and their respective successors or assigns, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third party to the DDA, the City or the Developer, nor shall any provision give any third party any right of subrogation or action over or against either the DDA, the City or the Developer. This Agreement is not intended to and does not create any third party beneficiary rights whatsoever.

11.6 Any number of counterparts of this Agreement may be executed and delivered and each shall be considered an original and together they shall constitute one Agreement.

11.8 This Agreement shall be construed and interpreted under the laws of the State of Michigan.

IN WITNESS WHEREOF, the City, the DDA, and the Developer have caused this Agreement to be executed in their respective names and the City has caused its seal to be affixed hereto, and attested to, as of the date first above written.

CITY:

CITY OF JACKSON

By: _____
Its: Mayor

DDA:

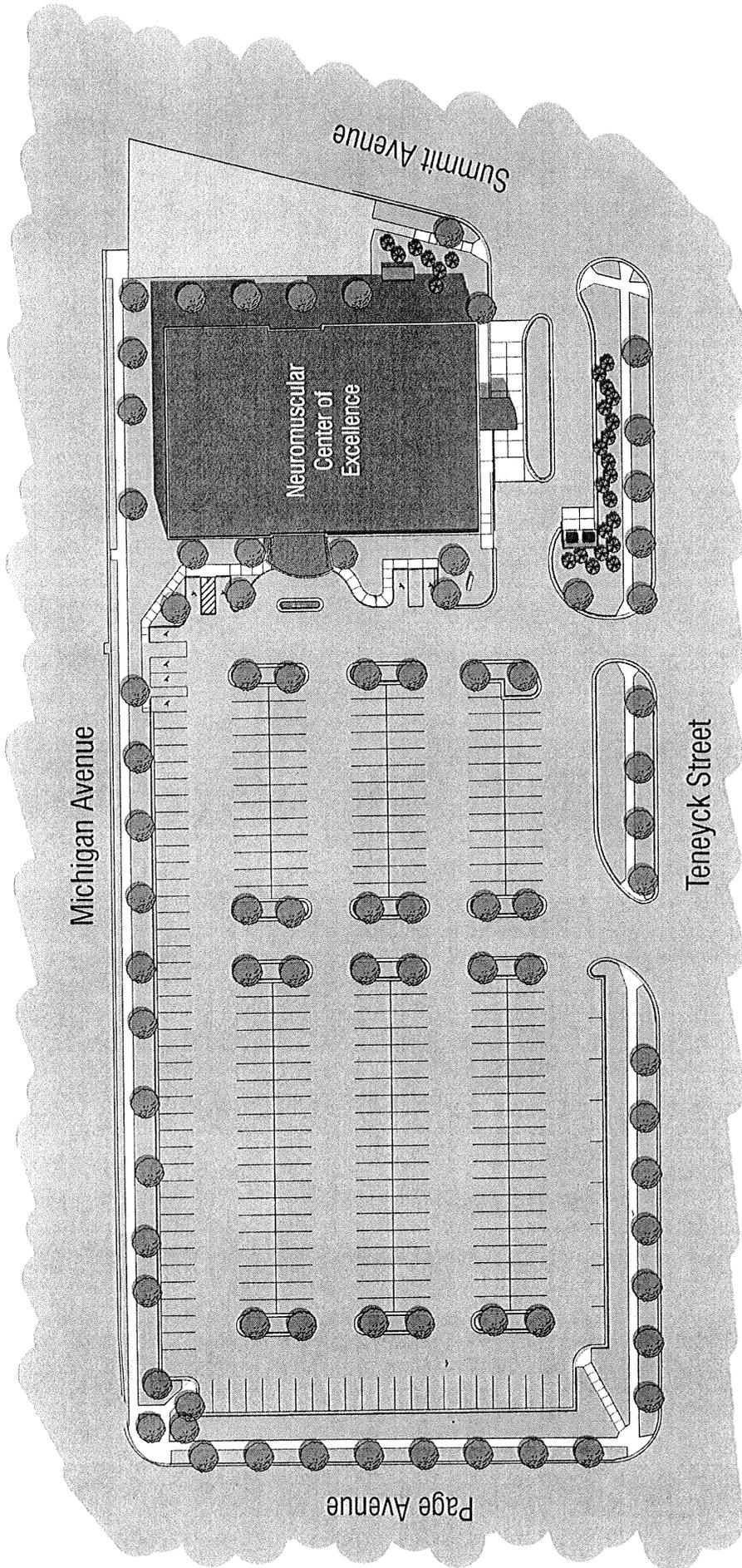
JACKSON DOWNTOWN
DEVELOPMENT AUTHORITY

By: _____
Its: _____

DEVELOPER:

JACKSON INVESTORS, LLC,
a Delaware limited liability company

By: _____
Its: _____



Neuromuscular Center of Excellence

January 22, 2008



FRAUENSCHUH
HealthCare Real Estate Solutions

A National Resource for Physicians, Hospitals, and Health System Leaders

Exhibit B

2/5/2008

Neuromuscular Skeletal Center of Excellence
 Jackson, MI

Building Foundations

Install Vibro Pier foundation system and structural concrete slab

Description	Quantity	Unit	\$/Unit	Extended	Vender
Vibro Pier Excavation	1	LS	\$20,000	\$20,000	CSM
Structural Concrete Foundation	1	LS	\$50,000	\$50,000	CSM
Vibro Pier Stone Columns (177)	1	LS	\$138,600	\$138,600	CSM
Sub-Total:				\$208,600	
Contingency:			10%	\$20,860	allowance
Contractor Fee:			2%	\$4,589	CSM
Building Foundations Sub-Total:				\$234,049	

Parking Lot Soil Correction

Mass excavation/cut/fill site, excess soils exported to Liberty Landfill

At soft spots in paved areas, as determined by soils engineer during construction, Excavate and haul contaminated soils to Liberty Landfill. Import suitable soils. The volume of soft spot soil correction is an allowance at this time and will be accurately determined during construction.

Description	Quantity	Unit	\$/Unit	Extended	Vender
Export Excess Soils	4,670	cy	\$22.75	\$106,243	CSM
Soft Spot Correction					
Excavation	5,000	cy	\$6.25	\$31,250	CSM/allowance
Hauling	5,000	cy	\$6.00	\$30,000	CSM/allowance
Tip Fee	5,000	cy	\$22.75	\$113,750	CSM/allowance
Import	5,000	cy	\$9.00	\$45,000	CSM/allowance
Sub-Total:				\$326,243	
Contingency:			10%	\$32,624	allowance
Contractor Fee:			2%	\$7,177	CSM
Parking Lot Soil Correction Sub-Total:				\$366,044	

Exhibit B

Soft Costs

Description	Quantity	Unit	\$/Unit	Extended	Vender
Foundation Design	\$8,000	LS	1	\$8,000	Diekema Hamann
Phase 2 ESA	\$11,000	LS	1	\$11,000	Trimedia
Due Care Plan	\$1,500	LS	1	\$1,500	Trimedia
Brownfield Borings	\$4,250	LS	1	\$4,250	SME
Brownfield Testing	\$3,500	LS	1	\$3,500	Trimedia
Additional soil borings and Brownfield testing at parking lot	\$15,000	LS	1	\$15,000	allowance
Soft Costs Sub-Total:				\$43,250	

Brownfield Work

Petroleum impacted soils at the Northwest corner of the site, will be excavated and hauled to Liberty Landfill. Suitable soils will be imported to replace exported soils. Due to the proximity of the impacted area to the city street, sidewalks, and other public infrastructure, installation of sheet shoring is required. Funding assistance has been requested from the Brownfield Redevelopment Authority and is pending approval of the Brownfield Plan by the State of Michigan.

Description	Quantity	Unit	\$/Unit	Extended	Vender
Excavation	778	cy	\$6.25	\$4,863	CSM
Hauling	778	cy	\$6.00	\$4,668	CSM
Tip Fee	778	cy	\$22.75	\$17,700	CSM
Shoring	1,620	sf	\$45.00	\$72,900	CSM
Import	778	cy	\$9.00	\$7,002	CSM
Sub-Total:				\$107,132	
Contractor Fee:			2%	\$2,143	
Contingency:			10%	\$10,927	allowance
Petroleum-Impacted Soil Sub-Total:				\$120,202	

Summary

DDA funding if Brownfield Plan is approved

Building Foundations Sub-Total:	\$234,049
Parking Lot Soil Correction Sub-Total:	\$366,044
Soft Costs Sub-Total:	\$43,250
Total:	<u><u>\$643,343</u></u>

DDA funding if Brownfield Plan is NOT approved

Building Foundations Sub-Total:	\$234,049
Parking Lot Soil Correction Sub-Total:	\$366,044
Soft Costs Sub-Total:	\$43,250
Petroleum-Impacted Soil Sub-Total:	\$120,202
Total:	<u><u>\$763,545</u></u>



Community Development

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

February 20, 2008

TO: William R. Ross, City Manager
FROM: Carol L. Konieczki, Community Development Director
RE: Award of Bid for Rehab Project at 245 W. High

Rehab Specialist Cliff Winslow requested bids through the Purchasing Department for an owner-occupied Community Development rehab project at 245 W. High. The Bid Review Committee comprised of the Rehab Coordinator (Diffenderfer), Rehab Specialist (Winslow), and Purchasing Agent (Cunningham) has analyzed the bids submitted and arrived at a recommendation on bid award.

Nine contractors attended the mandatory pre-bid walk through and six submitted completed bids, the results of which are attached for your review. At this time, in concurrence with the Review Committee, we are requesting authorization to present to City Council the following recommendation of bid award:

Project	Awardable Contractor	Amount
245 W. High	At-A-Moments-Notice	\$27,965.00

The homeowner has been pre-qualified to receive funding through a CDBG or HOME rehab loan (\$20,000.00) for code work and (\$7,935.00) for lead work. The homeowner will provide outside funding in the amount of \$30.00 to cover the costs over the amount available through our rehab loan program. The homeowner is responsible for repayment of these contracts; therefore, any change of bid award is subject to the acceptance/approval of the homeowner. The contractor awarded this project is required to obtain a current installation floater on its general liability policy.

It should be noted that the contractor has an unresolved issue regarding the roof repair at the Fire Station on North Jackson Street. Requested action is for City Council to approve the owner-occupied rehab bid award as outlined above. Please place this item on the February 26, 2008 agenda for consideration.

CLK:mlk

cc: Margaret Cunningham, Purchasing Agent
Dennis M. Diffenderfer, Rehab Coordinator
Kim VanEvery, Loan Assistant

Bid Tabulation
for
Housing Rehabilitation
at
245 W. High

Item #	Description	Location	Code	Rehab Inspector Estimate	At-A-Moments-Notice 6937 Draper Road Jackson, MI 49201	Concept Construction 1619 Cascade Court Jackson MI 49203	Hartman Construction LLC 111 Lincoln St. Hudson, MI 49247	Harrison Builders LLC 916 Homewild Jackson, MI 49201	Scott Fredrickson Construction Corp. 13339 Nelson Bath, MI 48808	Bar Home Improvements 7515 Napoleon Rd. Jackson, MI 49201
					Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price
1	Strip and Reroof	All	C	6,000.00	5,000.00	6,145.00	6,000.00	8,000.00	6,600.00	7,333.00
2	Eves and Downs	All	C	800.00	550.00	625.00	1,200.00	800.00	875.00	540.00
3	Soffit System	All	L	1,200.00	1,100.00	1,265.00	1,200.00	950.00	1,765.00	1,377.00
4	Lead	All	L	400.00	150.00	480.00	600.00	1,000.00	240.00	300.00
5	Siding Repair Where Needed	All	C	650.00	300.00	965.00	500.00	500.00	720.00	380.00
6	Concrete Steps	N	C	800.00	500.00	625.00	1,000.00	700.00	600.00	1,200.00
7	Combination Door (1)	N	C	200.00	150.00	210.00	250.00	180.00	270.00	200.00
8	Tuckpoint Foundation	All	C	400.00	280.00	455.00	200.00	200.00	395.00	300.00
9	Re-Screen (4)	W/S/E	C	200.00	150.00	120.00	200.00	120.00	240.00	160.00
10	Reglaze (1) N	N. Porch	C	75.00	25.00	45.00	60.00	30.00	50.00	125.00
11	Cellar Window (4)	W/E	L	600.00	800.00	840.00	670.00	520.00	960.00	820.00
12	Lead		L	200.00	200.00	520.00	200.00	1,000.00	145.00	500.00
13	Door Closer for Comb. Door	S	C	25.00	15.00	35.00	50.00	30.00	40.00	40.00
14	Steel Door	Foyer	L	450.00	450.00	325.00	500.00	100.00	480.00	550.00
15	Lead		L	150.00	100.00	185.00	125.00	550.00	60.00	150.00
16	Lead Work Baseboard Replacement		L	300.00	250.00	972.00	800.00	1,600.00	840.00	729.00
17	Door Closer for Comb. Door	Basement	L	200.00	175.00	220.00	240.00	100.00	250.00	200.00
18	Lead		L	100.00	50.00	110.00	110.00	140.00	35.00	150.00
19	Leadwork - Door Casings - Foyer Dining	Living Foyer Dining	L	400.00	400.00	425.00	700.00	600.00	470.00	548.00
20	Vinyl Windows (2)	Room	L	800.00	500.00	480.00	750.00	50.00	550.00	600.00
21	Lead		L	200.00	160.00	270.00	220.00	650.00	140.00	200.00
22	Vinyl Windows (2)	Dining Room	C	400.00	250.00	240.00	300.00	50.00	285.00	300.00
23	Lead		L	100.00	80.00	135.00	170.00	300.00	50.00	100.00
24	Door Closer for Comb. Door	Bath	C	200.00	175.00	220.00	240.00	100.00	250.00	200.00
25	Lead		L	100.00	50.00	110.00	120.00	140.00	45.00	150.00
26	Underlayment	Bath	C	150.00	200.00	46.00	250.00	100.00	105.00	70.00

Bids are broken down to utilize/identify funding sources

L = Lead based paint hazard elimination work

C = Code requirement repair

Bid Tabulation
for
Housing Rehabilitation
at
245 W. High

Item #	Description	Location	Code	Rehab Inspector Estimate	At-A-Moments-Notice 6937 Draper Road Jackson, MI 49201	Concept Construction 1619 Cascade Court Jackson MI 49203	Hartman Construction LLC 111 Lincoln St. Hudson, MI 49247	Harrison Builders LLC 916 Homewild Jackson, MI 49201	Scott Fredrickson Construction Corp. 13339 Nelson Bath, MI 48808	Bar Home Improvements 7515 Napoleon Rd. Jackson, MI 49201
					Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price
27	Sheetgoods	Bath	C	250.00	250.00	200.00	300.00	490.00	290.00	
28	Vinyl Windows (1) E	Bath	C	400.00	250.00	300.00	50.00	285.00	300.00	
29	Lead		L	100.00	80.00	135.00	300.00	50.00	100.00	
30	Ceiling Repair	Bath	C	150.00	50.00	65.00	150.00	90.00	100.00	
31	Leadwork - Encapsulate Plumbing Pipes	Bath	L	200.00	50.00	35.00	125.00	80.00	100.00	
32	Pass Set	Storage Room	C	85.00	35.00	45.00	75.00	75.00	75.00	
33	Wall Repair	Utility Room	C	200.00	250.00	85.00	350.00	360.00	250.00	
34	Drywall Walls & Ceilings	Kitchen	L	800.00	1,400.00	680.00	900.00	1,320.00	795.00	
35	Lead		L	300.00	200.00	115.00	400.00	180.00	150.00	
36	Paint	Kitchen	L	300.00	250.00	450.00	100.00	840.00	600.00	
37	Lead		L	200.00	100.00	85.00	270.00	120.00	200.00	
38	Underlayment	Kitchen	C	300.00	250.00	58.00	400.00	320.00	210.00	
39	Sheetgoods	Kitchen	C	400.00	500.00	420.00	450.00	1,065.00	880.00	
40	Vinyl Windows (1)	Kitchen	C	400.00	250.00	240.00	350.00	285.00	300.00	
41	Lead		L	100.00	80.00	135.00	300.00	45.00	100.00	
42	Vinyl Windows (1)	Upstairs Stairway	C	400.00	250.00	240.00	350.00	285.00	300.00	
43	Lead		L	100.00	80.00	135.00	300.00	45.00	100.00	
44	Base Cabinets	Kitchen	C	475.00	150.00	710.00	900.00	720.00	754.00	
45	Countertop	Kitchen	C	200.00	100.00	145.00	270.00	390.00	240.00	
46	Door	N Bedroom	C	250.00	175.00	220.00	100.00	250.00	200.00	
47	Lead		L	100.00	50.00	110.00	140.00	35.00	140.00	
48	Rehang Door "Closet"	N Bedroom	C	150.00	100.00	135.00	80.00	110.00	150.00	
49	Vinyl Windows (1)	N Bedroom	C	400.00	250.00	240.00	50.00	285.00	300.00	
50	Lead		L	100.00	80.00	135.00	300.00	50.00	100.00	
51	Door	S Bedroom	C	250.00	175.00	220.00	100.00	250.00	200.00	
52	Lead		L	100.00	50.00	110.00	140.00	50.00	140.00	

Bids are broken down to utilize/identify funding sources
L = Lead based paint hazard elimination work
C = Code requirement repair

Bid Tabulation
for
Housing Rehabilitation
at
245 W. High

Item #	Description	Location	Code	Rehab Inspector Estimate	At-A-Moments-Notice 6937 Draper Road Jackson, MI 49201	Concept Construction 1619 Cascade Court Jackson MI 49203	Hartman Construction LLC 111 Lincoln St. Hudson, MI 49247	Harrison Builders LLC 916 Homewild Jackson, MI 49201	Scott Fredrickson Construction Corp. 13339 Nelson Bath, MI 48808	Bar Home Improvements 7515 Napoleon Rd. Jackson, MI 49201
					Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price
53	Rehang Door "Closet"	Bedroom	C	100.00	100.00	135.00	150.00	60.00	100.00	150.00
54	Lead		L	50.00	50.00	35.00	110.00	20.00	35.00	140.00
55	Cellar Stairs	Basement	C	500.00	550.00	850.00	400.00	400.00	690.00	1,000.00
56	Drywall E. Wall & Ceiling	Basement Stairs	C	300.00	300.00	415.00	200.00	400.00	250.00	225.00
57	Steel Columns (3)	Basement	L	450.00	400.00	1,035.00	350.00	200.00	545.00	225.00
58	Floor Repair	Basement	C	150.00	200.00	650.00	400.00	200.00	210.00	1,000.00
59	Tank Removal	Basement	C	150.00	100.00	85.00	175.00	100.00	570.00	300.00
60	New Furnace	Basement	C	3,000.00	3,500.00	2,765.00	2,965.00	3,350.00	3,260.00	3,650.00
61	Smoke Detectors (4) Stairway Upstairs, N Bedroom, S Bedroom, Basement		C	80.00	100.00	140.00	100.00	120.00	145.00	100.00
62	Lead Clearance Report		L	1,200.00	600.00	1,150.00	700.00	950.00	1,435.00	900.00
63	Plumbing to Code		C	1,850.00	1,800.00	1,575.00	1,800.00	1,775.00	1,775.00	1,732.00
64	Electrical to Code		C	3,450.00	2,750.00	3,420.00	3,600.00	3,670.00	3,760.00	3,762.00
	Total			33,090.00	27,965.00	33,761.00	35,155.00	35,625.00	37,250.00	37,480.00
			C	23,790.00	20,030.00	23,079.00	24,715.00	23,675.00	26,390.00	27,316.00
			L	9,300.00	7,935.00	10,682.00	10,440.00	11,950.00	10,860.00	10,164.00

Bids are broken down to utilize/identify funding sources
L = Lead based paint hazard elimination work
C = Code requirement repair



Community Development

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

February 20, 2008

TO: William R. Ross, City Manager
FROM: Carol L. Konieczki, Community Development Director
RE: Award of Bid for Rehab Project at 822 N. Waterloo

Rehab Specialist Cliff Winslow requested bids through the Purchasing Department for an owner-occupied Community Development rehab project at 822 N. Waterloo. The Bid Review Committee comprised of the Rehab Coordinator (Diffenderfer), Rehab Specialist (Winslow), and Purchasing Agent (Cunningham) has analyzed the bids submitted and arrived at a recommendation on bid award.

Ten contractors attended the mandatory pre-bid walk through and seven submitted completed bids, the results of which are attached for your review. At this time, in concurrence with the Review Committee, we are requesting authorization to present to City Council the following recommendation of bid award:

Project	Awardable Contractor	Amount
822 N. Waterloo	At-A-Moments-Notice	\$21,020.00

The homeowner has been pre-qualified to receive full funding through a CDBG or HOME rehab loan (\$15,840.00) for code work and incipient items, and (\$5,180.00) for lead work. The homeowner is responsible for repayment of these contracts; therefore, any change of bid award is subject to the acceptance/approval of the homeowner. The contractor awarded this project is required to obtain a current installation floater on its general liability policy.

It should be noted that the contractor has an unresolved issue regarding the roof repair at the Fire Station on North Jackson Street. Requested action is for City Council to approve the owner-occupied rehab bid award as outlined above. Please place this item on the February 26, 2008 agenda for consideration.

CLK:mlk

cc: Margaret Cunningham, Purchasing Agent
Dennis M. Diffenderfer, Rehab Coordinator
Kim VanEvery, Loan Assistant

Bid Tabulation
for
Housing Rehabilitation
at
822 N. Waterloo

Item #	Description	Location	Code	Rehab Inspector Estimate	At-A-Moments-Notice 6937 Draper Road Jackson, MI 49201	Feb Corporation Inc. 4889 Firethorn Drive Jackson MI 49201	Harrison Builders LLC 916 Homewild Jackson, MI 49201	Hartman Construction LLC 111 Lincoln St. Hudson, MI 49247	Scott Fredrickson Construction Corp. 13339 Nelson Bath, MI 48908	Bar Home Improvements 7515 Napoleon Rd. Jackson, MI 49201	Success Enterprise 2808 S Mill Iron Rd Muskegon MI 49444
					Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price
1	Eyes and Downs House	All	C	800.00	200.00	250.00	250.00	450.00	500.00	192.00	660.00
2	Cellar Windows (4)	N/S	C	600.00	700.00	800.00	300.00	700.00	920.00	820.00	900.00
3	Lead		L	200.00	200.00	200.00	1,000.00	100.00	95.00	400.00	300.00
4	Tuckpoint Foundation	NW Corner	C	150.00	150.00	150.00	100.00	25.00	85.00	100.00	200.00
5	New Steps Treated	S	C	1,000.00	850.00	375.00	1,000.00	860.00	660.00	1,200.00	750.00
6	Top Soil	N/S	C	400.00	600.00	150.00	420.00	300.00	360.00	300.00	650.00
7	Vinyl Windows (6)	E. Porch	L	2,400.00	1,800.00	1,800.00	225.00	0.00	1,520.00	1,500.00	1,375.00
8	Lead		L	600.00	480.00	600.00	1,400.00	650.00	215.00	600.00	375.00
9	Vinyl Windows (2)	Dining Room	C	800.00	500.00	600.00	100.00	600.00	530.00	500.00	550.00
10	Lead		L	200.00	160.00	200.00	500.00	250.00	75.00	200.00	150.00
11	Vinyl Windows (2)	Living Room	C	800.00	500.00	600.00	150.00	500.00	530.00	500.00	550.00
12	Lead		L	200.00	160.00	200.00	500.00	230.00	75.00	200.00	150.00
13	Vinyl Windows (1)	S Bedroom	C	400.00	250.00	300.00	75.00	275.00	265.00	250.00	275.00
14	Lead		L	100.00	80.00	100.00	250.00	125.00	35.00	100.00	75.00
15	Vinyl Windows (2)	Kitchen	L	800.00	500.00	600.00	150.00	500.00	480.00	500.00	550.00
16	Lead		L	200.00	160.00	200.00	500.00	230.00	75.00	200.00	75.00
17	Paint	Kitchen	L	400.00	225.00	400.00	50.00	150.00	730.00	700.00	770.00
18	Lead		L	150.00	100.00	150.00	300.00	500.00	155.00	200.00	330.00
19	Underlayment	Kitchen	I	275.00	300.00	350.00	300.00	400.00	335.00	350.00	600.00
20	Sheetgoods	Kitchen	I	400.00	450.00	700.00	400.00	460.00	1,080.00	1,040.00	800.00
21	Prehung Door (2)	Kitchen	C	400.00	400.00	400.00	100.00	450.00	385.00	300.00	700.00
22	Lead		L	200.00	100.00	200.00	200.00	225.00	95.00	250.00	200.00
23	Steel Door	Nook	C	400.00	400.00	500.00	50.00	500.00	490.00	600.00	450.00
24	Lead		L	150.00	100.00	100.00	500.00	125.00	95.00	140.00	150.00
25	Vinyl Windows (1)	Bath	C	400.00	250.00	300.00	75.00	280.00	265.00	250.00	275.00
26	Lead		L	100.00	80.00	100.00	250.00	125.00	35.00	100.00	75.00
27	Underlayment	Bath	C	275.00	200.00	225.00	200.00	250.00	190.00	150.00	350.00
28	Sheetgoods	Bath	C	400.00	250.00	375.00	300.00	250.00	685.00	480.00	400.00
29	Paint	Bath	L	300.00	225.00	400.00	50.00	200.00	575.00	600.00	525.00
30	Lead		L	100.00	50.00	200.00	300.00	320.00	60.00	200.00	210.00

Bids are broken down to utilize/identify funding sources
L = Lead based paint hazard elimination work
C = Code requirement repair

Bid Tabulation
for
Housing Rehabilitation
at
822 N. Waterloo

Item #	Description	Location	Code	Rehab Inspector Estimate	At-A-Moments-Notice 6937 Draper Road Jackson, MI 49201	Feb Corporation Inc. 4889 Firethorn Drive Jackson MI 49201	Harrison Builders LLC 916 Homewild Jackson, MI 49201	Hartman Construction LLC 111 Lincoln St. Hudson, MI 49247	Scott Fredrickson Construction Corp. 13339 Nelson Bath, MI 48908	Bar Home Improvements 7515 Napoleon Rd. Jackson, MI 49201	Success Enterprise 2808 S Mill Iron Rd Muskegon MI 49444
					Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price
31	Handrail	Upstairs Stairs and Basement Stairs	C	200.00	50.00	150.00	140.00	200.00	180.00	150.00	240.00
32	Vinyl Windows (1)	Upstairs Storage Room	C	400.00	250.00	300.00	75.00	300.00	265.00	250.00	275.00
33	Lead		L	100.00	80.00	100.00	250.00	125.00	35.00	100.00	75.00
34	Smoke Detectors (2)		C	40.00	40.00	100.00	60.00	50.00	55.00	40.00	80.00
35	Vinyl Windows (1)	Upstairs E Bedroom	C	400.00	250.00	300.00	75.00	300.00	265.00	250.00	275.00
36	Lead		L	100.00	80.00	100.00	250.00	125.00	35.00	100.00	75.00
37	Drywall Basement Stairway Walls		C	350.00	350.00	275.00	400.00	300.00	220.00	255.00	550.00
38	Lead Work	Basement Stairs	L	275.00	200.00	375.00	300.00	350.00	180.00	440.00	310.00
39	Prehung Steel Door	S Basement	C	400.00	400.00	500.00	50.00	550.00	480.00	600.00	450.00
40	Lead		L	150.00	100.00	100.00	500.00	125.00	70.00	140.00	150.00
41	Furnace		C	4,000.00	4,000.00	5,000.00	5,200.00	5,000.00	6,285.00	5,377.00	4,800.00
42	Lead Clearance Test		L	675.00	600.00	700.00	650.00	700.00	1,150.00	700.00	400.00
43	Plumbing to Code		C	1,200.00	2,500.00	1,200.00	2,100.00	2,200.00	2,220.00	2,123.00	3,400.00
44	Electrical		C	2,000.00	2,000.00	1,700.00	2,830.00	3,000.00	3,230.00	2,959.00	4,200.00
	Total			23,890.00	21,020.00	22,425.00	22,875.00	23,355.00	26,265.00	26,406.00	28,700.00
			I	675.00	750.00	1,050.00	700.00	860.00	1,415.00	1,390.00	1,400.00
			C	15,815.00	15,090.00	14,550.00	14,050.00	17,340.00	19,065.00	17,646.00	20,980.00
			L	7,400.00	5,180.00	6,825.00	8,125.00	5,155.00	5,785.00	7,370.00	6,320.00

Bids are broken down to utilize/identify funding sources
L = Lead based paint hazard elimination work
C = Code requirement repair



Community Development

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

February 20, 2008

TO: William R. Ross, City Manager
FROM: Carol L. Konieczki, Community Development Director
RE: Award of Bid for Rehab Project at 1305 Chittock

Rehab Specialist Cliff Winslow requested bids through the Purchasing Department for an owner-occupied Community Development rehab project at 1305 Chittock. The Bid Review Committee comprised of the Rehab Coordinator (Diffenderfer), Rehab Specialist (Winslow), and Purchasing Agent (Cunningham) has analyzed the bids submitted and arrived at a recommendation on bid award.

Seven contractors attended the mandatory pre-bid walk through and seven submitted completed bids, the results of which are attached for your review. At this time, in concurrence with the Review Committee, we are requesting authorization to present to City Council the following recommendation of bid award:

Project	Awardable Contractor	Amount
1305 Chittock	At-A-Moments-Notice	\$21,625.00

The homeowner has been pre-qualified to receive full funding through a CDBG or HOME rehab loan (\$17,915.00) for code work and (\$3,710.00) for lead work. The homeowner is responsible for repayment of these contracts; therefore, any change of bid award is subject to the acceptance/approval of the homeowner. The contractor awarded this project is required to obtain a current installation floater on its general liability policy.

It should be noted that the contractor has an unresolved issue regarding the roof repair at the Fire Station on North Jackson Street. Requested action is for City Council to approve the owner-occupied rehab bid award as outlined above. Please place this item on the February 26, 2008 agenda for consideration.

CLK:mlk

cc: Margaret Cunningham, Purchasing Agent
Dennis M. Diffenderfer, Rehab Coordinator
Kim VanEvery, Loan Assistant

Bid Tabulation
for
Housing Rehabilitation
at
1305 Chittock

Item #	Description	Location	Code	Rehab Inspector Estimate	At-A-Moments- Notice	Bar Home Improvements	Harrison Builders LLC	EF Potter	Concept Construction	Success Enterprise	Hartman Construction LLC
					6937 Draper Road Jackson, MI 49201	7515 Napoleon Rd. Jackson, MI 49201	916 Homewild Jackson, MI 49201	2600 N. Hendershot Parma, MI 49269	1619 Cascade Court Jackson MI 49203	2808 S Mill Iron Rd Muskegon Mi 49444	111Lincoln St. Hudson, MI 49247
					Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price
1	Vinyl Siding - House	All	C	6,500.00	4,000.00	3,720.00	600.00	1,500.00	5,077.00	7,000.00	5,800.00
2	Lead		L	500.00	500.00	500.00	5,000.00	4,500.00	1,922.00	1,000.00	1,200.00
3	Soffit System	All	L	1,000.00	900.00	1,125.00	400.00	375.00	1,265.00	1,500.00	1,100.00
4	Lead		L	200.00	200.00	250.00	1,000.00	1,000.00	480.00	500.00	500.00
5	Foundation Repair, columns, footers and floor	W. Porch	C	650.00	700.00	985.00	500.00	3,300.00	1,100.00	1,800.00	3,000.00
6	House Numbers	W	C	20.00	25.00	40.00	40.00	25.00	25.00	20.00	45.00
7	Comb Door	W	C	225.00	145.00	200.00	180.00	195.00	220.00	240.00	250.00
8	Comb Door	E	C	225.00	145.00	200.00	180.00	195.00	220.00	240.00	250.00
9	Cellar Windows (4)	N/S	C	600.00	700.00	800.00	400.00	200.00	880.00	1,000.00	450.00
10	Lead		L	300.00	250.00	400.00	1,000.00	800.00	520.00	200.00	200.00
11	Vinyl Windows (2) West	Living Room	C	800.00	500.00	450.00	100.00	150.00	480.00	600.00	560.00
12	Lead		L	200.00	160.00	200.00	600.00	600.00	290.00	100.00	250.00
13	Smoke Detectors (4)		C	60.00	125.00	80.00	120.00	140.00	130.00	450.00	100.00
14	Vinyl Windows	SW Bedroom	C	400.00	500.00	450.00	100.00	150.00	480.00	600.00	600.00
15	Lead		L	100.00	160.00	200.00	600.00	600.00	270.00	100.00	250.00
16	Lockset w/Bty Kit	SW Bedroom	C	90.00	45.00	75.00	90.00	65.00	75.00	85.00	75.00
17	Pass set w/Bty Kit Closet	SW Bedroom	C	90.00	45.00	75.00	70.00	65.00	75.00	75.00	75.00
18	Patch Plaster Ceiling	SW Bedroom	C	175.00	250.00	170.00	100.00	95.00	65.00	400.00	300.00
19	Vinyl Windows (2)	SE Bedroom	C	800.00	500.00	450.00	100.00	150.00	480.00	600.00	600.00
20	Lead		L	200.00	160.00	250.00	600.00	300.00	270.00	100.00	250.00
21	Lockset w/Bty Kit	SE Bedroom	C	90.00	45.00	75.00	70.00	65.00	75.00	85.00	75.00

Bids are broken down to utilize/identify funding sources
L = Lead based paint hazard elimination work
C = Code requirement repair

Bid Tabulation
for
Housing Rehabilitation
at
1305 Chittock

Item #	Description	Location	Code	Rehab Inspector Estimate	At-A-Moments-Notice	Bar Home Improvements	Harrison Builders LLC	EF Potter	Concept Construction	Success Enterprise	Hartman Construction LLC
					6937 Draper Road Jackson, MI 49201	7515 Napoleon Rd. Jackson, MI 49201	916 Homewild Jackson, MI 49201	2600 N. Hendershot Parma, MI 49269	1619 Cascade Court Jackson MI 49203	2808 S Mill Iron Rd Muskegon MI 49444	111Lincoln St. Hudson, MI 49247
					Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price
22	Pass set w/Bty Kit Closet	SE Bedroom	C	90.00	45.00	75.00	70.00	65.00	75.00	75.00	75.00
23	Locksets - Bty Kit	Bath	C	90.00	45.00	75.00	70.00	65.00	75.00	85.00	75.00
24	Patch Plaster Walls	Bath	C	150.00	200.00	100.00	100.00	150.00	185.00	300.00	350.00
25	Vinyl Window	Bath	C	400.00	250.00	225.00	50.00	75.00	240.00	300.00	250.00
26	Lead		L	100.00	80.00	100.00	300.00	200.00	135.00	50.00	120.00
27	Paint	Bath	C	300.00	175.00	250.00	250.00	190.00	245.00	350.00	250.00
28	Underlayment	Bath	C	200.00	200.00	50.00	150.00	240.00	46.00	120.00	250.00
29	Sheetgoods	Bath	C	300.00	250.00	250.00	300.00	300.00	245.00	240.00	250.00
30	Vinyl Windows (3)	Dining Room	C	1,200.00	750.00	675.00	150.00	225.00	720.00	900.00	900.00
31	Lead		L	300.00	240.00	300.00	900.00	850.00	405.00	150.00	375.00
32	Vinyl Windows (2)	Kitchen	C	800.00	500.00	450.00	100.00	100.00	480.00	600.00	600.00
33	Lead		L	200.00	160.00	200.00	600.00	400.00	270.00	100.00	250.00
34	Cabinet Repair		C	50	75.00	100.00	100.00	65.00	35.00	100.00	200.00
35	Cellar Stairs	Basement	C	600	500.00	400.00	500.00	165.00	650.00	450.00	375.00
36	Paint Walls & Ceilings	Cellar Stairway	L	200.00	200.00	250.00	50.00	65.00	407.00	400.00	210.00
37	Lead		L	100.00	100.00	100.00	200.00	200.00	110.00	40.00	280.00
38	Clearance Test		L	650.00	600.00	700.00	650.00	695.00	1,350.00	500.00	600.00
39	Heating - Remove Old Unit Add Heat Run		C	275.00	150.00	180.00	175.00	185.00	250.00	400.00	270.00
40	Plumbing to Code		C	2,300.00	5,500.00	5,632.00	5,220.00	5,120.00	5,120.00	3,500.00	5,120.00
41	Electrical to Code		C	1,500.00	1550	2,546.00	2,465.00	2,315.00	2,315.00	3,000.00	2,500.00
	Total			23,030.00	21,625.00	23,353.00	24,250.00	26,140.00	27,757.00	28,355.00	29,230.00
			C	18,980.00	17,915.00	18,778.00	12,350.00	15,555.00	20,063.00	23,615.00	23,645.00
			L	4,050.00	3,710.00	4,575.00	11,900.00	10,585.00	7,694.00	4,740.00	5,585.00

Bids are broken down to utilize/identify funding sources
L = Lead based paint hazard elimination work
C = Code requirement repair



Community Development

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

February 20, 2008

TO: William R. Ross, City Manager
FROM: Carol L. Konieczki, Community Development Director
RE: Award of Bid for Rehab Project at 724 S. Pleasant

Rehab Specialist Cliff Winslow requested bids through the Purchasing Department for an owner-occupied Community Development rehab project at 724 S. Pleasant. The Bid Review Committee comprised of the Rehab Coordinator (Diffenderfer), Rehab Specialist (Winslow), and Purchasing Agent (Cunningham) has analyzed the bids submitted and arrived at a recommendation on bid award.

Seven contractors attended the mandatory pre-bid walk through and seven submitted completed bids, the results of which are attached for your review. At this time, in concurrence with the Review Committee, we are requesting authorization to present to City Council the following recommendation of bid award:

Project	Awardable Contractor	Amount
724 S. Pleasant	At-A-Moments-Notice	\$33,405.00

The homeowner has been pre-qualified to receive funding through a CDBG or HOME rehab loan (\$20,000.00) for code work and (\$10,905.00) for lead work. The homeowner will provide outside funding in the amount of \$2,500.00 to cover the costs over the amount available through our rehab loan program. The homeowner is responsible for repayment of these contracts; therefore, any change of bid award is subject to the acceptance/approval of the homeowner. The contractor awarded this project is required to obtain a current installation floater on its general liability policy.

Some time has elapsed since receipt of the original bids. Due to personal circumstances, the owner was unable to proceed with the project. However, staff continued to work with the owner to correct obstacles that inhibited them from participating in the homeowner rehab program. In February 2008 the owner called our finance staff and indicated they would be able to complete the closing. Upon receipt of that notice, we contacted the awardable contractor and he agreed to honor his bid as submitted in September 2007.

It should be noted that the contractor has an unresolved issue regarding the roof repair at the Fire Station on North Jackson Street. Requested action is for City Council to approve the owner-occupied rehab bid award as outlined above. Please place this item on the February 26, 2008 agenda for consideration.

CLK:mlk

cc: Margaret Cunningham, Purchasing Agent
Dennis M. Diffenderfer, Rehab Coordinator
Kim VanEvery, Loan Assistant

Bid Tabulation
for
Housing Rehabilitation
at
724 S. Pleasant Street

Item #	Description	Location	Code	Rehab Inspector Estimate	At-A-Moments-Notice	Harrison Builders LLC	Concept Construction	EF Potter	Scott Fredrickson	Progressive Remodeling	Summit Building
					6937 Draper Road Jackson, MI 49201	916 Homewild Jackson, MI 49201	1619 Cascade Ct. Jackson, MI 49203	2600 N. Hendershot Rd. Parma, MI 49269	13339 Nelson Bath, MI 48808	1501 Center Street Lansing, MI 48906	1050 W. Columbia Ave. Battle Creek, MI 49015
					Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price
1	Vinyl Siding	House All	C	6,000.00	5,500.00	4,500.00	4,200.00	5,500.00	7,595.00	6,250.00	3,900.00
2	Lead Safe Work Practices		L		200.00	1,000.00	1,400.00	1,500.00	500.00	750.00	1,100.00
3	Soffit System	House All	C	1,400.00	1,000.00	600.00	1,020.00	1,400.00	2,430.00	1,800.00	600.00
4	Lead Safe Work Practices		L		200.00	600.00	280.00	300.00	400.00	400.00	573.00
5	Lead Work	E. Porch Entry Door Jam	L		50.00	100.00	115.00	160.00	70.00	150.00	328.00
6	Pre-Hung Steel Door W/D-Bolt	N. Ceiling Entry	C	500.00	435.00	500.00	385.00	560.00	485.00	750.00	611.00
7	Lead Safe Work Practices		L		150.00	100.00	120.00	125.00	85.00	50.00	140.00
8	Close Door - Upstairs	S W Corner	C	500.00	225.00	400.00	185.00	275.00	350.00	450.00	536.00
9	Lead Safe Work Practices		L		100.00	100.00	120.00	125.00	60.00	100.00	140.00
10	Pre-Hung Steel Door W/D-Bolt	Kitchen Entry Door	L	500.00	435.00	500.00	385.00	560.00	485.00	650.00	611.00
11	L		L		150.00	100.00	120.00	125.00	85.00	50.00	140.00
12	Combination Door (1)	W	C	200.00	210.00	180.00	210.00	190.00	275.00	280.00	348.00
13	Porch Railing	W. Porch	C	250.00	150.00	200.00	185.00	120.00	325.00	400.00	326.00
14	Reglaze Windows (2)	Garage	C	200.00	100.00	80.00	60.00	85.00	145.00	120.00	251.00
15	Cellar Windows (4)	S, N	C	800.00	400.00	1,200.00	840.00	200.00	920.00	300.00	826.00
16	Lead Safe Work Practices		L		150.00	320.00	520.00	125.00	140.00	50.00	171.00
17	Lead-Exterior Encapsulate	Foundation Walls	L		350.00	100.00	825.00	460.00	425.00	450.00	1,250.00
18	Pre-Hung Steel Door W/D-Bolt Entry	Living Room	C	500.00	435.00	500.00	365.00	190.00	485.00	650.00	596.00
19	Lead Safe Work Practices		L		150.00	100.00	140.00	125.00	85.00	50.00	126.00
20	Vinyl Windows (8)	Living Room	C	3,000.00	2,000.00	2,400.00	1,920.00	2,400.00	2,485.00	2,800.00	3,900.00
21	Lead Safe Work Practices		L		800.00	640.00	1,040.00	800.00	275.00	800.00	450.00
22	Vinyl Windows (4)	Dining Room	L	1,500.00	1,000.00	1,200.00	960.00	1,200.00	785.00	1,400.00	1,300.00

Bids are broken down to utilize/identify funding sources

L = Lead based paint hazard elimination work

C = Code requirement repair

Bid Tabulation
for
Housing Rehabilitation
at
724 S. Pleasant Street

Item #	Description	Location	Code	Rehab Inspector Estimate	At-A-Moments-Notice	Harrison Builders LLC	Concept Construction	EF Potter	Scott Fredrickson	Progressive Remodeling	Summit Building
					6937 Draper Road Jackson, MI 49201	916 Homewild Jackson, MI 49201	1619 Cascade Ct. Jackson, MI 49203	2600 N. Hendershot Rd. Parma, MI 49269	13339 Nelson Bath, MI 48808	1501 Center Street Lansing, MI 48906	1050 W. Columbia Ave. Battle Creek, MI 49015
					Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price
23	Lead Safe Work Practices		L		400.00	320.00	520.00	400.00	140.00	400.00	430.00
24	Drywall & Patch Plaster	Kitchen	C	500.00	575.00	200.00	1,140.00	460.00	690.00	750.00	1,550.00
25	Lead Safe Work Practices		L		100.00	200.00	350.00	120.00	115.00	200.00	930.00
26	Paint "All"	Kitchen	C	400.00	360.00	100.00	335.00	360.00	690.00	450.00	500.00
27	Lead Safe Work Practices		L		100.00	300.00	110.00	130.00	70.00	50.00	240.00
28	Vinyl Windows "Slider" (1)	Kitchen	C	350.00	275.00	300.00	240.00	400.00	345.00	550.00	430.00
29	Lead Safe Work Practices		L		100.00	100.00	140.00	125.00	60.00	100.00	130.00
30	Underlayment	Kitchen	C	200.00	175.00	300.00	210.00	360.00	415.00	750.00	522.00
31	Vinyl Sheetgoods	Kitchen	C	600.00	500.00	700.00	600.00	780.00	1,380.00	750.00	1,000.00
32	Repair Stair Tread	Upstairs Stairway	C	35.00	25.00	30.00	65.00	35.00	75.00	85.00	190.00
33	Vinyl Windows (1)	Upstairs Stairway	L	375.00	250.00	300.00	230.00	300.00	210.00	350.00	470.00
34	Lead Safe Work Practices		L		100.00	80.00	140.00	125.00	35.00	100.00	140.00
35	Exit-way Modification - Barrier Between Doors	Upstairs Bath	C	100.00	100.00	60.00	65.00	130.00	55.00	75.00	200.00
36	Bath Lockset w/Bty Kit	Upstairs Bath	C	65.00	35.00	60.00	75.00	65.00	80.00	175.00	211.00
37	Pre-Hung Hollowcore Door - Closet	SW Bedroom	L	200.00	110.00	140.00	210.00	190.00	225.00	300.00	361.00
38	Lead Safe Work Practices		L		50.00	100.00	120.00	125.00	35.00	50.00	140.00
39	Vinyl Windows (3)	SW Bedroom	L	1,200.00	750.00	900.00	720.00	900.00	585.00	1,050.00	1,100.00
40	Lead Safe Work Practices		L		300.00	240.00	420.00	300.00	105.00	300.00	220.00
41	Vinyl Windows (3)	SE Bedroom	L	1,200.00	750.00	900.00	720.00	900.00	585.00	1,050.00	1,100.00
42	Lead Safe Work Practices		L		300.00	240.00	420.00	300.00	100.00	300.00	180.00
43	Passage Set W/Bty Kit Closet	SE Bedroom	C	50.00	35.00	60.00	75.00	35.00	80.00	175.00	150.00

Bids are broken down to utilize/identify funding sources

L = Lead based paint hazard elimination work

C = Code requirement repair

Bid Tabulation
for
Housing Rehabilitation
at
724 S. Pleasant Street

Item #	Description	Location	Code	Rehab Inspector Estimate	At-A-Moments-Notice	Harrison Builders LLC	Concept Construction	EF Potter	Scott Fredrickson	Progressive Remodeling	Summit Building
					6937 Draper Road Jackson, MI 49201	916 Homewild Jackson, MI 49201	1619 Cascade Ct. Jackson, MI 49203	2600 N. Hendershot Rd. Parma, MI 49269	Construction Corp. 13339 Nelson Bath, MI 48808	1501 Center Street Lansing, MI 48906	Services 1050 W. Columbia Ave. Battle Creek, MI 49015
					Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price
44	Bedroom Lockset W/Bty Kit	SE Bedroom	C	55.00	35.00	60.00	75.00	65.00	80.00	175.00	140.00
45	Bedroom Lockset W/Bty Kit	E Bedroom	C	55.00	35.00	60.00	75.00	65.00	80.00	175.00	150.00
46	Vinyl Windows (3)	E Bedroom	L	1,200.00	750.00	900.00	720.00	900.00	585.00	1,050.00	1,100.00
47	Lead Safe Work Practices		L		300.00	240.00	420.00	300.00	100.00	300.00	240.00
48	Passage Set W/Bty Kit Upstairs	Hall Closet	C	55.00	35.00	60.00	75.00	65.00	70.00	175.00	140.00
49	Passage Set W/Bty Kit	Attic	C	55.00	35.00	60.00	75.00	65.00	70.00	175.00	140.00
50	Lead Work "Stairs Abatement"	Attic	L		150.00	100.00	240.00	130.00	370.00	450.00	1,000.00
51	Handrail & Railings Upstairs	Attic	C	250.00	250.00	240.00	110.00	185.00	315.00	75.00	250.00
52	Vinyl Windows (5)	Attic	L	1,750.00	1,250.00	1,500.00	1,200.00	1,500.00	900.00	1,750.00	1,400.00
53	Lead Safe Work Practices		L		500.00	400.00	700.00	500.00	150.00	500.00	500.00
54	Insulation - Blow-In Preferred	Attic	C	400.00	450.00	400.00	415.00	650.00	1,380.00	1,850.00	900.00
55	Passage Set W/Bty Kit Entry	Basement	C	60.00	35.00	60.00	75.00	65.00	70.00	175.00	140.00
56	Remove Basement Bath Completely	Basement	C	200.00	150.00	300.00	310.00	230.00	405.00	300.00	400.00
57	Lead Clearance Testing & Report	All	L	600.00	660.00	600.00	800.00	760.00	1,380.00	1,500.00	600.00
58	Lead work - Wet scrape & Ther-o-seal	Basement Walls	L	850.00	250.00	800.00	1,590.00	460.00	805.00	800.00	2,000.00
59	Replace Furnace	Basement	C	3,500.00	2,600.00	2,800.00	2,700.00	2,960.00	3,125.00	2,800.00	4,720.00
60	Electrical		C	3,000.00	3,455.00	4,105.00	4,100.00	4,255.00	4,550.00	3,800.00	3,500.00
61	Plumbing		C	2,800.00	2,885.00	2,985.00	3,000.00	3,285.00	3,320.00	4,500.00	2,750.00
	Total			35,455.00	33,405.00	36,720.00	38,980.00	39,505.00	42,720.00	47,260.00	48,487.00
			C	26,080.00	22,500.00	23,500.00	23,185.00	25,435.00	32,770.00	31,760.00	29,877.00
			L	9,375.00	10,905.00	13,220.00	15,795.00	14,070.00	9,950.00	15,500.00	18,610.00

Bids are broken down to utilize/identify funding sources
L = Lead based paint hazard elimination work
C = Code requirement repair



Community Development

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

February 20, 2008

TO: William R. Ross, City Manager
FROM: Carol L. Konieczki, Community Development Director
RE: Transfer of Tax Reverted Properties to the Jackson County Land Bank Authority

Following is a list of properties that has been identified by the City Assessor's Office and the Community Development Department as surplus properties that may be better utilized for development opportunities by the Land Bank Authority.

Parcel #	Address	SEV	Vacant?	Lot Dimensions
1-0240	515 N Blackstone	\$ 500	Y	37 x 122
1-0342	602 N Blackstone	1,000	Y	16 x 88 23 x 132 (irregular)
3-1896.1	S West Ave	3,500	Y	36 x 100
4-0524	316 W Wilkins	700	Y	80 x 86
4-0878	941 Williams	400	Y	33 x 66
4-1816	Woodsum St	700	Y	50 x 122
4-1817	Woodsum St	850	Y	50 x 122
5-0776	1001 Adrian	600	Y	66 x 66
5-1980	Addison St	650	Y	40 x 140
5-1981	Addison St	650	Y	40 x 140
5-1983	Addison St	650	Y	40 x 140
5-1984	Addison St	600	Y	40 x 132
5-1986	Addison St	650	Y	40 x 140
8-0089	N Dwight	850	Y	50 x 131.4
8-0090	N Dwight	850	Y	50 x 131.4
8-0091	N Dwight	850	Y	50 x 131.4
8-0092	N Dwight	1,150	Y	50 x 131.4
6-0461	1411 Chapin	1,100	Y	44 x 122
7-0702	626 Harris	700	Y	66 x 82

Action requested is for City Council to transfer ownership of these parcels to the Jackson County Land Bank Authority and authorize the Mayor and City Clerk to sign all documents required for said transfer as approved by the City Attorney.

cc: Jan Markowski, City Assessor



February 20, 2008

TO: William R. Ross, City Manager
FROM: Carol L. Konieczki, Community Development Director
RE: Request to Amend Ordinance 21.5 Regarding Non-Conforming Signs

At the January 8, 2008 City Council meeting, action was taken to amend the ordinance Section 21.5-26.1 to extend the deadline to submit applications for non-conforming signs to February 29, 2008. A letter was sent to all businesses in the City (930 at the initial mailing); however, the letter apparently generated significant confusion as most all callers were not aware if their sign was conforming or non-conforming. Also, several businesses that had gone to the sign board and were granted a variance were irritated (at the very least) that they were required to fill out another form and pay another fee.

At issue is: there is not adequate staff time to look through all the files in the time allotted (Feb 29) to address the inquiries from the businesses. Also procedurally, not all businesses understand the status of compliance of their sign, nor do they comprehend the difference in the definition between conforming and non-conforming.

To date, of the **930** initial mailings:

- **58** applications have been received - 2 were outside city, 2 with no pictures (have requested them) and 3 without the filing fee.
- Tim Anderson of Region 2 Planning Commission determined **9** signs to be conforming by telephone.
- **39** envelopes were returned due to address problems. Staff researched each individually and attempted to resend to an alternate address if one could be determined.
- **1** note was received from an owner stating they were not running a business from the address.

The suggested course of action is to ask all businesses to complete the form (conforming or non-conforming), place it in their street file and waive the fees associated with filing the application and refund fees that have been submitted.

Requested actions by City Council would be that the paragraph below (excerpted from Chapter 21.5-26.1) be stayed from enforcement until May 30, 2008 and that the City Attorney's office prepare an amended ordinance from the guidance and direction of City Council that will be presented at the March 25, 2008 meeting:

To obtain a nonconforming sign permit, the owner of the sign must submit an application for a nonconforming sign permit by February 29, 2008 at 5:00 p.m. together with photographs of all signage contained on the property. The fee for the filing of this application is \$25 per property. The sign inspector will review the application and photographs with the files of the department to determine eligibility for a nonconforming sign permit. Once approved, the nonconforming sign permit will be issued to the owner of the sign and a copy retained by the community development department. If the application is not approved, the owner may appeal that decision in a manner consistent with Article VII, Section 21.5-32.



February 20, 2008

TO: William R. Ross, City Manager

FROM: Carol Konieczki, Community Development Director

RE: **Consideration of the selection of Applied Science & Technology, Inc. (ASTI) as the consultant to implement the US EPA Assessment Grant awarded in 2007 for the Jackson Brownfield Redevelopment Project and to authorize staff to negotiate a contract for a not-to-exceed grant amount of \$400,000.**

In 2007, the City received a \$400,000 US Environmental Protection Agency (EPA) Environmental Assessment Grant, allowing the Jackson Brownfield Redevelopment Authority (JBRA) to continue the needed Assessment work on contaminated sites and encourage development throughout the City of Jackson. As part of that process, the City has submitted and received approval from the EPA for a Work Plan; negotiated a Cooperative Agreement, which is our monetary contract with the EPA; and issued a Request for Qualification and Proposals (RFQP) for consultants to assist in administering the project, conduct environmental assessments and perform other related work.

The RFQP was issued on December 11, 2007, with a proposal deadline of January 11, 2007. We received eight proposals, the majority of which were of excellent quality and content. The process listed below was followed in the evaluation of the submitted proposals:

1. The Evaluation Committee was established by the JBRA to include Carol Konieczki, William Ross, and Deborah Stuart.
2. After receipt of the proposals, the Evaluation Committee considered the proposals based on the criteria contained in the RFQP. The qualification portion of the evaluation produced a list of the four most-qualified consultants to be considered for interviews. A complete summary of the proposal ranking is attached for your reference.
3. At least three references were checked for each of the four most-qualified consultants with focus on projects where the lead contact for the firm was the same. All consultants received superior comments from their references.
4. Interviews were conducted on February 8th, and the Evaluation Committee ranked them following the interviews (summary attached).
5. Following the interview, staff opened the cost proposal of only the preferred consultant to assure costs were within the grant amount. The costs were within the grant amount and comparable with current grant expenses. Staff will return unopened cost proposals to firms that were not selected to protect their privacy.

The JBRA wishes to express that each of the four most-qualified firms selected for interviews are competent and well-qualified, however, the evaluation process allows for a ranking system, which brought forth the primary candidate for recommendation. ASTI scored the greatest amount of points in the evaluation process, and ranked highest of the four consultants interviewed. With that thought, the JBRA requests that City Council approve the selection of Applied Science & Technology, Inc. (ASTI) as the consultant to implement the US EPA Assessment Grant awarded in 2007 for the Jackson Brownfield Redevelopment Project and to authorize staff to negotiate a contract for the not-to-exceed grant amount of

\$400,000. It should be noted that the proposal by ASTI included ranges for typical work to be performed under the grant, which will be incorporated in the contract but the total costs will not exceed the \$400,000 grant award.

Please place this item on the February 26, 2008 City Council Agenda for consideration.

CLK/dss

cc: Thomas Wackerman, Applied Science & Technology, Inc
Deborah Stuart, Economic Development Project Manager/ JBRA Staff

Interview Candidate Evaluation Summaries

	A	B	C	D	E	F
1	EPA ASSESSMENT GRANT - JBRA BROWNFIELD REDEVELOPMENT PROJECT					
2	Rate the consultant's qualifications and quality using the following key for items 2-7: 5 superior, 4 good, 3 average, 2 below average, and 1 not acceptable. Maximum points total 55.					
3	ITEM	CRITERIA	AKT	ASTI	Envirologic	NTH
4	1	Points from Proposal Evaluation	24.0	22.0	21.0	20.0
5	2	References	5.0	5.0	5.0	5.0
6	INTERVIEW EVALUATIONS					
7	3	Presentation -Format it was presented	3.0	4.5	3.5	4.0
8	4	Presentation - Detail in relation to RFQP; present additional relative information	3.0	4.0	3.0	3.5
9	5	Presentation - Ease in understanding the presentation	3.0	4.0	4.0	4.0
10	6	Responses to the questions on the interview questionnaire	3.5	5.0	4.0	4.0
11	7	Identifies areas to move the current Brownfield Program to be more productive and successful	3.5	5.0	3.5	4.0
12						
13	FINAL TOTAL		45.0	49.5	44.0	44.5

EPA ASSESSMENT GRANT - JBRA BROWNFIELD REDEVELOPMENT PROJECT

Rate the consultant's qualifications and quality using the following key: 5 superior, 4 good, 3 average, 2 below average, and 1 not acceptable

Consultant: AKT Peerless Environmental Services	Average Ranking	NOTES
<p>1 Company Information · The history, mission and organizational structure of the company. · Insurance as noted in the RFQP, Attachment D - Standard Terms & Conditions. · A statement or disclosure of all material litigation, administrative proceedings and bankruptcy proceedings currently pending or having occurred within the past ten years directly or indirectly involving the company, regardless of cause or merit including the nature and status of each instance. · Provision of federal tax identification number and Dunn & Bradstreet DUNS number. · Quality assurance and quality improvement programs, as well as, codes of conduct and/or professional or other standards, which are in effect at the company. · Evidence of familiarity with the EPA's Quality Assurance Project Plan</p>	5.0	All items provided and 23 approved QAPPs
<p>2 Staff Information · References List the names and qualifications of key associates proposed for assignment to this project, including the principal and/or lead contact for this project. Attach resumes showing college degrees, specialties, registration, certifications, professional work experience, years of experience with your firm, and total years of professional experience. · Actual percentage of work proposed to be completed by subcontractors, names of all subcontractors who will perform work under this contract.</p>	4.0	25% sub-contracting, will do own drilling, lead with over 14 years of experience, large staff to pull expertise from
<p>3 Understanding of Project· Conveying to the JBRA that they have a clear understanding of the goals of the JBRA, each task identified in the work plan, and that they will be capable of completing the objectives in a cost efficient and timely manner.</p>	5.0	Superior understanding of project with lots of additional services provided as in-kind under task 4
<p>4 Approach · A work plan outline on how the consultant will achieve the goals and objectives of the EPA Approved Work Plan and this RFQP. Provide a narrative description of exactly how each of the identified tasks, goals, objectives and requirements stipulated in this RFQP will be achieved within the time frame and financial constraints of the program. · Quality and responsiveness of the Proposal with regard to the Consultant's understanding of the JBRA's needs and project goals related to community education and involvement, the inventory, mapping of the inventory, advisement in prioritization of sites, assessment, site advisement, reports, assistance in finding financing and developers, reuse suggestions, etc</p>	5.0	Superior approach to site selection and public participation, great detail and lots of extras throughout entire project
<p>5 Experience· Proven success in gaining financial assistance from State and Federal agencies for Brownfield Redevelopment shown in samples or Proposal narrative. Experience with EPA Assessment Grants.</p>	5.0	Superior Michigan and local experience, managed 28 communities Assessment Grants
TOTAL	24.0	

EPA ASSESSMENT GRANT - JBRA BROWNFIELD REDEVELOPMENT PROJECT

Rate the consultant's qualifications and quality using the following key: 5 superior, 4 good, 3 average, 2 below average, and 1 not acceptable

Consultant: Applied Science & Technology, Inc. (ASTI) Environmental Services	Average Ranking	NOTES
<p>1 Company Information · The history, mission and organizational structure of the company. · Insurance as noted in the RFQP, Attachment D - Standard Terms & Conditions: A statement or disclosure of all material litigation, administrative proceedings and bankruptcy proceedings currently pending or having occurred within the past ten years directly or indirectly involving the company, regardless of cause or merit including the nature and status of each instance. · Provision of federal tax identification number and Dunn & Bradstreet DUNS number. · Quality assurance and quality improvement programs, as well as, codes of conduct and/or professional or other standards, which are in effect at the company. · Evidence of familiarity with the EPA's Quality Assurance Project Plan</p>	4.0	No litigation, but only 4 approved QAPPs listed
<p>2 Staff Information · References List the names and qualifications of key associates proposed for assignment to this project, including the principal and/or lead contact for this project. Attach resumes showing college degrees, specialties, registration, certifications, professional work experience, years of experience with your firm, and total years of professional experience. · Actual percentage of work proposed to be completed by subcontractors, names of all subcontractors who will perform work under this contract.</p>	4.0	22% sub-contracting, smaller staff but lead has 30 plus years of experience
<p>3 Understanding of Project· Conveying to the JBRA that they have a clear understanding of the goals of the JBRA, each task identified in the work plan, and that they will be capable of completing the objectives in a cost efficient and timely manner.</p>	5.0	Superior understanding of plan, lots of in-kind services included
<p>4 Approach · A work plan outline on how the consultant will achieve the goals and objectives of the EPA Approved Work Plan and this RFQP. Provide a narrative description of exactly how each of the identified tasks, goals, objectives and requirements stipulated in this RFQP will be achieved within the time frame and financial constraints of the program. · Quality and responsiveness of the Proposal with regard to the Consultant's understanding of the JBRA's needs and project goals related to community education and involvement, the inventory, mapping of the inventory, advisement in prioritization of sites, assessment, site advisement, reports, assistance in finding financing and developers, reuse suggestions, etc</p>	5.0	Superior site selection process and criteria, liked public participation suggestions, clearly would push JBRA to improve program
<p>5 Experience· Proven success in gaining financial assistance from State and Federal agencies for Brownfield Redevelopment shown in samples or Proposal narrative. Experience with EPA Assessment Grants.</p>	4.0	Good experience in Michigan and Locally. Real Estate/ Developer experience emphasized.
TOTAL	22.0	

EPA ASSESSMENT GRANT - JBRA BROWNFIELD REDEVELOPMENT PROJECT

Rate the consultant's qualifications and quality using the following key: 5 superior, 4 good, 3 average, 2 below average, and 1 not acceptable

Consultant: Envirollogic Technologies, Inc		Average Ranking	NOTES
1	<p>Company Information · The history, mission and organizational structure of the company. Insurance as noted in the RFQP, Attachment D - Standard Terms & Conditions: A statement or disclosure of all material litigation, administrative proceedings and bankruptcy proceedings currently pending or having occurred within the past ten years directly or indirectly involving the company, regardless of cause or merit including the nature and status of each instance. · Provision of federal tax identification number and Dunn & Bradstreet DUNS number. · Quality assurance and quality improvement programs, as well as, codes of conduct and/or professional or other standards, which are in effect at the company. · Evidence of familiarity with the EPA's Quality Assurance Project Plan</p>	4.0	Didn't provide information regarding insurance, only 5 QAPPs approved
2	<p>Staff Information · References List the names and qualifications of key associates proposed for assignment to this project, including the principal and/or lead contact for this project. Attach resumes showing college degrees, specialties, registration, certifications, professional work experience, years of experience with your firm, and total years of professional experience. · Actual percentage of work proposed to be completed by subcontractors, names of all subcontractors who will perform work under this contract.</p>	4.0	20-35% sub-contracting, lead has 20 years experience
3	<p>Understanding of Project· Conveying to the JBRA that they have a clear understanding of the goals of the JBRA, each task identified in the work plan, and that they will be capable of completing the objectives in a cost efficient and timely manner.</p>	4.0	Good understanding of plan due to JBRA experience, limited extras
4	<p>Approach · A work plan outline on how the consultant will achieve the goals and objectives of the EPA Approved Work Plan and this RFQP. Provide a narrative description of exactly how each of the identified tasks, goals, objectives and requirements stipulated in this RFQP will be achieved within the time frame and financial constraints of the program. · Quality and responsiveness of the Proposal with regard to the Consultant's understanding of the JBRA's needs and project goals related to community education and involvement, the inventory, mapping of the inventory, advisement in prioritization of sites, assessment, site advisement, reports, assistance in finding financing and developers, reuse suggestions, etc</p>	3.5	Average approach that lacked creativity on community involvement and building on current activity .
5	<p>Experience· Proven success in gaining financial assistance from State and Federal agencies for Brownfield Redevelopment shown in samples or Proposal narrative. Experience with EPA Assessment Grants.</p>	5.0	Superior experience locally and assisted with Jackson EPA Assessment application process
TOTAL		20.5	

EPA ASSESSMENT GRANT - JBRA BROWNFIELD REDEVELOPMENT PROJECT

Rate the consultant's qualifications and quality using the following key: 5 superior, 4 good, 3 average, 2 below average, and 1 not acceptable

Consultant: NTH Consultants, Ltd	Average Ranking	NOTES
<p>1 Company Information · The history, mission and organizational structure of the company · Insurance as noted in the RFQP, Attachment D - Standard Terms & Conditions · A statement or disclosure of all material litigation, administrative proceedings and bankruptcy proceedings currently pending or having occurred within the past ten years directly or indirectly involving the company, regardless of cause or merit including the nature and status of each instance · Provision of federal tax identification number and Dunn & Bradstreet DUNS number · Quality assurance and quality improvement programs, as well as, codes of conduct and/or professional or other standards, which are in effect at the company · Evidence of familiarity with the EPA's Quality Assurance Project Plan</p>	5.0	No litigation, all other items provided, multiple QAPPs listed
<p>2 Staff Information · References List the names and qualifications of key associates proposed for assignment to this project, including the principal and/or lead contact for this project. Attach resumes showing college degrees, specialties, registration, certifications, professional work experience, years of experience with your firm, and total years of professional experience · Actual percentage of work proposed to be completed by subcontractors, names of all subcontractors who will perform work under this contract.</p>	3.5	35% sub-contracting, lead has limited experience working specifically with Brownfield Assessment Grants in communities
<p>3 Understanding of Project · Conveying to the JBRA that they have a clear understanding of the goals of the JBRA, each task identified in the work plan, and that they will be capable of completing the objectives in a cost efficient and timely manner.</p>	3.0	Average understanding of plan, but no extras and limited in-kind services identified
<p>4 Approach · A work plan outline on how the consultant will achieve the goals and objectives of the EPA Approved Work Plan and this RFQP. Provide a narrative description of exactly how each of the identified tasks, goals, objectives and requirements stipulated in this RFQP will be achieved within the time frame and financial constraints of the program · Quality and responsiveness of the Proposal with regard to the Consultant's understanding of the JBRA's needs and project goals related to community education and involvement, the inventory, mapping of the inventory, advisement in prioritization of sites, assessment, site advisement, reports, assistance in finding financing and developers, reuse suggestions, etc</p>	5.0	Superior marketing materials and approach to public participation. Great handbook idea and would assist great with development projects.
<p>5 Experience · Proven success in gaining financial assistance from State and Federal agencies for Brownfield Redevelopment shown in samples or Proposal narrative. Experience with EPA Assessment Grants.</p>	4.0	Organization has experience, but limited with Project Manager for company
TOTAL	20.5	

EPA ASSESSMENT GRANT - JBRA BROWNFIELD REDEVELOPMENT PROJECT

Rate the consultant's qualifications and quality using the following key: 5 superior, 4 good, 3 average, 2 below average, and 1 not acceptable

Consultant: Environmental Consulting & Technology		Average Ranking	NOTES
1	<p>Company Information · The history, mission and organizational structure of the company. · Insurance as noted in the RFQP, Attachment D - Standard Terms & Conditions: A statement or disclosure of all material litigation, administrative proceedings and bankruptcy proceedings currently pending or having occurred within the past ten years directly or indirectly involving the company, regardless of cause or merit including the nature and status of each instance. · Provision of federal tax identification number and Dunn & Bradstreet DUNS number. · Quality assurance and quality improvement programs, as well as, codes of conduct and/or professional or other standards, which are in effect at the company. · Evidence of familiarity with the EPA's Quality Assurance Project Plan</p>	4.0	Lower rank due to litigation, limited QAPPs provided
2	<p>Staff Information · References List the names and qualifications of key associates proposed for assignment to this project, including the principal and/or lead contact for this project. Attach resumes showing college degrees, specialties, registration, certifications, professional work experience, years of experience with your firm, and total years of professional experience. · Actual percentage of work proposed to be completed by subcontractors, names of all subcontractors who will perform work under this contract.</p>	3.0	20-50% sub-contracting, over 200 employees with main office in Florida, lead has experience, but no dates or number of years referenced
3	<p>Understanding of Project· Conveying to the JBRA that they have a clear understanding of the goals of the JBRA, each task identified in the work plan, and that they will be capable of completing the objectives in a cost efficient and timely manner.</p>	3.0	Average understanding of plan, but not a lot of additional detail on how they would address those items other than what we have provided
4	<p>Approach · A work plan outline on how the consultant will achieve the goals and objectives of the EPA Approved Work Plan and this RFQP. Provide a narrative description of exactly how each of the identified tasks, goals, objectives and requirements stipulated in this RFQP will be achieved within the time frame and financial constraints of the program. · Quality and responsiveness of the Proposal with regard to the Consultant's understanding of the JBRA's needs and project goals related to community education and involvement, the inventory, mapping of the inventory, advisement in prioritization of sites, assessment, site advisement, reports, assistance in finding financing and developers, reuse suggestions, etc</p>	4.0	Good approach. Community involvement is limited to general processes, lack of creativity, liked Brownfield Development Flow Chart
5	<p>Experience· Proven success in gaining financial assistance from State and Federal agencies for Brownfield Redevelopment shown in samples or Proposal narrative. Experience with EPA Assessment Grants.</p>	4.0	Good experience in Michigan, but limited locally
TOTAL		18.0	

EPA ASSESSMENT GRANT - JBRA BROWNFIELD REDEVELOPMENT PROJECT

Rate the consultant's qualifications and quality using the following key: 5 superior, 4 good, 3 average, 2 below average, and 1 not acceptable

Consultant: Fleis & VandenBrink Engineering, Inc.	Average Ranking	NOTES
<p>1 Company Information · The history, mission and organizational structure of the company. · Insurance as noted in the RFQP, Attachment D - Standard Terms & Conditions: A statement or disclosure of all material litigation, administrative proceedings and bankruptcy proceedings currently pending or having occurred within the past ten years directly or indirectly involving the company, regardless of cause or merit including the nature and status of each instance. · Provision of federal tax identification number and Dunn & Bradstreet DUNS number. · Quality assurance and quality improvement programs, as well as, codes of conduct and/or professional or other standards, which are in effect at the company. Evidence of familiarity with the EPA's Quality Assurance Project Plan</p>	4.0	Lower rank due to litigation
<p>2 Staff Information · References List the names and qualifications of key associates proposed for assignment to this project, including the principal and/or lead contact for this project. Attach resumes showing college degrees, specialties, registration, certifications, professional work experience, years of experience with your firm, and total years of professional experience. · Actual percentage of work proposed to be completed by subcontractors, names of all subcontractors who will perform work under this contract.</p>	4.0	25% sub-contracting, lead has 18 years- but limited experience related to working with community on assessment grants
<p>3 Understanding of Project· Conveying to the JBRA that they have a clear understanding of the goals of the JBRA, each task identified in the work plan, and that they will be capable of completing the objectives in a cost efficient and timely manner.</p>	3.0	Average understanding of plan, not a lot of extras
<p>4 Approach · A work plan outline on how the consultant will achieve the goals and objectives of the EPA Approved Work Plan and this RFQP. Provide a narrative description of exactly how each of the identified tasks, goals, objectives and requirements stipulated in this RFQP will be achieved within the time frame and financial constraints of the program. · Quality and responsiveness of the Proposal with regard to the Consultant's understanding of the JBRA's needs and project goals related to community education and involvement, the inventory, mapping of the inventory, advisement in prioritization of sites, assessment, site advisement, reports, assistance in finding financing and developers, reuse suggestions, etc</p>	3.0	Average response noting community involvement is limited to general processes, lack of creativity
<p>5 Experience· Proven success in gaining financial assistance from State and Federal agencies for Brownfield Redevelopment shown in samples or Proposal narrative. Experience with EPA Assessment Grants.</p>	4.0	Experience in Michigan, but limited locally
TOTAL	18.0	

EPA ASSESSMENT GRANT - JBRA BROWNFIELD REDEVELOPMENT PROJECT

Rate the consultant's qualifications and quality using the following key: 5 superior, 4 good, 3 average, 2 below average, and 1 not acceptable

Consultant: TRC	Average Ranking	NOTES
<p>1 Company Information - The history, mission and organizational structure of the company. Insurance as noted in the RFQP, Attachment D - Standard Terms & Conditions. A statement or disclosure of all material litigation, administrative proceedings and bankruptcy proceedings currently pending or having occurred within the past ten years directly or indirectly involving the company, regardless of cause or merit including the nature and status of each instance. Provision of federal tax identification number and Dunn & Bradstreet DUNS number. Quality assurance and quality improvement programs, as well as, codes of conduct and/or professional or other standards, which are in effect at the company. Evidence of familiarity with the EPA's Quality Assurance Project Plan</p>	4.0	Lower rank due to litigation not provided, asked to view website
<p>2 Staff Information - References List the names and qualifications of key associates proposed for assignment to this project, including the principal and/or lead contact for this project. Attach resumes showing college degrees, specialties, registration, certifications, professional work experience, years of experience with your firm, and total years of professional experience. Actual percentage of work proposed to be completed by subcontractors, names of all subcontractors who will perform work under this contract.</p>	4.0	5-20% subcontracting little detail, 12 years of experience by lead mostly out of state
<p>3 Understanding of Project: Conveying to the JBRA that they have a clear understanding of the goals of the JBRA, each task identified in the work plan, and that they will be capable of completing the objectives in a cost efficient and timely manner.</p>	3.0	Average understanding of plan, not a lot of extras
<p>4 Approach - A work plan outline on how the consultant will achieve the goals and objectives of the EPA Approved Work Plan and this RFQP. Provide a narrative description of exactly how each of the identified tasks, goals, objectives and requirements stipulated in this RFQP will be achieved within the time frame and financial constraints of the program. Quality and responsiveness of the Proposal with regard to the Consultant's understanding of the JBRA's needs and project goals related to community education and involvement, the inventory, mapping of the inventory, advisement in prioritization of sites, assessment, site advisement, reports, assistance in finding financing and developers, reuse suggestions, etc</p>	4.0	Good site selection process and good detail on environmental work. Marketing and community outreach typical and not creative.
<p>5 Experience- Proven success in gaining financial assistance from State and Federal agencies for Brownfield Redevelopment shown in samples or Proposal narrative. Experience with EPA Assessment Grants.</p>	3.0	Little experience with Michigan
TOTAL	18.0	

EPA ASSESSMENT GRANT - JBRA BROWNFIELD REDEVELOPMENT PROJECT

Rate the consultant's qualifications and quality using the following key: 5 superior, 4 good, 3 average, 2 below average, and 1 not acceptable

Consultant: Malcolm Pirnie		Average Ranking	NOTES
1	<p>Company Information · The history, mission and organizational structure of the company. · Insurance as noted in the RFQP, Attachment D - Standard Terms & Conditions. · A statement or disclosure of all material litigation, administrative proceedings and bankruptcy proceedings currently pending or having occurred within the past ten years directly or indirectly involving the company, regardless of cause or merit including the nature and status of each instance. · Provision of federal tax identification number and Dunn & Bradstreet DUNS number. · Quality assurance and quality improvement programs, as well as, codes of conduct and/or professional or other standards, which are in effect at the company. · Evidence of familiarity with the EPA's Quality Assurance Project Plan</p>	4.0	37 staff members in Michigan, experience with QAPPs references OH work not any Michigan work
2	<p>Staff Information · References List the names and qualifications of key associates proposed for assignment to this project, including the principal and/or lead contact for this project. · Attach resumes showing college degrees, specialties, registration, certifications, professional work experience, years of experience with your firm, and total years of professional experience. · Actual percentage of work proposed to be completed by subcontractors, names of all subcontractors who will perform work under this contract.</p>	3.0	35% sub-contracting, staff lead 8 years of experience, but no Assessment Grant working with communities experience listed
3	<p>Understanding of Project · Conveying to the JBRA that they have a clear understanding of the goals of the JBRA, each task identified in the work plan, and that they will be capable of completing the objectives in a cost efficient and timely manner.</p>	3.0	Average understanding of plan, not a lot of extras
4	<p>Approach · A work plan outline on how the consultant will achieve the goals and objectives of the EPA Approved Work Plan and this RFQP. · Provide a narrative description of exactly how each of the identified tasks, goals, objectives and requirements stipulated in this RFQP will be achieved within the time frame and financial constraints of the program. · Quality and responsiveness of the Proposal with regard to the Consultant's understanding of the JBRA's needs and project goals related to community education and involvement, the inventory, mapping of the inventory, advisement in prioritization of sites, assessment, site advisement, reports, assistance in finding financing and developers, reuse suggestions, etc</p>	4.0	Good understanding with good detail on how to address issues, typical community involvement without any extras
5	<p>Experience · Proven success in gaining financial assistance from State and Federal agencies for Brownfield Redevelopment shown in samples or Proposal narrative. · Experience with EPA Assessment Grants.</p>	3.0	All EPA and QAPP info is related to Ohio, not Michigan
TOTAL		17.0	



Community Development

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

February 21, 2008

TO: William R. Ross, City Manager
FROM: Carol L. Konieczki, Community Development Director
RE: Revised 2008-2009 Allocation Timetable

Attached is a revised copy of the Consolidated 2008-2009 Community Development Block Grant (CDBG)/HOME Allocation Timetable. The original timetable was approved by City Council at its November 27, 2007 meeting. The revision being made will adjust the February CDBG Preliminary Allocation Decision from February 12, 2008 to February 26, 2008 to coincide with action taken at the February 12, 2008 City Council meeting to delay Council's preliminary allocation.

After the 2008-2009 CDBG/HOME allocations are made, a draft of the One-Year Action plan will be prepared for March 11, 2008, followed by a 30-day comment period. Once the comment period is complete, the Action Plan draft is finalized and City Council confirms the allocations by making the recommendations final. If City Council makes *major adjustments** to the preliminary numbers at its April 22, 2008 meeting, *the public hearing process must begin again* with an additional 30-day comment period. This potential set-back would delay the submission of the One-Year Action Plan to HUD and the release of funds.

Please place this item on the February 26, 2008 City Council agenda for consideration.

*Substantial changes above 10% of the total amount are considered major adjustments. New projects and applications cannot be considered or else it will restart the public hearing process.

CONSOLIDATED PLAN
2008-2009 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)\HOME ALLOCATION TIMETABLE*

CAC Organizational Meeting	
CAC Approval of Allocation Timetable	November 9, 2007
Proposal Solicitation	October 26, 2007 -December 7, 2007
CAC First Meeting (Proposal Presentations)	January 3, 2008
CC First Public Hearing	January 8, 2008
CAC Second Meeting (Proposal Presentations)	January 10, 2008
CAC Third Meeting (Proposal Presentations)	January 15, 2008
CAC Recommendations	January 17, 2008
City Administration Recommendations	January 21, 2008
CC CDBG Second Public Hearing / Budget Discussion	January 22, 2008
Environmental Review Process Begins	February 1, 2008
CC CDBG Preliminary Allocation Decision	February 26, 2008
CC Receipt of One-Year Action Plan Draft	March 11, 2008
Publish Proposed CP Summary (Final Statement of Objectives)	March 22, 2008
Consolidated Plan Public Comment Period	March 21, 2007 – April 22, 2008
CC makes final CDBG/HOME allocations for proposed projects. Receives citizen comments and authorizes submission of CP and adopt Resolution of Certifications	April 22, 2008
Request Release of Funds and Submission of CP and Certifications to HUD	May 15, 2008
Fiscal Year 2008-2009 Begins	July 1, 2008
Ad to Citizen Patriot for CAPER Hearing and 30-day comment	August 15, 2008
CAC CAPER Meeting	September 4, 2008
*City Council CAPER Hearing	September 23, 2008
Capers mailed to HUD	September 29, 2008
CAC-Citizens Advisory Council	
CC-City Council	
CP-Consolidated Plan	

*Timetable is tentative and is subject to change at the discretion of City Council



Community Development

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

February 20, 2008

TO: William R. Ross, City Manager

FROM: Carol L. Konieczki, Community Development Director

RE: **Preliminary Allocation of Community Development Block Grant (CDBG) and HOME Budget for fiscal year 2008-2009 (previously scheduled at the February 12, 2008 City Council meeting)**

The City Council is being asked to make a preliminary allocation decision on the use of the above Federal funds for the coming fiscal year. The estimated amount of CDBG funds available including program income is \$1,475,103. The projected amount available for Public Services is \$229,779. We anticipate receiving \$329,531 in HOME funds from HUD.

Attached you will find the 2008-2009 Community Development Block Grant funding proposal spreadsheet, a summary of the Citizen Advisory Council's (CAC) recommendations, last year's allocations, and a memorandum summarizing the City Administration recommendations for CDBG and HOME funds for Fiscal Year 2008-2009. You will note that the recommendation spreadsheet has an open column for the February 12, 2008, City Council meeting. Feel free to use this column in creating the proposed project budget.

Staff requests that the City Council establish a preliminary allocation of CDBG and HOME funds for the Fiscal Year 2008-2009 during the February 12, 2008 City Council meeting. There is no public hearing for this item. The final allocation will be made on April 22, 2008.

Please note that if Council should make major adjustments to the preliminary numbers during the final allocations at its April 22, 2008 meeting (10% above the total amount is considered a major adjustment), the public hearing process must begin again with an additional 30-day comment period. This setback would delay the submission of the One-Year Action Plan to HUD and the release of funds.

Please place this item on the February 26, 2008, City Council agenda.

Applicants		Funding Request	Citizens Advisory Council	City Administration	Proposed Projects 2/12/08 City Council	Final Allocation 4/22/08 City Council
Administration and Planning						
21	Community Development	\$248,600	\$248,600	\$248,600		\$0
Administration and Planning Subtotal		\$248,600	\$248,600	\$248,600	\$0	\$0
Other Projects						
22	City Engineering (Street Reconstruction)	400,000	0	\$0		
23	Public Works - Curb Ramps	100,000	0	\$62,083		
24	Community Development (Code Enforcement)	502,300	502,300	\$502,300		
25	Community Development (Rehabilitation)	366,250	297,353	\$250,000		
26	Community Development (Jobs Creation Initiative)	70,000	0	\$50,000		
27	Downtown Development Authority	60,000	0	\$30,000		
28	Jackson Transit Authority - Bus Shelters	120,000	0	\$0		
29	John George Home - Elevator	100,000	50,000	\$50,000		
30	Habitat for Humanity	66,500	66,500	\$0		
31	Forestry - Ash Tree Removal and Planting	25,000	0	\$25,000		
32	Parks and Recreation/Rotary Park Improvements	35,000	35,000	\$35,000		
33	Neighborhood Resource Center Improvements	30,000	0	\$0		
34	Alphabet Child Care Center Renovation	24,569	0	\$0		
35	Michigan Theatre - Plumbing Repairs	25,000	0	\$0		
36	Jackson Friendly Home - Elevator	150,000	50,000	\$0		
37	Grace Haven Center - Shelter Renovation	26,000	26,000	\$26,000		
38	B.R.I.N.C.S. - Building Renovation	1,201,198	0	\$0		
Other Projects Subtotal		\$3,301,817	\$1,027,153	\$1,030,383	\$0	\$0
Ineligible Projects						
Ineligible Projects Subtotal		\$0	\$0	\$0	\$0	\$0
Total Requested/Recommended Contingency		\$4,033,015	\$1,499,873	\$1,475,103	\$0	\$0
Total Funding Available		\$1,499,873	\$1,499,873	\$1,475,103	\$1,475,103	\$1,475,103

**Jackson Citizens Advisory Council
Community Development Block Grant
Funding Recommendations
3rd Floor Conference Room
January 15, 2008**

CAC members in attendance: Aminah Amatul Basir, Lori Heiler, Toni Jones, Tamar Joshua, Alice Lewis, Pashia Mallett, and Laura L. Piascik,

Staff: Darlene White

Public Service (Only \$224,950 allowed to be allocated).

American Red Cross

Recommend \$2,000 for this program. All CAC members felt that was a valuable service for the community.

Big Brothers Big Sisters of Jackson County

Recommend \$2,000 for the Bigs in Schools program. Many members feel that there is a need met with this program, and would like to see it continue.

Center for Family Health (Adult Dental)

Recommend \$25,000 for this program. Many CAC members think that this is a very valuable service to the community. It is unique and provides a much need service.

The Center for Women

Recommended \$2,000 for this project. CAC members think that this is needed for the low-income mothers in the community.

Child Care Network

Recommended no funds for this project. Many members felt that the number of children to benefit was low compared to the funding requested.

Community Development (Neighborhood Resource Center)

Recommended \$15,000 for this project. It is a clear need in the community.

Community Action Agency (Fair Housing)

Recommended \$5,000 for this program. The CAC members see that this is the only agency providing this service, but feel that only a small amount of calls are actual fair housing cases.

Partnership Park Neighborhood Assn.

Recommended \$5,000 for this program. There is a need for after-school activities.

Family Services & Children's Aid

Recommended \$10,000 for this program. This is an important program for students.

Florence Crittenton (Transition Program)

Recommended \$4,788 for this program. Members feel that this program is implemented well and can continue to help homeless youth in the community.

Florence Crittenton (Reporting Center for Youth)

Recommended \$4,320 for this program. A need for troubled youth in the area.

Jackson Affordable Housing (Homeowner Training)

Recommended \$3,000 for this program. This is a good service for new homebuyers.

Jackson Affordable Housing (Foreclosure Prevention)

Recommended \$25,000 for this program. This is a much-needed program for Jackson.

Human Relations Comm. (Jackson Area Youth Council)

Recommended \$8,000 for this program. This is a great opportunity for the youth in the community.

Jackson School of the Arts

Recommended \$5,000 for this program. It a valuable program that offers arts/music programs to low-income households that could otherwise not afford it.

Jackson County Prenatal Task Force

Recommended no funds for this project. Program seems to have adequate support from other funding sources.

The Salvation Army (Heating Assistance)

Recommended \$63,000 for this program. This is a very valuable service for low to moderate-income families in Jackson.

Parks and Recreation (MLK Summer Program)

Recommended \$40,000 for this program. This program has shown to be effective and successful.

United Way (211 Call Center)

Recommended \$5,000 for this program. This service assists the entire community and helps to make other agencies successful by informing the public about their services.

Jackson County Prenatal Smoking Cessation Program

Recommended no funds for this project. CAC suggests seeking other funding sources countywide.

Administration and Planning

Community Development

Recommended \$248,600 to support Community Development Staff.

Other Projects

City Engineering (Street Reconstruction – Dwight)

Recommended no funds for this project. CAC members feel that this should be funded through the City's General fund.

Public Works Department (Curb ramps)

Recommended no funds for this project. Not a high priority at this time.

Community Development (Code Enforcement)

Recommended \$502,300. Program helps promote safer and cleaner neighborhoods.

Community Development (Rehabilitation)

Recommended \$297,353 for this program. A great help to low-income families and is a need for the community.

Community Development (Jobs Creation Initiative)

Recommended no funds for this project. No immediate need is seen for the project.

Downtown Development Authority

Recommended no funds for this project. Not seen as a high priority.

Jackson Transit Authority

Recommended no funds for this project. Not seen as a high priority.

John George Home

Recommended \$50,000 for this project. Is a unique facility and meets a need in the community.

Habitat for Humanity

Recommended \$66,500 for this project. This is a great program for the very low-income population.

Forestry Division – Ash Tree Removal

Recommended no funds for this project. Not seen as a high priority.

Parks and Recreation (Rotary Park Improvements)

Recommended \$35,000 for this project. This is a great need for the park.

Neighborhood Resource Center - Improvements

Recommended no funds for this project. CAC suggests phasing out the projects to be more cost effective.

Alphabet Child Care Center - Renovations

Recommended no funds for this project. Not seen as a high priority.

Michigan Theatre – Plumbing Repairs

Recommended no funds for this project. Not seen as a high priority.

Jackson Friendly Home – Elevator

Recommended \$50,000 for this project. A great need for the elderly women.

Grace Haven (Shelter Renovation)

Recommended \$26,000. This is an immediate need for the homeless population.

B.R.I.N.C.S. – Building Renovation

Recommended no funds for this project. CAC suggests finding alternative funding sources for such a large request.

All members do realize that the amounts can vary because they funding from CDGB is an estimate.

Submitted by Staff

2007-2008 Community Development Block Grant Funding Proposal Recommendations

Applicants	Funding Request	Citizens Advisory Council		City Administration	Proposed Projects 2/27/07 City Council	Final Allocation 4/24/07 City Council
		Advisory Council	Administration			
Public Services						
1 American Red Cross	\$10,000	\$10,000		\$5,000	\$3,000	\$3,000
2 Big Brothers Big Sisters of Jackson County	10,000	3,000		3,000	2,500	\$2,500
3 Center for Family Health (Adult Dental)	25,000	10,000		10,000	25,000	\$25,000
4 The Center for Women	10,000	0		0	0	\$0
5 Child Care Network	50,000	0		0	0	\$0
6 Comm. Dev.(Neighborhood Resource Center)	16,275	16,275		16,275	15,000	\$15,000
7 Community Action Agency (Fair Housing)	37,000	10,000		10,000	0	\$0
8 Partnership Park Neighborhood Ass'n	20,000	10,000		2,000	5,000	\$5,000
9 Family Services & Children's Aid	18,725	10,000		7,500	2,500	\$2,500
10 Fitness Council of Jackson	8,455	0		0	0	\$0
11 Florence Crittenton (Male Transition Program)	4,788	4,788		4,788	4,788	\$4,788
12 Florence Crittenton (Reporting Center for Youth)	5,400	5,400		0	5,400	\$5,400
13 H.A.P.E. (Helping All People Excel)	56,441	5,600		0	0	\$0
14 Human Relations Comm. (Cool City Youth Coun.)	21,100	12,000		0	5,000	\$5,000
15 Jackson Affordable Housing (Homeowner Training)	9,200	9,200		9,200	1,500	\$1,500
16 Jackson Affordable Housing (Foreclosure Prevention)	28,500	10,000		15,000	27,700	\$27,700
17 Jackson School of the Arts	25,000	5,000		0	0	\$0
18						
Jackson Transportation Authority (Passeng. Asst)	20,000	0		0	0	\$0
19 Legal Services of Southern Michigan, Inc.	2,000	2,000		1,000	1,500	\$1,500
20 The Salvation Army (Heating Assistance)	97,328	50,000		55,500	60,000	\$60,000
21 The Salvation Army (Food & Security Dep.)	97,328	0		0	0	\$0
22 Parks and Recreation (MLK Summer Program)	35,000	35,000		35,000	25,000	\$25,000
23 United Way (211 Call Center)	26,240	26,240		5,000	5,000	\$5,000
Public Services Subtotal	\$633,780	\$234,503		\$179,263	\$188,888	\$188,888
Public Services can NOT exceed \$235,983 (see note below)						

****Note:** The City of Jackson have not received from HUD the official funding allocation amount. The total amounts are estimates based on 2006-2007 funding which includes \$1,423,439 in CDBG and \$342,188 in HOME funds; with program income added to these figures, we will have approximately 1,548,439 available in CDBG funds. The estimated amount for Public Services is calculated to be \$235,983.

Applicants		Funding Request	Citizens Advisory Council	City Administration	Proposed Projects 2/27/07 City Council	Final Allocation 4/24/07 City Council
Administration and Planning						
24	Community Development	\$344,100	\$344,100	\$344,100	\$344,100	\$344,100
Administration and Planning Subtotal		\$344,100	\$344,100	\$344,100	\$344,100	\$0
Other Projects						
25	City Engineering (Street Reconst. - Mechanic)	357,000	0	0	0	\$0
26	City Engineering (Streets - Homewild/Forest)	240,000	0	0	0	\$0
27	Community Development (Code Enforcement)	521,425	300,000	500,240	484,500	\$484,500
28	Community Development (Rehabilitation)	466,000	465,336	465,336	418,451	\$418,451
29	Community Development (Jobs Creation Initiative)	30,000	30,000	0	0	\$0
30	Downtown Development Authority	60,000	0	0	15,000	\$15,000
31	Enterprise Group of Jackson County	143,000	20,000	10,000	7,500	\$7,500
32	Grace Haven (Roof/water line repairs)	19,500	19,500	19,500	0	\$0
33	Jackson Transit Authority	60,000	0	0	0	\$0
34	John George Home	50,000	50,000	30,000	50,000	\$50,000
35	Habitat for Humanity	78,500	25,000	0	0	\$0
35	Parks and Recreation (Resurface Lots and Courts at King Center)	40,000	40,000	0	40,000	\$40,000
37	Parks and Recreation (Nixon Bike/Skate Park)	75,000	0	0	0	\$0
38	Neighborhood Resource Center	20,000	20,000	0	0	\$0
Other Projects Subtotal		\$2,160,425	\$969,836	\$1,025,076	\$1,015,451	\$1,015,451
Ineligible Projects						
Ineligible Projects Subtotal		\$0	\$0	\$0	\$0	\$0
Total Requested/Recommended Contingency		\$3,138,305	\$1,548,439	\$1,548,439	\$1,548,439	\$1,548,439
Total Funding Available		\$1,548,439	\$1,548,439	\$1,548,439	\$1,548,439	\$1,548,439

MEMORANDUM

Date: February 4, 2008
To: William R. Ross, City Manager
From: Carol Konieczki, Community Development Director
Subject: **City Administration Community Development Block Grant (CDBG) HOME
Fiscal Year 2008-2009 Recommendations**

The following are notes to the recommended FY 2008-2009 CDBG/HOME budgets.

Community Development Block Grant (CDBG)

Public Services

American Red Cross

Agency is requesting \$10,000 for emergency services. Administration recommends \$2,000. Concur with Citizens Advisory Council (CAC).

Big Brothers/Big Sisters of Jackson County, Inc

This agency has requested \$12,000 for providing mentoring services in school facilities. The administration recommendation is \$2,000. Concur with Citizens Advisory Council (CAC).

Center for Family Health

This program assists low-income residents with free or low-cost dental assistance. The agency is requesting \$25,000 to provide dental services. City administration recommends \$25,000 for funding. Concur with CAC.

Center for Women

This activity will provide materials and assistance to women and young children. The agency is requesting \$10,000, and administration recommends \$0. Agency should explore additional funding sources.

Child Care Network

Agency request \$50,000. Administration recommends \$0. Concur with CAC.

NRC - Neighborhood Resource Centers - Community Development Department

The NRCs provide office space, a part time director and services in neighborhoods. Administration recommends \$15,000 to cover operating and maintenance expenses.

Community Action Agency - Fair Housing Services

This agency will provide fair housing education, mediation and referral services. The agency is requesting \$49,090. The administration recommendation is \$5,000 as support to CAA's current programs.

Partnership Park Downtown Neighborhood Association

This activity will fund an after-school program for children in the area. The agency requests \$10,000, and administration's recommendation is \$0. More volunteers should be utilized.

Family Service and Children's Aid

This program offers the FAST counseling program for school-age children and their families. The requested funding is for \$26,740. Administration recommends \$0 for the fiscal year. Agency has Governor's grant for this program.

Florence Crittenton- Transitional Housing

The activity provides housing and assistance for homeless youth. The agency is requesting \$4,800, and City administration recommends \$4,800 for the project. Provides a unique program to the community.

Florence Crittenton – Reporting Center for Youth

The activity provides after school services for trouble youth. The agency is requesting \$4,320. City administration recommends \$4,320 for the project

Jackson Affordable Housing Corporation (JAHC) Home Ownership Training

This activity provides information and referral on home ownership as well as educational services. The agency has requested \$9,200. The administration recommends \$3,000. concur with CAC.

Jackson Affordable Housing Corporation (JAHC) Foreclosure Prevention and Credit Repair

JAHC is seeking \$28,500 to provide foreclosure and credit repair assistance to homeowners. The City administration is recommending \$25,000. This is a growing problem in the community.

Human Relations Commission (Jackson Area Youth Council)

This program is seeking \$15,000 to provide education, employment, and community outreach activities for area youth. Administration recommends \$0. Administration suggests collaboration with other youth programs and exploration of additional funding resources.

Jackson School of the Arts

This agency provides piano, dance and theatre arts education to at-risk children. The requested amount for this activity is \$20,000. The administration is recommending \$0. This program has great funding support throughout the community.

Jackson County Prenatal Task Force

This agency is requesting \$5,000 to assist young mothers. The administration is recommending \$0. Concur with CAC.

The Salvation Army – Heating Assistance

Agency is requesting \$93,457 to provide heating assistance to residents unable to pay energy bills. Administration recommends \$65,000.

Martin Luther King Summer Program – Parks, Recreation and Grounds Department - City of Jackson

This program provides summer recreation and educational experiences to over 500 children. The request is for \$40,000. Administration recommends \$40,000.

United Way of Jackson County

The agency is requesting \$17,176 to assist in the operation of the 2-1-1 calling system. City administration recommends \$5,000 for funding. Concur with CAC.

Jackson County Prenatal Smoking Cessation Program

This program is requesting \$39,315. Administration recommends \$0. Concur with CAC.

Administration and Planning

The Administration and Planning budget provides funding for staff required to plan and administer all activities related to the CDBG and HOME programs. The department requests \$248,600. The administration is recommending \$248,600.

Other Projects

City Engineering – Street Reconstruction

Engineering is requesting \$400,000 for Street Reconstruction on Mechanic Street. Administration recommendation is \$0. Not enough funding available.

Public Works – Curb Ramps

Department is requesting \$100,000 for new curb ramps in CDBG eligible areas. Administration recommendation is \$62,083.

Community Development - Code Enforcement

Funds for this activity in the amount of \$502,300 are for salaries, fringe benefits, supplies, materials, equipment and associated code enforcement costs. The administration recommends \$502,300.

Community Development - Residential Rehabilitation

This \$366,250 activity provides funds for owner-occupied housing rehabilitation loans, World Changers construction materials and Denied Loan costs. Administration recommends \$250,000.

Community Development – Job Creation Initiative

This activity provides loans and grants to business owners who create jobs to low-income individuals. Administration recommends \$50,000. Funds are needed to encourage business development.

Downtown Development Authority

The agency is requesting \$60,000 to assist in the operation of the Façade Improvement Program. The City administration recommends \$30,000.

Jackson Transit Authority

This activity is requesting \$120,000 for the construction of two bus shelters. The administration is recommending \$0 for this project. Concur with CAC. No immediate need.

John George Home

The agency is requesting \$100,000 for new elevator. Administration recommends \$50,000 as matching funds.

Habitat for Humanity

This agency is seeking \$66,500 in assistance to build and rehabilitate homes. Staff recommends \$0 CDBG dollars, however administration recommends \$66,500 of HOME funds.

Forestry Department- Ash Tree Removal and Planting

Funds are requested to remove and replace damaged trees. Department request is \$25,000, administration recommends \$25,000.

Parks and Recreation – Rotary Park Improvements

Department is requesting \$35,000 to repair basketball and tennis courts. Administration recommends \$35,000. Concur with CAC.

Neighborhood Resource Center

This activity is requesting \$30,000 for repairs and to replace windows and carpet at the Francis Street Resource Center. Administration recommends \$0. Not feasible at this time.

Alphabet Child Care Center Renovations

Non-profit is requesting \$24,569 for renovations. Administration recommends \$0. Not an immediate community need.

Michigan Theatre – Plumbing Repairs

Theatre is requesting \$25,00 to replace pipes. Administration recommends \$0. Concur with CAC.

Jackson Friendly Home – Elevator project

Home for elderly women is requesting \$150,00 to update elevator. Administration recommends \$0. Agency should seek other funding sources.

Grace Haven- Shelter renovations

The agency is requesting \$26,000 to repair roof and water lines for shelter. Administration recommends \$26,000. Shelter is essential to the homeless population.

B.R.I.N.C.S. – Building Renovation

This agency is requesting \$1,201,198 for building renovations. City Administration recommends \$0. Concur with CAC.

2008-2009 HOME Allocation Table

<u>Applicants</u>	<u>Funding Request</u>	<u>City Admin. Recommendation</u>	<u>City Council Recommendation 2/12/08</u>	<u>City Council Recommendation FINAL 4/22/08</u>
HOME Rehabilitation Assistance (RAP)	\$113,031	\$113,031		
HOME Administration (CD)	\$32,000	\$32,000		
HOME Downpayment Assistance	\$40,000	\$40,000		
HOME CHDO Operating Expenses	\$12,000	\$12,000		
Jackson Affordable Housing Corp. Acq/Rehab/Resale*	\$60,000	\$60,000		
CHDO Administration	\$6,000	\$6,000		
CD New Construction	0	0		
JAHC New Construction*	0	0		
Habitat for Humanity	\$66,500	\$66,500		
<u>Total Budget</u>	<u>\$329,531</u>	<u>\$329,531</u>	<u>\$329,531</u>	<u>\$329,531</u>

*CHDO Set-aside at least (15%) = \$49,429 / HOME CD ADM no more than (10%)

HOME FUNDS

HOME Activities:

Community Development Residential Rehabilitation

The Department is requesting HOME funds, which will be added to the CDBG Funded Housing Rehabilitation Program for the repair of owner-occupied low-income homes. The City Administration is recommending \$113,031.

Community Development Home Administration

The department is seeking \$32,000 for the administration of the HOME Program. These funds will be used as program income for the CDBG Program and is part of the CDBG administration planned budget. The City Administration also recommends \$32,000.

HOME Down Payment Assistance

Jackson Affordable Housing Corporation (JAHC) is requesting \$40,000 to provide down payment and certain closing costs assistance to low-income persons purchasing single-family homes. The maximum provided per home is \$5,000. JAHC has used DPA to assist in the sale of new neighbor homes City Administration recommends \$40,000.

Jackson Affordable Housing Corporation (JAHC) CHDO Operating.

The CHDO Operating Application will provide JAHC with administrative support for their single-family purchase and program activities. The administration recommends \$12,000.

Jackson Affordable Housing Corporation (JAHC) Single Family Purchase (Acq/Rehab/Resale)

This agency is requesting \$60,000 in HOME funds for the purchase, rehabilitation, and resale of a single family home to low-income residents. Normally these homes are either poorly located, extremely deteriorated, or for some other reason not marketable in the conventional housing market. This program brings homes up to the City's Housing Code and stabilizes their value in the market. City Administration recommends \$60,000.

Jackson Affordable Housing Corporation (JAHC) HOME Administration

JAHC is seeking \$6,000 for the administration of their Down Payment Assistance Program and other general HOME expenses. City staff recommends \$6,000.

Habitat for Humanity

This agency is seeking \$66,500 in assistance to build and rehabilitate homes. Staff recommends \$66,500.

The total estimated amount of HOME funds available for FY 2008-2009 is \$329,531.

City Manager's Office

TO: Honorable Mayor and City Councilmembers

FROM: William R. Ross, City Manager

SUBJ: Current Affairs (Volume Five, No. 7)

DATE: February 21, 2008

Electronic Packets

This is the first version of the electronic packets, which were approved late last year by the City Council. The entire packet will be placed on the City's website, and will be available for downloading by Councilmembers and members of the Jackson community. There will be a parallel paper packet for this meeting and the first meeting in March. We are working out any issues that have come up as we prepare the packet. The process has gone quite smoothly to date. We will have members of the Information Technology staff at the Council meeting next Tuesday to assist Councilmembers and staff members if there are any issues in utilizing the laptop computers and the paper packets. Your feedback on the process as we work our way through this would be greatly appreciated so that we can make these packets as simple to use as possible, and meet your needs for information.

Parking - Central Business District

Attached to this packet is a letter from Bob Cole who is a member of the Downtown Parking Committee. The Parking Committee has reviewed issues related to limited time and longer term parking spaces on the streets in the central business district. One issue that we raised with the committee was that there are varying times for short-term parking. We believe it would be less confusing for customers and easier for our enforcement personnel if the short-term parking times were the same in all instances. The committee agreed and has recommended 20-minutes for the short-term parking and keeping two-hours for the long-term parking. We believe that these recommendations are appropriate. Please give us your feedback as to whether or not we should bring in the appropriate Traffic Control Orders (TCO) to make the changes in the short-term time limit and the number and location of short-term spaces.

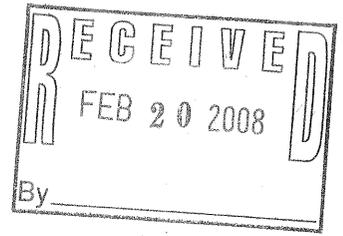
Thank you.

WRR:skh\WPDOCS\Bill Ross Correspondence\Current Affairs Vol. 5 No. 7 doc.doc

ARCHITONICS

Robert F. Cole, Architect

19 February 2008



Re: Parking Advisory Committee
File No.: 100-17

Mr. William Ross
City Manager
City of Jackson
161 W. Michigan Ave.
Jackson, MI 49201

Dear Mr. Ross:

The issue of short term and long term on street parking for Michigan Avenue from Jackson Street to Francis Street was brought to our Committee by the Engineering Department for discussion and a recommendation. Issues discussed include:

1. A uniform time duration for short term parking, and
2. The number and location of short and long term parking spaces.

The recommendations of the Committee are:

1. To reduce confusion as to time limits at different short term spaces the Committee concurred with the recommendation of the Engineering Department to establish a 20 minute limit for all short term spaces.
2. For the convenience of customers conducting business in the Central Business District, the Committee acknowledged the need for short term parking spaces for quick turn over transactions and longer term spaces (2 hour) for other business activities. There was a desire to increase the number of long term spaces where practical. Currently, there are:
 - a. Ten short term spaces in front of City Hall,
 - b. Six short term spaces in front of Fifth Third Bank and the County Building,

- c. Two short term spaces in front of the Post Office,
- d. Forty eight long term spaces between Jackson and Mechanic Streets and 23 between Mechanic and Francis Streets.

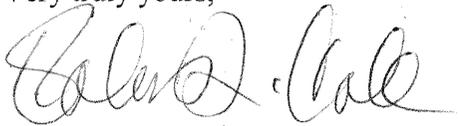
The Committee recommends that:

- a. The short term spaces in front of City Hall be reduced to six spaces,
- b. The present six short term spaces in front of Fifth Third Bank and the County Building and the two short term spaces in front of the Post Office be retained, and
- c. That three short term spaces be added in front of National City Bank.

The Committee also expressed the need to clarify the location and identification of short term parking spaces. Judging from parking violations and customer comments there is difficulty in identifying short term spaces from long term. The Committee proposes to discuss further the graphics used and location of short term spaces. The Committees recommendation will be forthcoming.

Thank you for the opportunity to be heard on this issue.

Very truly yours,



Robert F. Cole

cc: Kyle A. Jansen - DDA
Bob Dietz - Engineering