



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

AGENDA – CITY COUNCIL MEETING

July 20, 2010
7:00 p.m.

1. **Call to Order.**
2. **Pledge of Allegiance** – Invocation by Andrew R. Frounfelker, 5th Ward City Councilmember.
3. **Roll Call.**
4. **Adoption of Agenda.**
5. **Citizen Comments. (3-Minute Limit)**
6. **Presentations/Proclamations.**
 - A. Consideration of a resolution honoring Allegiance Health and their excellence in health care.
 1. Presentation of the resolution.
7. **Consent Calendar.**
 - A. Approval of the minutes of the regular City Council meeting of June 22, 2010, and the special meeting of June 30, 2010.
 - B. Approval of the request from Marriage Matters Jackson, to show a family-friendly movie to the general public at the Riverwalk Amphitheater on Friday, July 23, 2010, beginning at 8:30 p.m. (Recommended approval received from the Police, Fire, Parks/Forestry Departments and the Downtown Development Authority. Proper insurance coverage received.)
 - C. Approval of the request from the Southside Reunion Steering Committee, Inc., to conduct their biennial Southside Reunion on Saturday, August 14, 2010, at the Howard Woods Complex and the Martin Luther King, Jr. Center, beginning at dawn. (Recommended approval received from the Police, Fire, Public Services, Traffic Engineering, and Parks/Forestry Departments. Insurance coverage contingent upon receipt.)
 - D. Approval of the request from the Downtown Development Authority to hold Picnic in the Park on Tuesdays, July 6, July 13, July 20, July 27, August 3, August 10, August 17, August 24, and August 31, 2010, from 12:00 p.m. until 1:00 p.m., at Bucky Harris Park. (Recommended approval received from the Police, Fire, Traffic Engineering, Public Services and Parks/Forestry Departments and the Downtown Development Authority. Proper insurance coverage is in place.)
 - E. Approval of the request from the Juvenile Diabetes Research Foundation to conduct the 2010 annual Jackson Walk to Cure Diabetes, with police assistance at Ella Sharp Park on Saturday, September 18, 2010, beginning at 8:00 a.m. (Recommended approval received from the Police, Fire, Traffic Engineering, Public Works, and the Parks & Recreation Departments. Proper insurance coverage received.)
 - F. Approval of the request from Allegiance Health to conduct their annual Allegiance Race to Health, with police assistance, Saturday, September 11, 2010, beginning at 7:00 a.m. (Recommended approval received from the Police, Fire, and Traffic Engineering. Proper insurance coverage received.)

- G. Approval of the request from the American Cancer Society to hold their annual Making Strides Against Breast Cancer 5K Walk at the Riverwalk Amphitheater on Saturday, October 9, 2010, beginning at 5:00 a.m. (event begins at 9:00 a.m.). (Approval recommended by Police, Fire, Traffic Engineering, Parks & Forestry, Public Services Departments, and the Downtown Development Authority. Proper insurance coverage has been received.)
- H. Approval of the request from disAbility Connections, Inc., to hold a celebration of the 20th anniversary of the Americans with Disabilities Act (ADA), on Monday, July 26, 2010, from 12:30 p.m. – 2:00 p.m., in Bucky Harris Park. (Approval recommended by Police, Fire, Traffic Engineering, and Parks/Forestry Departments, and the Downtown Development Authority. Proper insurance coverage has been received.)
- I. Approval of the payment of the Region 2 Planning Commission invoice in the amount of \$8,317.87, for planning services for the month of June 2010, in accordance with the recommendation of the City Manager.
- J. Approval of the payment of an invoice from the ASTI Environmental in the amount of \$5,400.00 (City's share), for shared services with The Enterprise Group for a total of \$10,800.00, for a proposal for bid specification services for the demolition of the former Riverwalk Plaza Hotel.
- K. Receipt of the Dangerous Building Report through June 30, 2010.
- L. Receipt of the Unaccounted-for Water Analysis report from Tetra Tech.
- M. Establishment of August 17, 2010, at the City Council meeting as the time and place to hold public hearings on the following special assessment rolls for street construction:
 - 1. Roll No. 3358 for street construction on Ganson Street from Cooper to East Avenue.
 - 2. Roll No. 3359 for street construction on Morrell Street from Brown Street to West Avenue.

8. **Committee Reports.**

9. **Appointments.**

- A. Approval of the Mayor's recommendation, in concurrence with the Human Relation Commission's recommendation, to appoint Thomas Burke and Julie Nemecek to the Human Relations Commission to current vacancies beginning immediately, and ending December 31, 2012.
- B. Approval of the Mayor's recommendation to reappoint George Veach (Member-at-Large) to the City Employees Retirement Board of Trustees for a four-year term, beginning September 1, 2010, and ending August 31, 2010.

10. **Public Hearings.**

- A. Public hearing to designate property located at 2341 Enterprise Road as an Industrial Development District No. 94, as requested by Technique, Inc., 2341 Enterprise Drive.
 - 1. Resolution creating Industrial District No. 94.
- B. Public hearing to consider the request to rezone property located at 543 N. Blackstone Street, and 540, 538, and --- N. Blackman Avenue from R-4 (high-density apartment and office) to C-4 (general commercial). (City Planning Commission recommends approval.)
 - 1. Consideration of an ordinance to amend Chapter 28, Section 28-32, City Code, rezoning property located at 543 N. Blackstone Street, and 540, 538, and --- N. Blackman Avenue from R-4 (high-density apartment and office) to C-4 (general commercial).

11. **Resolutions.**

- A. Consideration of a resolution approving the Authorization for Change in Standard Streetlighting Contract between the City and Consumers Energy deducting two (2) street lights, and adding 19 street lights for the Grand River ArtsWalk Project, and authorization for the Mayor and City Clerk to execute the appropriate document(s).
- B. Consideration of a resolution approving the Authorization for Change in Standard Streetlighting Contract between the City and Consumers Energy adjusting the number of

lights to the actual number of lights within the City as a result of the Streetlight Survey, and authorization for the Mayor and City Clerk to execute the appropriate document(s).

- C. Consideration of a resolution approving the 2010 edition of the City Comprehensive Plan.

12. **Ordinances.**

13. **Other Business.**

- A. Consideration of the request to approve the bid award to Scoby Construction, in the amount of \$28,600.00, for the owner-occupied Community Development rehabilitation project located at 143 Wall Street, in accordance with the recommendation of the Community Development Director. (Postponed at the June 22, 2010, City Council meeting.)

14. **New Business.**

- A. Consideration of the request to transfer ownership of City property, vacant lot, parcel #4-0597 to the Jackson County Land Bank Authority, conditioned upon combining the parcel with 104 W. Biddle Street, and authorization for the Mayor and City Clerk to execute the appropriate document(s), and for staff to make minor modifications if needed, in accordance with the recommendation of the Community Development Director and the City Attorney.
- B. Consideration of the approval of the low bid award to Concord Excavating, Concord, at their low bid of \$223,138.62, for the Sewer Construction Project contract for Blackstone Street, Euclid Avenue, and Hibbard Avenue, and authorization for the Mayor and City Clerk to execute the appropriate document(s), in accordance with the recommendation of the Purchasing Agent and the City Engineer.
- C. Consideration of the request to purchase Law Enforcement Records Management software from New World Systems in the amount \$89,107.00, to be financed internally over a three year period at a cost of \$31,502.03 for the first year, enabling the Jackson Police Department records management system to be merged with the Jackson County Sheriff Department, in accordance with the recommendation of the Chief of Police.
- D. Consideration of the request to approve a revocable license for a 25 foot wide by 125 foot length of the south edge of the Inter City Trail adjacent to 1408 S. Francis Street, and authorization for the Mayor and City Clerk to execute the appropriate document(s), and for staff to make minor modifications if needed, in accordance with the recommendation of the Community Development Director and the City Attorney.
- E. Consideration of the following actions requested by the Community Development Director regarding the Neighborhood Stabilization Program:
 - 1. Consideration of the request for authorization for the Mayor to execute the Neighborhood Stabilization Program grant agreement amendment with Michigan State Housing Development Authority for the extension of time to July 31, 2010, and authorization for the City Attorney to make minor modifications to the agreement if necessary.
 - 2. Consideration of a resolution supporting the application of reallocated Neighborhood Stabilization Program (NSP) funds to the Michigan State Housing Development Authority (MSHDA) in the amount of \$1,508,713.00.
- F. Consideration of following request regarding City planning, zoning, and code enforcement, in accordance with the recommendation of the Community Development Director (supporting documentation is available through the Community Development Department):
 - 1. Approve the bid award to Carlisle/Wortman Assoc. Inc., in the not-to-exceed price of \$90,000.00, for the planning, zoning and code enforcement activities, authorization for the Mayor and City Clerk to execute the Professional Services Agreement (PSA), subject to minor modifications by the City Attorney.
 - 2. Resolution approving a Community Development Block Grant (CDBG) budget amendment for fiscal years 2008-2009 (Year 34), and 2010-2011 (Year 36).

- G. Consideration and discussion of the following Proposed Charter Amendments included on the August 3, 2010, Primary Election ballot, and Council recommendations to the community:
 - 1. Section 8.8, to change the number of Councilmembers required to constitute a quorum;
 - 2. Section 11.1, to provide that the existing police department and fire department shall not be combined into a public safety department without an approving vote of the majority of City voters voting on the issue;
 - 3. Section 11.1.5, to acknowledge that state law allows the City Council to enter into agreements with neighboring jurisdictions to provide services, and
 - 4. Section 11.4, to providing that the City Clerk shall be sworn in by the Mayor, and that the Clerk shall keep a record of the oaths of office for all appointed and elected City officials.
- H. Goals and Objectives:
 - 1. Presentation of entryways into the City and transportation issues.

15. **City Councilmembers' Comments.**

16. **Manager's Comments.**

***17. Executive Session to discuss pending litigation.**

18. **Adjournment.**

*Item added to the Agenda.

RESOLUTION

BY THE CITY COUNCIL:

WHEREAS, Allegiance Health has been a leader in healthcare in the Jackson community for over 90 years. Mrs. Ida Foote, a concerned Jackson citizen, donated land for the construction of a new hospital in honor of her late husband, W.A. Foote. In 1975, the hospital merged with Mercy Hospital. Several years later the two moved into one larger, more modern facility. Today, as Allegiance Health, the system has grown to include a 411-bed hospital, an urgent care center, a Hospice Program, home care services, and a network of primary care physicians; and

WHEREAS, Allegiance Health is also the largest employer in the City of Jackson, contributing to the livelihood of many citizens in the Jackson area, therefore, contributing to the quality of life in Jackson; and

WHEREAS, it is a genuine pleasure to commend and congratulate Allegiance Health for achieving the following prestigious awards: **Thomas Reuters 100 Top Hospitals for National Benchmarks 2009, Thomas Reuters 100 Top Hospitals: Everest Award for National Benchmarks 2009, HealthGrades Distinguished Hospital Award for Clinical Excellence, and HealthGrades Patient Safety Excellence Award**; and

WHEREAS, only three other hospitals in the state of Michigan and 79 hospitals in the entire country earned both the Clinical Excellence and Patient Safety Awards; and

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Jackson, Michigan, hereby wishes to express their sincere appreciation to Allegiance Health for their many contributions to the City of Jackson, and wish to congratulate them upon their recent recognition.

DATED this 20th Day of July, 2010.

Karen F. Dunigan, Mayor

Carl L. Breeding
1st Ward Councilmember

Kenneth E. Gaiser
4th Ward Councilmember

Robert B. Howe
2nd Ward Councilmember

Andrew R. Frounfelker
5th Ward Councilmember

Daniel P. Greer
3rd Ward Councilmember

John R. Polaczyk
6th Ward Councilmember

JACKSON CITY COUNCIL MEETING

MINUTES

JUNE 22, 2010

CALL TO ORDER.

The Jackson City Council met in regular session in City Hall and was called to order at 7:02 p.m. by Mayor Karen F. Dunigan.

PLEDGE OF ALLEGIANCE – INVOCATION.

The Council joined in the pledge of allegiance. The invocation was given by Councilmember Gaiser.

ROLL CALL.

Present: Mayor Karen F. Dunigan and Councilmembers Carl L. Breeding, Robert B. Howe, Daniel P. Greer, Kenneth E. Gaiser and Andrew R. Frounfelker—6. Absent with excuse: Councilmember John R. Polaczyk—1.

Also Present: Interim City Manager Warren D. Renando, City Attorney Julius A. Giglio and City Clerk Lynn Fessel.

AGENDA.

Motion was made by Councilmember Greer and seconded by Councilmember Frounfelker to adopt the agenda. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer, Gaiser and Frounfelker—6. Nays: 0. Absent: Councilmember Polaczyk--1.

CITIZEN COMMENTS.

CP Federal Credit Union President/CEO John Crist announced their “Wish Upon a Home” giveaway. The home is located in the City and the application period is July 15 through July 31.

Mike Way, Chair of the County Parks Commission, encouraged the Council to support the Inter-local Agreement between the City Parks, Recreation and Grounds Department and the Jackson County Parks Department. He stated that both Brandon Ransom and Kelli Hoover will do a great job.

Kelli Hoover, Interim City Parks and Recreation Director, introduced County Parks Director Brandon Ransom and spoke in support of the Inter-local Agreement between the City and County Parks Departments. She stated the two departments are very positive, eager to work together and anxious to make things work.

Connie Williams encouraged the Council to vote in favor of adding "Citizen Comments" to the end of each Council meeting and approving the Inter-local Agreement with the Jackson County Parks Department. She also asked that Mr. Renando be allowed to do his job and remarked that the Mayor, her friend and neighbor, is doing a wonderful job.

Larry Lloyd, Red Cross and Chamber of Commerce Legislative Committee Chair, explained to Council how impressed he was with the professionalism of our Jackson Police Department when he had the privilege of going on a 12-hour ride along. He further remarked on how they go above and beyond to create a safe community for us.

Gerald Montgomery distributed a hand-out with a suggested pay scale for city employees, stating he believes many employees are over paid. He also spoke in opposition to an increase in water rates and the increase in the cost of building permits.

Paul Rentschler, representing the Upper Grand River Watershed Alliance, spoke about their 225 mile paddling trip and celebration of the Grand River on July 15. He invited everyone to participate and thanked the City for its support.

Kenny Price, Vice-president of G.R.E.A.T., asked Council to support the Grand River Expedition/Celebration.

Liza Seokler, representing Marriage Matters of Jackson, asked Council to approve their July event, which will be on the July 20 Council agenda.

Laurice Lazebnik told the Council that she heard Louise Nevelson explain her vision for placement of her "Summer Night Tree" sculpture and thinks Bucky Harris Park is the right place for it. She encouraged the Council to approve the relocation.

Ed Francis, Historic Architect, commented that the proposed relocation of the "Summer Night Tree" sculpture to a clearly defined area in the center of town is exciting and makes sense to him.

Lawrence Bullen, Chairman of the Weatherwax Foundation, believes that the "Summer Night Tree" sculpture must be moved and Bucky Harris Park is a good place for it.

Stephen Osmond stated he is excited about the prospect of the "Summer Night Tree" sculpture being relocated to Bucky Harris Park.

PRESENTATIONS/PROCLAMATIONS.

A. PRESENTATION BY VIC COOPERWASSER, TETRA TECH, REGARDING THE CITY WATER AND SEWER RATE STUDY.

During his presentation, Mr. Cooperwasser compared the cost of a gallon of water to other commodities, compared our rates to other jurisdictions, explained that the current rates will not meet working capital targets, keeping pace with inflation, rate design considerations (including the Bolt opinion), the 5 block water rate structure, impact of eliminating water rate

blocks, water rate block recommendations and the total water and sewer bill recommendation using the four block rate structure.

1. CONSIDERATION OF A RESOLUTION AMENDING WATER AND SEWER RATES FOR ALL CUSTOMERS, EFFECTIVE FOR ALL USAGE AFTER JUNE 30, 2010, AND JUNE 30, 2011.

Motion was made by Councilmember Greer and seconded by Councilmember Howe to adopt the resolution. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Howe, Greer and Frounfelker—4. Nays: Councilmembers Breeding and Gaiser—2. Absent: Councilmember Polaczyk—1.

B. PRESENTATION ON THE PROPOSED RELOCATION OF THE “SUMMER NIGHT TREE,” BY BOB LAZEBNIK.

Mr. Lazebnik asked the Council to approve a plan to move Louise Nevelson’s “Summer Night Tree” sculpture from its present location to Bucky Harris Park. He stated that the project would be privately funded and there would be no cost to the City. Ms. Nevelson is world renowned, with her work in every major museum, and the rededication of her work could garner Jackson national attention. Mr. Lazebnik recalled the efforts of Walt Boris who was instrumental in bringing the sculpture to Jackson and he hopes he would be honored during a rededication.

1. CONSIDERATION OF THE PROPOSED RELOCATION OF THE “SUMMER NIGHT TREE.”

Motion was made by Councilmember Greer and seconded by Councilmember Howe to postpone consideration of the request until the second meeting in September and if in this timeframe there are other proposals they should also be considered. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer, Gaiser and Frounfelker—6. Nays: 0. Absent: Councilmember Polaczyk—1.

CONSENT CALENDAR.

Councilmember Greer requested Item C be removed for separate consideration. Motion was made by Councilmember Frounfelker and seconded by Councilmember Greer to approve the following Consent Calendar, with Item C removed for separate consideration. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer, Gaiser and Frounfelker—6. Nays: 0. Absent: Councilmember Polaczyk—1.

Consent Calendar

- A. Approval of the minutes of the regular City Council meeting of June 8, 2010, and the special meetings of June 8, and June 15, 2010.
- B. Approval of the request from Mary Spring to close Michigan Avenue from Jackson Street to Hayes Alley, beginning at 9:00 a.m. on Saturday, July 17, 2010, until 9:00 a.m. on Sunday, July 18, 2010, for a wedding reception. (Contingent upon receipt of recommended approval from the Police, Fire, City Engineering and Public Works Departments, the Downtown Development Authority, and proper insurance coverage.)
- C. *Removed for separate consideration.*

- D. Approval of the payment of the Region 2 Planning Commission invoice in the amount of \$8,056.67, for planning services for the month of May 2010, in accordance with the recommendation of the City Manager.
- E. Approval of the request for authorization for the Mayor and City Clerk to execute the 2010-2011 Community Development Block Grant (CDBG) and HOME Subrecipient Agreements, in accordance with the recommendation of the Community Development Director.
- F. Approval of the Quit Claim Deed to reconvey the property to “The Estate of Matthew B. Duffy,” and authorization for the Mayor and City Clerk to execute the appropriate document(s), and for the City Attorney to take all actions necessary to effectuate conveyance of the property.
- G. Approval of Change Order No. 2 to the contract with Tetra Tech, Ann Arbor, in the not-to-exceed amount of \$5,000.00, covering additional expense for the Water and Sewer Rate Study Project, and authorization for the Interim City Manager and Interim Director Wastewater Treatment Plant and Interim Director Water Department to execute the appropriate document(s).
- H. Receipt of the City of Jackson’s summary of revenue and expenditures for eleven (11) months ended May 31, 2010.
- I. Receipt of a Summons and Complaint filed in Circuit Court by Doris Gaskin, v. City, and referral to the City Attorney for appropriate action.
- J. Receipt of Petitions filed by Walgreen Company, Comcast, and H & O Industrial Properties, LLC, with the Michigan Tax Tribunal and referral to the City Assessor and City Attorney for appropriate action.
- K. Receipt of CDBG Financial Summary Report through May 31, 2010.
- L. Receipt of the Dangerous Building Report through May 31, 2010.
- M. Referral of an application to the City Planning Commission from Dr. Dale Gaide to rezone property located at 539 N. Blackstone (Stencil 1-0248), and also including Stencil #'s 1-0269, 1-0270, and 1-0271 from R-4 to C-4. (Mr. Messner withdrew his request.)
- N. Establishment of July 20, 2010, at the City Council meeting as the time and place to hold a public hearing requested by Technique, Inc., to designate property located at 2341 Enterprise Road as an Industrial Development District.
- O. Approval of the payment of a Bill for Assumption of Jurisdiction for the City from the Michigan State Tax Commission in the amount of \$1,435.18.

CONSENT CALENDAR ITEM C.

Approval of the request from the Upper Grand River Watershed Alliance to conduct a 225 mile paddling trip and celebration of the Grand River on Thursday, July 15, 2010. (Contingent upon department approvals and receipt of the proper insurance coverage.)

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 Dunigan and Councilmembers Breeding, Howe, Greer, Gaiser and Frounfelker—6. Nays: 0. Absent: Councilmember Polaczyk—1.

COMMITTEE REPORTS.

None.

APPOINTMENTS.

- A. CONSIDERATION OF THE REQUEST TO APPROVE THOMAS STEIGER, SUPERINTENDENT OF CEMETERIES, FORESTRY, AND PARKS, TO SERVE ON THE CITY OF JACKSON EMPLOYEES RETIREMENT SYSTEM BOARD OF TRUSTEES FILLING A CURRENT VACANCY BEGINNING IMMEDIATELY AND ENDING AUGUST 31, 2011, IN ACCORDANCE WITH THE RECOMMENDATION OF THE EMPLOYEES RETIREMENT SYSTEM BOARD OF TRUSTEES.**

Motion was made by Councilmember Greer and seconded by Councilmember Frounfelker to approve the recommendation. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer, Gaiser and Frounfelker—6. Nays: 0. Absent: Councilmember Polaczyk—1.

PUBLIC HEARING.

- A. PUBLIC HEARING ON THE PROPOSED USE OF THE 2010 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) FUNDS THROUGH THE U. S. DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE.**

Mayor Dunigan opened the public hearing. Patrick Colligan addressed the Council stating he would like to see some of the funds used to buy tasers for the officers. The Mayor closed the public hearing.

- 1. AUTHORIZATION FOR THE CITY TO SIGN A MEMORANDUM OF UNDERSTANDING WITH THE COUNTY IDENTIFYING THE GRANT FISCAL AGENT AND THE ALLOCATION OF FUNDS. (CITY WILL CONTINUE TO BE THE FISCAL AGENT FOR THE GRANT.)**

Motion was made by Councilmember Greer and seconded by Councilmember Howe to authorize the City to sign a memorandum of understanding. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer, Gaiser and Frounfelker—6. Nays: 0. Absent: Councilmember Polaczyk—1.

RESOLUTIONS.

None.

ORDINANCES.

None.

OTHER BUSINESS.

None.

NEW BUSINESS.

- A. CONSIDERATION OF AN INTER-LOCAL AGREEMENT BETWEEN THE CITY PARKS, RECREATION AND GROUNDS DEPARTMENT, AND THE JACKSON COUNTY PARKS DEPARTMENT, AUTHORIZATION FOR THE MAYOR TO**

EXECUTE THE APPROPRIATE DOCUMENT(S), AND APPROVAL OF THE JOB DESCRIPTIONS FOR THE DIRECTOR, DEPUTY DIRECTOR, AND GOLF SUPERINTENDENT.

Motion was made by Councilmember Greer and seconded by Councilmember Howe to approve the agreement, authorize the Mayor to execute the appropriate document(s) and approve the jobs descriptions for the Director, Deputy Director and Golf Superintendent.

Motion was made by Councilmember Breeding and seconded by Councilmember Gaiser that since the motion includes the approval of job descriptions it be referred to the City Affairs Committee and the Rules & Personnel Committee for recommendations. The motion FAILED adoption by the following vote. Yeas: Councilmember Breeding—1. Nays: Mayor Dunigan and Councilmembers Howe, Greer, Gaiser and Frounfelker—5. Absent: Councilmember Polaczyk—1.

The main motion was voted on and adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Howe, Greer, Gaiser and Frounfelker—5. Nays: Councilmember Breeding—1. Absent: Councilmember Polaczyk—1.

- B. CONSIDERATION OF THE REQUEST FROM DANIEL M. BAMB TO HOLD A JACKTOWN MUSIC FESTIVAL CONCERT AT THE JACKSON COUNTY FAIRGROUNDS ON SATURDAY, JULY 3, 2010, BEGINNING AT 5:00 P.M., WITH POLICE ASSISTANCE AT THEIR EXPENSE. (REQUEST FOR FIREWORKS DISPLAY WAS WITHDRAWN ON JUNE 21, 2010.) (RECOMMENDED APPROVAL RECEIVED FROM THE POLICE AND FIRE DEPARTMENTS.) (CONTINGENT UPON RECEIPT OF PROPER INSURANCE COVERAGE.)**

No action taken.

Interim City Manager Renando would like to see a 3-person committee created to meet with the County regarding special events. The Mayor would like to serve on this committee, along with Councilmember Greer and Police Chief Heins.

- C. CONSIDERATION OF THE REQUEST TO APPROVE THE INSURANCE RENEWAL PREMIUM WITH THE MICHIGAN MUNICIPAL LEAGUE LIABILITY AND PROPERTY POOL, IN THE AMOUNT OF \$436,175.00, FOR FISCAL YEAR 2010-2011, AND AUTHORIZATION FOR CITY STAFF TO PAY THE PREMIUM, IN ACCORDANCE WITH THE RECOMMENDATION OF THE CITY MANAGER AND THE CITY ATTORNEY.**

Motion was made by Councilmember Greer and seconded by Councilmember Frounfelker to approve the request. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer, Gaiser and Frounfelker—6. Nays: 0. Absent: Councilmember Polaczyk—1.

- D. CONSIDERATION OF THE REQUEST TO APPROVE THE LOW BID AWARD TO ALADDIN ELECTRIC, IN THE AMOUNT OF \$47,933.00, FOR THE REPLACEMENT OF A HOT WATER BOILER HEATING SYSTEM AT THE POLICE DEPARTMENT, IN ACCORDANCE WITH THE RECOMMENDATION OF THE DEPUTY POLICE CHIEF.**

Motion was made by Councilmember Greer and seconded by Councilmember Frounfelker to approve the request. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer, Gaiser and Frounfelker—6. Nays: 0. Absent: Councilmember Polaczyk—1.

- E. CONSIDERATION OF THE REQUEST TO APPROVE THE LOW BID AWARD TO BAILEY EXCAVATING, AT THEIR LOW BID OF \$445,376.92, FOR THE 2010 LOCAL STREET AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) REPAVING CONTRACT, AND AUTHORIZATION FOR THE MAYOR AND CITY CLERK TO EXECUTE THE APPROPRIATE DOCUMENT(S), IN ACCORDANCE WITH THE RECOMMENDATION OF THE PURCHASING AGENT AND THE CITY ENGINEER.**

Motion was made by Councilmember Frounfelker and seconded by Councilmember Greer to approve the request. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer, Gaiser and Frounfelker—6. Nays: 0. Absent: Councilmember Polaczyk—1.

- F. CONSIDERATION OF THE REQUEST TO APPROVE A NORFOLK SOUTHERN RAILWAY COMPANY ACKNOWLEDGEMENT FORM FOR WIRE AND/OR PIPE OCCUPATION, FOR THE NORTH STREET WATERMAIN PROJECT, AND AUTHORIZATION FOR THE MAYOR AND CITY CLERK TO EXECUTE THE APPROPRIATE DOCUMENT(S).**

Motion was made by Councilmember Greer and seconded by Councilmember Frounfelker to approve the request. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer, Gaiser and Frounfelker—6. Nays: 0. Absent: Councilmember Polaczyk—1.

- G. CONSIDERATION OF THE REQUEST TO APPROVE A REVOCABLE LICENSE REQUESTED FROM JOANNA PERKIN, 2002 PARKWOOD WAY, FOR CONSTRUCTION OF TWO MASONRY POSTS AND A STONE WALL UPON THE CITY'S RIGHT-OF-WAY, AND AUTHORIZATION FOR THE MAYOR AND CITY CLERK TO EXECUTE THE APPROPRIATE DOCUMENT(S), IN ACCORDANCE WITH THE RECOMMENDATION OF THE CITY ENGINEER.**

Motion was made by Councilmember Frounfelker and seconded by Councilmember Greer to approve the request. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer, Gaiser and Frounfelker—6. Nays: 0. Absent: Councilmember Polaczyk—1.

- H. CONSIDERATION OF THE REQUEST TO APPROVE THE BID AWARD TO SCOBY CONSTRUCTION, IN THE AMOUNT OF \$28,600.00, FOR THE OWNER-OCCUPIED COMMUNITY DEVELOPMENT REHABILITATION PROJECT LOCATED AT 143 WALL STREET, IN ACCORDANCE WITH THE RECOMMENDATION OF THE COMMUNITY DEVELOPMENT DIRECTOR.**

Motion was made by Councilmember Breeding and seconded by Councilmember Howe to postpone consideration of the matter until the July 20, 2010, Council meeting. The motion was adopted by the following vote. Yeas: Councilmembers Breeding, Howe, Greer, Gaiser and Frounfelker—5. Nays: Mayor Dunigan—1. Absent: Councilmember Polaczyk—1.

I. CONSIDERATION OF THE REQUEST TO WAIVE THE BUILDING PERMIT FEES FOR THE 2010 MISSION SERVE PROJECTS, IN ACCORDANCE WITH THE RECOMMENDATION OF THE COMMUNITY DEVELOPMENT DIRECTOR.

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 Dunigan and Councilmembers Breeding, Howe, Greer, Gaiser and Frounfelker—6. Nays: 0. Absent: Councilmember Polaczyk—1.

J. CONSIDERATION OF THE REQUEST TO ADD “CITIZEN COMMENTS” AT THE END OF THE CITY COUNCIL MEETING, WITH IMMEDIATE EFFECT AND A THREE-MINUTE TIME LIMIT. (REQUESTED BY COUNCILMEMBER DANIEL GREER AT THE JUNE 8, 2010, CITY COUNCIL MEETING.)

Motion was made by Councilmember Gaiser and seconded by Mayor Dunigan to add “Citizen Comments” at the end of the meetings, with immediate effect and a 3-minute time limit. The motion FAILED adoption by the following vote. Yeas: Mayor Dunigan and Councilmember Gaiser—2. Nays: Councilmembers Breeding, Howe, Greer and Frounfelker—4. Absent: Councilmember Polaczyk—1.

CITY COUNCILMEMBERS’ COMMENTS.

Councilmember Howe remarked that we owe Jerry Ludwig a thank you since he was instrumental in working towards an agreement between the City and the County Parks Departments.

Councilmember Greer thanked everyone who attended his neighborhood meeting last week. He also thanked Lesia Pikaart from the MPRI and Frank Weathers. After hearing the presentation on water, he questioned why Council is provided bottled water for meetings.

Councilmember Gaiser chuckled and stated he would prefer to have Kool-Aid.

Councilmember Frounfelker stated there is an epidemic of un-mowed properties owned by the City. He requested the Interim City Manager to (1) identify all the properties that are owned and maintained by the City, (2) define what type of properties they are (vacant, with a structure, etc.), (3) work with staff to come up with a plan for disposition of these properties and (4) have this done within 90 – 120 days from today. He also asked the Interim City Manager to work with staff to come up with a plan to most effectively address the mowing of city-owned properties until the disposition project is completed. He also stated that in order to get the City on more solid footing, we need to develop a strong road map based on what we deem are our goals, financial model and mission statement. He asked the Interim City Manager to set aside some time at each Council meeting, or at least once each month, to work on this.

Mayor Dunigan thanked City Assessor Dave Taylor and his department for a job well done. We passed the State tax investigation with a 99%. She announced Councilmember Greer is finishing his 2009-2010 Secretary position with the MML-Region 2 and is now the incoming Vice-chair for the MML-Region 2.

MANAGER’S COMMENTS.

Interim City Manager Renando stated he hopes to have the following on the next Council meeting agenda: a storm water ordinance, an offer on the Hayes building, transportation and entryways into the City and mowing City-owned lots. He reminded Council that City Manager candidates will be coming into town and staff will be working hard to make a good impression.

ADJOURNMENT.

No further business being presented, a motion was made by Councilmember Greer and seconded by Councilmember Howe to adjourn the meeting. The motion was adopted by unanimous voice vote and the meeting adjourned at 8:53 p.m.

Lynn Fessel
City Clerk

**JACKSON CITY COUNCIL
SPECIAL MEETING MINUTES
JUNE 30, 2010**

CALL TO ORDER.

The Jackson City Council met in special session in the Council Chambers in City Hall and was called to order by Mayor Karen F. Dunigan at 6:01 p.m.

ROLL CALL.

Present: Mayor Karen F. Dunigan and Councilmembers Carl L. Breeding, Robert B. Howe, Kenneth E. Gaiser, Andrew R. Frounfelker and John R. Polaczyk—6. Absent at roll call: Councilmember Daniel P. Greer (who arrived at 6:05 p.m.)—1.

Also present: City Attorney Julius A. Giglio and City Clerk Lynn Fessel.

ADOPTION OF THE AGENDA.

Motion was made by Councilmember Howe and seconded by Councilmember Polaczyk to adopt the agenda. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Gaiser, Frounfelker and Polaczyk—6. Nays: 0. Absent: Councilmember Greer--1.

Mayor Dunigan gave a special thank you to Warren Renando, Sharon Hasen, Lynn Fessel, Kelli Hoover, Jonathan Greene, Ed Yoakam, Scott Fleming (The Enterprise Group), Mindy Bradish-Orta (Chamber of Commerce), Kathy at JTA, Charlie Aymond and his staff at the Ella Sharp Museum and Matt's Café for doing such a wonderful job of treating our three candidates to a tour and visit to Jackson.

INTERVIEW WITH DARWIN MCCLARY.

(Councilmember Greer arrived at 6:05 p.m.) Council began their interview with Mr. McClary at 6:04 p.m. and concluded at 6:55 p.m. Council took a brief recess at 6:55 p.m. and reconvened at 7:07 p.m.

INTERVIEW WITH COLE O'DONNELL.

Council began their interview with Mr. O'Donnell at 7:07 p.m. and concluded at 8:05 p.m. Council took a brief recess at 8:05 p.m. and reconvened at 8:15 p.m.

INTERVIEW WITH JOSEPH BIPPUS.

Council began their interview with Mr. Bippus at 8:15 p.m. and concluded at 9:04 p.m.

CONSIDERATION OF MATTERS RELATED TO THE CITY MANAGER SEARCH.

Motion was made by Councilmember Howe and seconded by Councilmember Polaczyk to select Mr. McClary and Mr. Bippus for second round interviews.

Motion was made by Councilmember Breeding and seconded by Councilmember Greer to divide the question. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer, Frounfelker and Polaczyk—6. Nays: Councilmember Gaiser—1. Absent: 0.

Council selected Mr. McClary for a second round interview by the following vote. Yeas: Mayor Dunigan and Councilmembers Howe, Gaiser and Polaczyk—4. Nays: Councilmembers Breeding, Greer and Frounfelker—3. Absent: 0.

Council selected Mr. Bippus for a second round interview by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer, Frounfelker and Polaczyk—6. Nays: Councilmember Gaiser—1. Absent: 0.

Motion was made by Councilmember Breeding and seconded by Councilmember Greer to reconsider the vote for Mr. Bippus. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer and Gaiser—5. Nays: Councilmembers Frounfelker and Polaczyk—2. Absent: 0.

Council selected Mr. Bippus for a second round interview by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer, Gaiser, Frounfelker and Polaczyk—7. Nays: 0. Absent: 0.

Motion was made by Councilmember Gaiser and seconded by Councilmember Breeding to include Cole O'Donnell for a second round interview. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Greer, Gaiser and Frounfelker—5. Nays: Councilmembers Howe and Polaczyk—2. Absent: 0.

Motion was made by Councilmember Frounfelker and seconded by Councilmember Greer to select the two candidates with the highest number of votes for second round interviews. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Breeding, Howe, Greer and Frounfelker—5. Nays: Councilmembers Gaiser and Polaczyk—2. Absent: 0.

Motion was made Councilmember Greer requesting that the City Clerk poll the Council for their availability for a special meeting. He withdrew his motion.

Motion was made by Councilmember Greer and seconded by Councilmember Howe to select Joe Bippus as the finalist and conduct site visits to Three Rivers and after that Council will determine if they wish to negotiate with him. The motion was adopted by the following vote. Yeas: Councilmembers Howe, Greer, Frounfelker and Polaczyk—4. Nays: Mayor Dunigan and Councilmembers Breeding and Gaiser—3. Absent: 0.

Motion was made by Councilmember Greer and seconded by Councilmember Polaczyk to conduct a second round interview with Mr. Bippus on July 15, 2010, at 6:30 p.m. in the Council Chambers. The motion was adopted by the following vote. Yeas: Mayor Dunigan and Councilmembers Howe, Greer, Frounfelker and Polaczyk—5. Nays: Councilmembers Breeding and Gaiser—2. Absent: 0.

ADJOURNMENT.

No further business being presented, a motion was made by Councilmember Greer and seconded by Councilmember Howe to adjourn the meeting. The motion was adopted by unanimous voice vote and the meeting adjourned at 9:48 p.m.


Lynn Fessel
City Clerk



City Clerk

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

July 9, 2010

TO: Honorable Mayor and City Councilmembers
FROM: Angela Arnold, Deputy City Clerk 
RE: Movie in the Park with Marriage Matters Jackson

Marriage Matters Jackson has requested use of the Riverwalk Amphitheater on Friday, July 23, 2010 to show a family-friendly movie to the general public, beginning at 8:30 p.m.

Recommended approvals have been received from the Police, Fire, and Parks/Forestry Departments and the Downtown Development Authority. Proper insurance coverage has been received.

Please consider this request at the July 20th City Council meeting.

Thank you.

Attachment

C: Warren D. Renando, Interim City Manager
Liza Seckler, Marriage Matters



CITY OF JACKSON
SPECIAL EVENT APPLICATION
 City Clerk's Office * 161 W. Michigan Avenue * Jackson, MI 49201
 (517) 788-4025

Date Received By Clerk's Office: 6/7/10 **Time:** 12:30 **By:** ea

Please complete this application in accordance with the City of Jackson Special Events Policy, and return it to the Office of the City Clerk at least 30 calendar days before the first day of the event.

Sponsoring Organization's Legal Name: Marriage Matters Jackson

Organization Address: 536 N. Jackson St. Jackson, MI 49201

Organization Agent: Liza Seckler Title: Event Planner

Phone: Work 517-996-5116 Home 517-812-7379 During event 517-812-7379

Agent's Address: 536 N. Jackson St. Jackson, MI 49201

Agent's E-Mail Address: lseckler@uwjackson.org

Event Name: Movie In The Park with Marriage Matters Jackson

Please give a brief description of the proposed special event: Marriage Matters Jackson will be showing a family-friendly movie at no cost for attendees and will be open to the general public.

Event Day(s) & Date(s): July 23rd, 2010 Event Time(s): 8:30 p.m.

Set-Up Date & Time: 7/23/2010 5:00 Tear-Down Date & Time: 7/23/2010 11:00

Event Location: Biverwalk Amphitheater

ANNUAL EVENT: Is this event expected to occur next year? YES NO How many years has this event occurred? N/A

MAP: (a) If your event will use streets or sidewalks (for a parade, run, etc.) or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. (b) Show any streets or parking lots that you are requesting to be blocked off, and location of vendors, if any. A final map, if different, must be provided seven (7) days before the event. (c) Please show an emergency vehicle access lane.

STREET CLOSURES: Start Date/ Time: _____ through Date/ Time: _____

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

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

DO YOU PLAN TO HAVE ALCOHOL SOLD/SERVED AT THIS EVENT? YES NO
 If yes, are liquor license and liquor liability insurance attached? YES NO
 If yes, what time? _____ until _____



CITY OF JACKSON
SPECIAL EVENT APPLICATION, Page 2
 City Clerk's Office * 161 W. Michigan Avenue * Jackson, MI 49201
 (517) 788-4025

ENTERTAINMENT: Are there any entertainment features related to this event? YES NO
 If yes, provide an attachment listing all bands/performers, type of entertainment, and performance schedule.

ATTENDANCE: What is the expected (estimated) attendance for this event? 500

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

REST ROOMS: Are you planning to provide portable rest rooms at the event? YES NO If yes, how many? 2
 As an event organizer, you must consider the availability of rest room facilities during this event. Consideration should be made regarding the type of event, the length of time it will be held, the number of people, etc. You must determine the rest room facilities in the immediate area of the event venue and then identify the potential need for portable facilities. Remember to identify accessible facilities for ADA requirements as well.

OTHER REQUESTS: (i.e., Police Department assistance, Fire Dept., street closures, electrical, etc.)
We would like to use the electrical outlets located in the amphitheater to power the projector/movie. Please let us know any additional information and/or resources for our use.

INSURANCE: All sponsors of special events must carry liability insurance with coverage of at least \$500,000. An event sponsor must provide a valid certificate of insurance naming the City of Jackson as an additional insured party on the policy. A sponsor of a Low Hazard event may request that City Council waive the insurance requirement and execute a Hold Harmless and Indemnification Agreement. This event qualifies consideration for Low Hazard because:
Insurance attached

CERTIFICATION AND SIGNATURE: I understand and agree on behalf of the sponsoring organization that:
 A Certificate of Insurance must be provided which names the City of Jackson as an additional named insured party on the policy or I am requesting that City Council waive the insurance requirement for this Low Hazard Event as identified in paragraph above related to insurance, and I have executed the Hold Harmless and Indemnification Agreement on behalf of the event sponsor.
 All food vendors must be approved by the Jackson County Health Department, and each food or other vendor must provide the City of Jackson with a Certificate of Insurance which names the City of Jackson as an additional named insured party on the policy.
 The approval of this special event may include additional requirements or limitations, based on the City's review of this application.
 Applicants who fail to clean up and repair damages to the Event Area may be billed for City services and such failure will be considered for future applications.
 As the duly authorized agent of the sponsoring organization, I am applying for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with the terms of the written confirmation of approval, and all other City requirements, ordinances and other laws, which apply to this Special Event. By signing this Special Event Application, I declare I am 21 years of age or older.

6/1/2010
 Date

Liza Seckler
 Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least thirty (30) days before the first day of the event to:
 CITY CLERK'S OFFICE - ATTN: ANGELA ARNOLD
 161 W. MICHIGAN AVENUE - JACKSON, MI 49201

Movie In The Park

with

Marriage Matters Jackson

* No street closures
or parking requirements
necessary. *

July 23rd, 2010

Sketch

GRAND RIVER

Amphitheater
where projector &
screen will be
showing the movie.

Audience will set up blankets or
lawn chairs in this general area
on the grass to watch movie.

Building
Consumer's Energy

Movie In The Park

with

Marriage Matters Jackson

July 23rd, 2010

Schedule of Event

5:00 p.m.: Event Planner and volunteers will arrive to set up for event.

5:30 p.m. A V One will arrive to set up screen, projector and sound equipment to show movie.

5:00-8:00: As people arrive, they may set up blankets, lawn chairs, etc. An MMJ slideshow will be playing on the screen with music in the background, as staff and volunteers hand out balloons and information regarding MMJ workshops and events.

8:00-11:00: Marriage Matters Jackson's director, Shelby Raines, will make announcements, give out prizes, and start the movie.

10:30-11:00 (or when movie is finished): Shelby Raines will make closing comments, including asking patrons to clean up their surroundings.

11:00-Finish: MMJ staff and volunteers will clean park, leaving it cleaner than when we arrived.



Fri - July 23, 2010

Event Title: Movie In The Park with Marriage Matters Jackson

DEPARTMENTAL USE ONLY: Please contact applicant directly with any questions or concerns. Sign and return to the City Clerk's Office, as soon as possible.

Approvals noted below, by departments, indicate they have been made aware of the request and the reasonability of their department have been met.

Police Dept.: J. Carter Recommend Approval: YES NO Est. Economic Impact: \$ 0

Fire Dept.: M. Beyerstedt Recommend Approval: YES NO Est. Economic Impact: \$ 0

Traffic Eng.: FYI Recommend Approval: YES NO Est. Economic Impact: \$ -

Dept. Pub. Serv.: FYI Recommend Approval: YES NO Est. Economic Impact: \$ -

DDA: J. Greene Recommend Approval: YES NO Est. Economic Impact: \$ 0

Have businesses been notified for street closures?: YES NO

Parks/Forestry: T. Stager Recommend Approval: YES NO Est. Economic Impact: \$ 0

Reason for disapproval: _____

Any special requirements/conditions: _____

Insurance / Indemnification Received: 6/7/10

Insurance Approved: 6/8/10

City Council Approved: _____ Denied: _____

Approval/ Denial Mailed: _____



City Clerk

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

July 12, 2010

TO: Honorable Mayor and City Councilmembers
FROM: Angela Arnold, Deputy City Clerk *Angela*
RE: Southside Reunion

The Southside Reunion Steering Committee, Inc., is requesting use of the Howard Woods Complex and Martin Luther King, Jr. Center, along with picnic tables, extra trash receptacles and large portable stage, to hold their biennial Southside Reunion on Saturday, August 14, 2010.

Recommended approvals have been received from the Police, Fire, Traffic Engineering, Public Service and Parks/Forestry Departments.

Please consider this request at the July 20th City Council meeting, contingent upon receipt of proper insurance coverage.

Thank you.

Attachment

C: Warren D. Renando, Interim City Manager
Eugene Hurd, Committee President



CITY OF JACKSON
 SPECIAL EVENT APPLICATION
 City Clerk's Office * 161 W. Michigan Avenue * Jackson, MI 49201
 (517) 788-4025

Date Received By Clerk's Office: 6/16/10 Time: 8am mail By: J

Please complete this application in accordance with the City of Jackson Special Events Policy, and return it to the Office of the City Clerk at least 30 calendar days before the first day of the event.

Sponsoring Organization's Legal Name: Southside Reunion Steering Committee Inc.

Organization Address: 242 Damon St. Jackson, MI, 49203

Organization Agent: Eugene L. Hurd Title: President

Phone: Work 780-6408 Home 784-0214 During event 795-8048

Agent's Address: 242 Damon St. Jackson, MI, 49203

Agent's E-Mail Address: HURD DELON @ YAHOO, COM

Event Name: 2010 Southside Reunion,

Please give a brief description of the proposed special event: Outdoor grilling, vendors, games, music, and friends and families reuniting.

Event Day(s) & Date(s): Aug. 13th/14th 2010 Event Time(s): Dawn to Dusk,

Set-Up Date & Time: Aug. 13th, 2010 5 PM Tear-Down Date & Time: Aug. 15th 2010 7AM

Event Location: 1107 Adrian St. Jackson, MI, 49203

ANNUAL EVENT: Is this event expected to occur next year? YES NO How many years has this event occurred? _____

MAP: (a) If your event will use streets or sidewalks (for a parade, run, etc.) or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. (b) Show any streets or parking lots that you are requesting to be blocked off, and location of vendors, if any. A final map, if different, must be provided seven (7) days before the event. (c) Please show an emergency vehicle access lane.

STREET CLOSURES: Start Date/ Time: N/A, through Date/ Time: N/A,

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

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

DO YOU PLAN TO HAVE ALCOHOL SOLD/SERVED AT THIS EVENT? YES NO
 If yes, are liquor license and liquor liability insurance attached? YES NO
 If yes, what time? N/A, until _____



ENTERTAINMENT: Are there any entertainment features related to this event? YES **NO**
 If yes, provide an attachment listing all bands/performers, type of entertainment, and performance schedule.

ATTENDANCE: What is the expected (estimated) attendance for this event? 1100

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

REST ROOMS: Are you planning to provide portable rest rooms at the event? **YES** NO If yes, how many? 4
 As an event organizer, you must consider the availability of rest room facilities during this event. Consideration should be made regarding the type of event, the length of time it will be held, the number of people, etc. You must determine the rest room facilities in the immediate area of the event venue and then identify the potential need for portable facilities. Remember to identify accessible facilities for ADA requirements as well.

OTHER REQUESTS: (i.e., Police Department assistance, Fire Dept., street closures, electrical, etc.)
Howard Woods Complex, and MLK Facilities, 50+ picnic tables, trash receptacles, large portible stage, temporary fence removal along the east baseball field, electricity.

INSURANCE: All sponsors of special events must carry liability insurance with coverage of at least \$500,000. An event sponsor must provide a valid certificate of insurance naming the City of Jackson as an additional insured party on the policy. A sponsor of a Low Hazard event may request that City Council waive the insurance requirement and execute a Hold Harmless and Indemnification Agreement. This event qualifies consideration for Low Hazard because:

Pending (will submit upon receipt),

CERTIFICATION AND SIGNATURE: I understand and agree on behalf of the sponsoring organization that:
 A Certificate of Insurance must be provided which names the City of Jackson as an additional named insured party on the policy or I am requesting that City Council waive the insurance requirement for this Low Hazard Event as identified in paragraph above related to insurance, and I have executed the Hold Harmless and Indemnification Agreement on behalf of the event sponsor.
 All food vendors must be approved by the Jackson County Health Department, and each food or other vendor must provide the City of Jackson with a Certificate of Insurance which names the City of Jackson as an additional named insured party on the policy.
 The approval of this special event may include additional requirements or limitations, based on the City's review of this application.
 Applicants who fail to clean up and repair damages to the Event Area may be billed for City services and such failure will be considered for future applications.
 As the duly authorized agent of the sponsoring organization, I am applying for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with the terms of the written confirmation of approval, and all other City requirements, ordinances and other laws, which apply to this Special Event. By signing this Special Event Application, I declare I am 21 years of age or older.

6/12/2000
 Date

Eugene A. Hunt
 Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least thirty (30) days before the first day of the event to:
 CITY CLERK'S OFFICE - ATTN: ANGELA ARNOLD
 161 W. MICHIGAN AVENUE - JACKSON, MI 49201

Angela Arnold

From: Kelli Hoover
Sent: Friday, June 25, 2010 10:51 AM
To: Angela Arnold
Subject: FW:

-----Original Message-----

From: John Willis [mailto:kingcenter@comcast.net]
Sent: Friday, June 25, 2010 9:52 AM
To: Kelli Hoover
Subject:

Hi Kelli,

Just going over the Southside Reunion Request again, they have a few things on there that probably should be noted in the "Other Requests" section;

1. 50+ picnic tables - We don't have 50 picnic tables available. We have 14 at KC, and maintenance usually brings about 10 over. I just spoke with Chris and he says that they currently have 6 available, but he can work on fixing enough so that he brings 10 over again which would bring that total to 24. For individual tables and chairs, those have to be rented by the Southside Reunion Committee.
2. Large Portable Stage - All portable stage request are made to DPW
3. Temporary Fence Removal - Prior to installing the new fence, Chris said they used to roll back a portion of the old fence off the field but that has not been done with the new fence.
4. Electricity - There is one electrical outlet that works under the pavilion (the other was disabled with the installation of the flood lights for the playground). Any other electrical needs for the band or the stage would have to be by long extension cords from the building or by generator. We don't supply the cords or the generator.

*6/25
Forwarded to Mr. Hurd +
Mr. Breeding*

Be Blessed!!

John Willis

Director,

King Community Center



Event Title: 2010 Southside Reunion - August 14, 2010

DEPARTMENTAL USE ONLY: Please contact applicant directly with any questions or concerns. Sign and return to the City Clerk's office, as soon as possible.

Approvals noted below by departments, indicate they have been made aware of the request and the responsibility of their department has been met.

Police Dept: <u>J. Crites</u>	Recommend Approval: <input checked="" type="radio"/> YES <input type="radio"/> NO	Est. Economic Impact: \$ <u>0</u>
Fire Dept.: <u>M. Beyerstedt</u>	Recommend Approval: <input checked="" type="radio"/> YES <input type="radio"/> NO	Est. Economic Impact: \$ <u>0</u>
Traffic Eng.: <u>P. Dutz</u>	Recommend Approval: <input checked="" type="radio"/> YES <input type="radio"/> NO	Est. Economic Impact: \$ <u>0</u>
Public Serv. Dept.: <u>S. Porter</u>	Recommend Approval: <input checked="" type="radio"/> YES <input type="radio"/> NO	Est. Economic Impact: \$ <u>200+</u>
Parks/Forestry: <u>K. Hoover</u>	Recommend Approval: <input checked="" type="radio"/> YES <input type="radio"/> NO	Est. Economic Impact: \$ <u>—</u>
DDA: <u>N/A</u>	Recommend Approval: YES <input type="radio"/> NO <input type="radio"/>	Est. Economic Impact: \$ <u>—</u>

Have businesses been notified for street closures?: YES NO

Reason for disapproval: _____

Any special requirements/conditions: _____

Insurance/Indemnification Received: _____ Insurance Approved: _____

City Council Approved: _____ Denied: _____ Approval/Denial Mailed: _____



City Clerk

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

July 12, 2010

TO: Honorable Mayor and City Councilmembers
FROM: Angela Arnold, Deputy City Clerk *Angela*
RE: Downtown Development Authority – Picnic in the Park

The Downtown Development Authority is requesting use of Bucky Harris Park to hold Picnic in the Park on each Tuesday in the months of July and August from 12:00 p.m. - 1:00 p.m.

Recommended approvals have been received from the Police, Fire, Traffic Engineering, Public Service and Parks/Forestry Departments and the Downtown Development Authority. Proper insurance coverage is in place.

Please consider this request at the July 20th City Council meeting.

Thank you.

Attachment

C: Warren D. Renando, Interim City Manager
Jennifer Tucker, DDA Assistant



CITY OF JACKSON
SPECIAL EVENT APPLICATION

City Clerk's Office * 161 W. Michigan Avenue * Jackson, MI 49201
(517) 788-4025

Date Received By Clerk's Office: 6/22 Time: _____ By: aa

Please complete this application in accordance with the City of Jackson Special Events Policy, and return it to the Office of the City Clerk at least 30 calendar days before the first day of the event.

Sponsoring Organization's Legal Name: Downtown Development Authority

Organization Address: 161 W. Michigan Ave. Jackson, MI 49201

Organization Agent: Jennifer Tucker Title: DDA Assistant

Phone: Work 768-6410 Home _____ During event _____

Agent's Address: 161 W. Michigan Ave. Jackson, MI 49201

Agent's E-Mail Address: jtucker@cityofjackson.org

Event Name: Picnic in the Park

Please give a brief description of the proposed special event: An hour of music to provide lunchtime entertainment on stage at Bucky Harris Park each Tuesday afternoon in July and August.

Event Day(s) & Date(s): 7/6, 7/13, 7/20, 7/27, 8/3, 8/10, 8/17, 8/24, 8/31 Event Time(s): 12:00-1:00pm

Set-Up Date & Time: each event day - 11:00am Tear-Down Date & Time: each event day - 1:30pm

Event Location: Bucky Harris Park

ANNUAL EVENT: Is this event expected to occur next year? YES NO How many years has this event occurred? 10

MAP: (a) If your event will use streets or sidewalks (for a parade, run, etc.) or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. (b) Show any streets or parking lots that you are requesting to be blocked off, and location of vendors, if any. A final map, if different, must be provided seven (7) days before the event. (c) Please show an emergency vehicle access plan.

STREET CLOSURES: Start Date/ Time: N/A through Date/ Time: _____

RESERVED PARKING: Are you requesting reserved parking? YES NO
If yes, list the number of street spaces, City lots or locations where parking is requested:
Request 2 parallel spaces on Jackson St. next to Park for ease of loading/unloading for performers and elderly attendees.

VENDORS: Food Concessions? YES NO YES NO

DO YOU PLAN TO HAVE ALCOHOL SOLD/SERVED AT THIS EVENT? YES NO
If yes, are liquor license and liquor liability insurance attached? YES NO
If yes, what time? _____ until _____



CITY OF JACKSON
SPECIAL EVENT APPLICATION, Page 2
 City Clerk's Office * 161 W. Michigan Avenue * Jackson, MI 49201
 (517) 788-4025

ENTERTAINMENT: Are there any entertainment features related to this event? YES NO
 If yes, provide an attachment listing all bands/performers, type of entertainment, and performance schedule.

ATTENDANCE: What is the expected (estimated) attendance for this event? 50 people

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

REST ROOMS: Are you planning to provide portable rest rooms at the event? YES NO If yes, how many? _____
 As an event organizer, you must consider the availability of rest room facilities during this event. Consideration should be made regarding the type of event, the length of time it will be held, the number of people, etc. You must determine the rest room facilities in the immediate area of the event venue and then identify the potential need for portable facilities. Remember to identify accessible facilities for ADA requirements as well.

OTHER REQUESTS: (i.e., Police Department assistance, Fire Dept., street closures, electrical, etc.)

None

INSURANCE: All sponsors of special events must carry liability insurance with coverage of at least \$500,000. An event sponsor must provide a valid certificate of insurance naming the City of Jackson as an additional insured party on the policy. A sponsor of a Low Hazard event may request that City Council waive the insurance requirement and execute a Hold Harmless and Indemnification Agreement. This event qualifies consideration for Low Hazard because:

Covered under City's Insurance Policy

CERTIFICATION AND SIGNATURE: I understand and agree on behalf of the sponsoring organization that:
 A Certificate of Insurance must be provided which names the City of Jackson as an additional named insured party on the policy or I am requesting that City Council waive the insurance requirement for this Low Hazard Event as identified in paragraph above related to insurance, and I have executed the Hold Harmless and Indemnification Agreement on behalf of the event sponsor.
 All food vendors must be approved by the Jackson County Health Department, and each food or other vendor must provide the City of Jackson with a Certificate of Insurance which names the City of Jackson as an additional named insured party on the policy.
 The approval of this special event may include additional requirements or limitations, based on the City's review of this application.
 Applicants who fail to clean up and repair damages to the Event Area may be billed for City services and such failure will be considered for future applications.
 As the duly authorized agent of the sponsoring organization, I am applying for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with the terms of the written confirmation of approval, and all other City requirements, ordinances and other laws, which apply to this Special Event.

6/16/10

Date

Jenniga Sultan

Signature of Sponsoring Organization's Agent



Event Title: Picnic In the Park - July 6, 13, 20, 27 + Aug 3, 10, 17, 24, 31

DEPARTMENTAL USE ONLY: Please contact applicant directly with any questions or concerns. Sign and return to the City Clerk's Office, as soon as possible.

Approvals noted below, by departments, indicate they have been made aware of the request and the reasonability of their department have been met.

Police Dept.: J. Carter Recommend Approval: YES NO Est. Economic Impact: \$ 0

Fire Dept.: M. Beyerstedt Recommend Approval: YES NO Est. Economic Impact: \$ 0

Traffic Eng.: R. Dritz Recommend Approval: YES NO Est. Economic Impact: \$ 0

Dept. Pub. Serv.: S. Porter Recommend Approval: YES NO Est. Economic Impact: \$ 0

DDA: [Signature] Recommend Approval: YES NO Est. Economic Impact: \$ 0

Have businesses been notified for street closures?: YES NO

Parks/Forestry: J. Skoger Recommend Approval: YES NO Est. Economic Impact: \$ 0

Reason for disapproval: _____

Any special requirements/conditions:

Insurance / Indemnification Received: _____

Insurance Approved: _____

City Council Approved: _____ Denied: _____

Approval/ Denial Mailed: _____



City Clerk

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

July 9, 2010

TO: Honorable Mayor and City Councilmembers
FROM: Angela Arnold, Deputy City Clerk *Angela*
RE: Juvenile Diabetes Walk

The Juvenile Diabetes Research Foundation is requesting to hold their annual Jackson Walk to Cure Diabetes within Ella Sharp Park, with police assistance on Saturday, September 18, 2010, beginning at 8:00 a.m. The walk is to help raise awareness and donations to help find a cure to diabetes.

Recommended approvals have been received from the Police, Fire, Traffic Engineering and Parks/Recreation Departments. Proper insurance coverage has been received.

Please consider this request at the July 20th City Council meeting.

Thank you.

Attachment

C: Warren D. Renando, Interim City Manager
Mike Wilson, Juvenile Diabetes

CITY OF JACKSON
SPECIAL EVENT APPLICATION

City Clerk's Office * 161 W. Michigan Avenue * Jackson, MI 49201
(517) 788-4025

Date Received By Clerk's Office: 6/7/10 Time: 8am By: U

Please complete this application in accordance with the City of Jackson Special Events Policy, and return it to the Office of the City Clerk at least 30 calendar days before the first day of the event.

Sponsoring Organization's Legal Name: Juvenile Diabetes Research Foundation
Organization Address: 5075 Cascade Rd SE, Suite F Grand Rapids, MI 49546
Organization Agent Mike Wilson Title: Logistics
Phone: (work) 517-474-4495 Phone: (home) 517-784-8321 Phone: (during the event) _____
Agent's Address 1595 Badgley Rd Jackson, MI 49203
Agent's E-Mail Address mbkWilson33@sbcglobal.net
Event Name Jackson Walk to Cure Diabetes

Please give a brief description of the proposed special event: To help raise awareness and donations to help find a cure to Diabetes

Event Day(s) & Date(s) September 18, 2010
Event Time(s) 8am to 12pm
Set-Up Date & Time September 18, 5am Tear-Down Date & Time September 18 1pm
Event Location Ellis Sharp Park

- ANNUAL EVENT:** Is this event expected to occur next year? YES NO
How many years has this event occurred? 12 years
- MAP:** (a) If your event will use streets or sidewalks (for a parade, run, etc.) or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. (b) Show any streets or parking lots that you are requesting to be blocked off, and location of vendors, if any. A final map, if different, must be provided seven (7) days before the event. (c) Please show an emergency vehicle access lane.
- STREET CLOSURES:** Time 9:55 AM through 10:45 AM
- RESERVED PARKING:** Are you requesting reserved parking? YES NO
If yes, list the number of street spaces, City lots or locations where parking is requested:
- VENDORS:** Food Concessions? YES NO Other Vendors? YES NO
- DO YOU PLAN TO HAVE ALCOHOL SOLD/SERVED AT THIS EVENT?** YES NO
If yes, what time? _____ until _____ If yes, liquor license and liquor liability insurance is also required (attached?) YES _____ NO _____

- 7. **ENTERTAINMENT:** Are there any entertainment features related to this event? YES NO K 105.3 VAN
if yes, provide an attachment listing all bands/performers, type of entertainment, and performance schedule.
- 8. **ATTENDANCE:** What is the expected (estimated) attendance for this event? NO RAIN 1500 RAIN 300
- 9. **AMUSEMENT:** Do you plan to have any amusement or carnival rides? YES NO
If yes, you are required to obtain a permit through the City Clerk's Office.
- 10. **REST ROOMS:** Are you planning to provide portable rest rooms at the event?
YES NO If yes, please, total number of port-a-johns: 4

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

- 11. **OTHER REQUESTS:** (i.e., Police Department assistance, Fire Dept., street closures, electrical, etc.)
Police Dept. street closures SEE MAP

- 12. **INSURANCE:**
 - A. All sponsors of special events must carry liability insurance with coverage of at least \$500,000. An event sponsor must provide a valid certificate of insurance naming the City of Jackson as an additional insured party on the policy.
 - B. A sponsor of a Low Hazard event may request that City Council waive the insurance requirement and execute a Hold Harmless and Indemnification Agreement. This event qualifies for this consideration because:

- 13. **CERTIFICATION AND SIGNATURE:** I understand and agree on behalf of the sponsoring organization that:
 - A. A Certificate of Insurance must be provided which names the City of Jackson as an additional named insured party on the policy or I am requesting that City Council waive the insurance requirement for this Low Hazard Event as identified in paragraph 12.B. above, and I have executed the Hold Harmless and Indemnification Agreement on behalf of the event sponsor.
 - B. All food vendors must be approved by the Jackson County Health Department, and each food or other vendor must provide the City of Jackson with a Certificate of Insurance which names the City of Jackson as an additional named insured party on the policy.
 - C. The approval of this special event may include additional requirements or limitations, based on the City's review of this application.
 - D. Applicants who fail to clean up and repair damages to the Event Area may be billed for City services and such failure will be considered for future applications.

As the duly authorized agent of the sponsoring organization, I am applying for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with the terms of the written confirmation of approval, and all other City requirements, ordinances and other laws, which apply to this Special Event. By signing this Special Event Application, I declare I am 21 years of age or older.

5-10-2010
Date

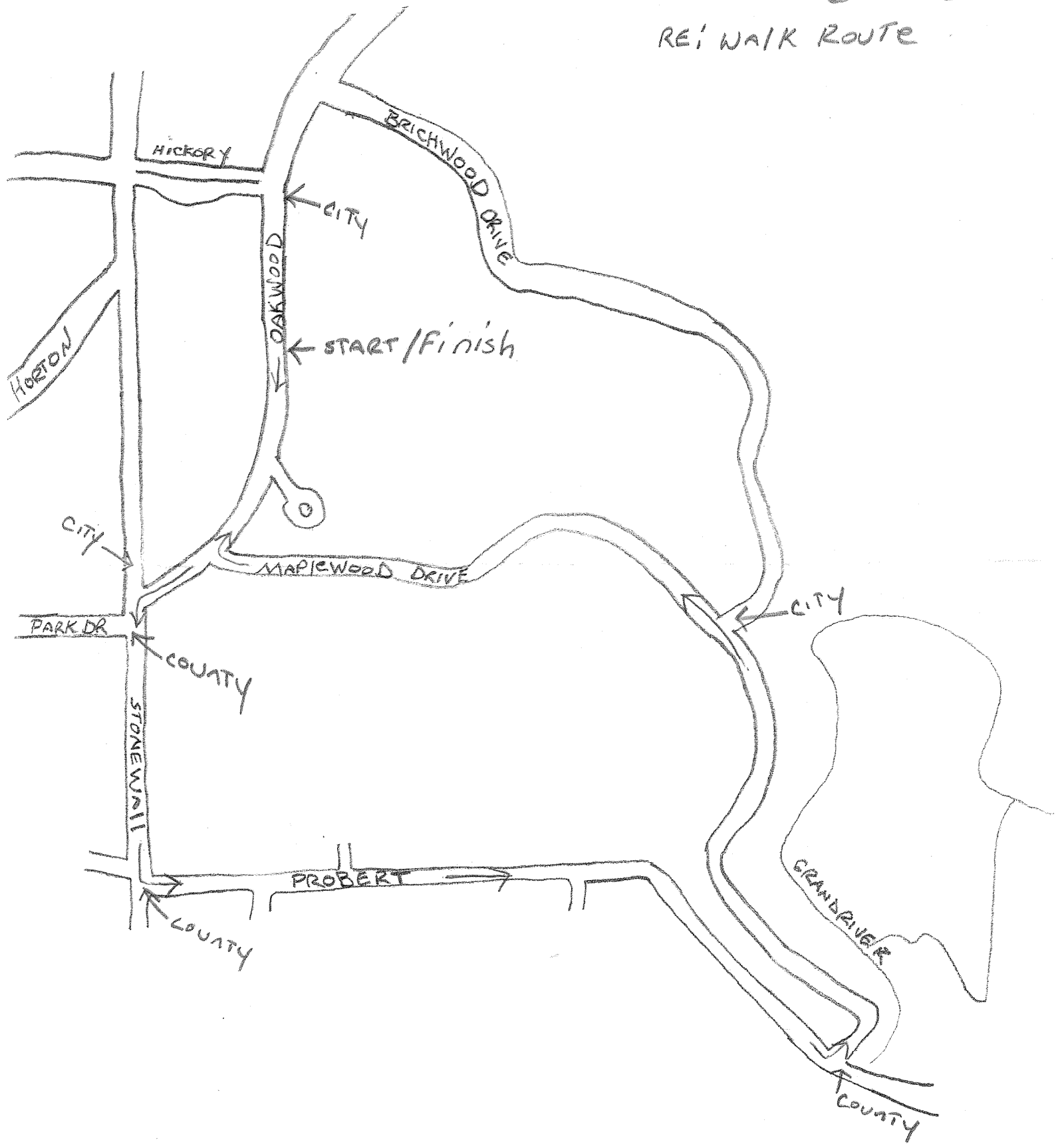
Michael J. [Signature]
Signature of Sponsoring Organization's Agent

**RETURN THIS APPLICATION at least thirty (30) days before the first day of the event to:
CITY CLERK'S OFFICE - ATTN: ANGELA ARNOLD
161 W. MICHIGAN AVENUE - JACKSON, MI 49201**

Sponsoring Organization's Legal Name: Juvenile Diabetes Research Foundation International

ATTN: Angela Arnold
From: Mike Wilson
(JDRF)

RE: WALK ROUTE



Juvenile Diabetes Walk Sept 18, 2010

DEPARTMENTAL USE ONLY: Please contact applicant directly with any questions or concerns. Sign and return to the City Clerk's Office, as soon as possible.

Approvals noted below, by departments, indicate they have been made aware of the request and the responsibilities of their department have been met.

Police Dept. J. Carter Recommend Approval: YES NO Est. Economic Impact: \$ 250⁰⁰
Fire Dept. M. Beyersstedt Recommend Approval: YES NO Est. Economic Impact: \$ —
Traffic Eng. R. Diefz Recommend Approval: YES NO Est. Economic Impact: \$ —
Dept. Pub. Serv. N/A Recommend Approval: YES NO Est. Economic Impact: \$ —
DDA N/A Recommend Approval: YES NO Est. Economic Impact: \$ —
Have businesses been notified for street closures?: YES NO
Parks/Forestry E. Ferraini Recommend Approval: YES NO Est. Economic Impact: \$ —

Reason for disapproval: _____
Any special requirements/conditions: _____

Insurance/Indemnification Received: 5/25/10 Insurance Approved: 5/26/10

City Council Approved: _____ Denied: _____ Approval/Denial Mailed: _____



City Clerk

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

July 9, 2010

TO: Honorable Mayor and City Councilmembers

FROM: Angela Arnold, Deputy City Clerk

A handwritten signature in cursive script, appearing to read "Angela", written over the printed name "Angela Arnold, Deputy City Clerk".

RE: Allegiance Race to Health

Allegiance Health is requesting police assistance with their annual allegiance Race to Health event, beginning at 7:00 a.m. on Saturday, September 11, 2010 on city streets.

Recommended approvals have been received from the Police, Fire, and Traffic Engineering Departments. Proper insurance coverage has been received.

Please consider this request at the July 20th City Council meeting.

Thank you.

Attachment

C: Warren D. Renando, Interim City Manager
Amy Sayles, Allegiance Health



CITY OF JACKSON
SPECIAL EVENT APPLICATION

City Clerk's Office * 161 W. Michigan Avenue * Jackson, MI 49201
(517) 788-4025

Date Received By Clerk's Office: 6/25/10 Time: _____ By: _____

Please complete this application in accordance with the City of Jackson Special Events Policy, and return it to the Office of the City Clerk at least 30 calendar days before the first day of the event.

Sponsoring Organization's Legal Name: ALLEGIANCE HEALTH

Organization Address: 205 N. EAST AVE

Organization Agent: AMY SAYLES Title: COMMUNITY RELATIONS SPECIALIST

Phone: Work 317.841.7491 Home _____ During event 517.879.9542

Agent's Address: _____

Agent's E-Mail Address: AMY.SAYLES@ALLEGIANCEHEALTH.ORG

Event Name: ALLEGIANCE RACE TO HEALTH

Please give a brief description of the proposed special event: 5 MILE RUN, 5K WALK, 5K RUN

Event Day(s) & Date(s): SEPT. 11 (SATURDAY) Event Time(s): 7 AM - 10 AM

Set-Up Date & Time: 6 AM Tear-Down Date & Time: 11 AM

Event Location: SEE ENCLOSED MAP

ANNUAL EVENT: Is this event expected to occur next year? YES NO How many years has this event occurred? 26

MAP: (a) If your event will use streets or sidewalks (for a parade, run, etc.) or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. (b) Show any streets or parking lots that you are requesting to be blocked off, and location of vendors, if any. A final map, if different, must be provided seven (7) days before the event. (c) Please show an emergency vehicle access lane.

STREET CLOSURES: Start Date/ Time: 9/11 7AM through Date/ Time: 9/11 11 AM

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

VENDORS: Food Concessions? YES NO Other Vendors? YES NO FARMER'S MARKET

DO YOU PLAN TO HAVE ALCOHOL SOLD/SERVED AT THIS EVENT? YES NO ADAM'S FARM
CURTIS FARM

If yes, are liquor license and liquor liability insurance attached? YES NO
If yes, what time? _____ until _____



Allegiance
HEALTH

June 22, 2010

Lynn Fessel
City Clerk
161 W. Michigan Ave
Jackson, MI 49201

Dear Lynn,

I am requesting permission from the City of Jackson to hold events surrounding the 25th annual Allegiance Race to Health on Saturday, September 11, 2010 from 8 a.m. until approximately 9:45 a.m. The road courses will require the brief closure of some intersections (primarily along Ganson Street) during the peak of the event as runners cross the street.

The courses are the same as previous years and a map is enclosed. Also enclosed is the required insurance certificate adding the City of Jackson as an additional insured for the event. We will also be notifying the City of Jackson Police Department for runners' assistance crossing Ganson Street for safety purposes.

I want to make sure someone from engineering does a careful review of our course with that in mind. We can alter the course if necessary to avoid construction activity. However, as much advance notice as possible would be helpful.

If you have any questions, please feel free to contact me directly at 841.7491.

Thank you for your help with this event.

Sincerely,

Amy Sayles
Community Relations Specialist



ENTERTAINMENT: Are there any entertainment features related to this event? YES **NO**
 If yes, provide an attachment listing all bands/performers, type of entertainment, and performance schedule.

ATTENDANCE: What is the expected (estimated) attendance for this event? 1,000

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

REST ROOMS: Are you planning to provide portable rest rooms at the event? **YES** NO If yes, how many? 3
 As an event organizer, you must consider the availability of rest room facilities during this event. Consideration should be made regarding the type of event, the length of time it will be held, the number of people, etc. You must determine the rest room facilities in the immediate area of the event venue and then identify the potential need for portable facilities. Remember to identify accessible facilities for ADA requirements as well.

OTHER REQUESTS: (i.e., Police Department assistance, Fire Dept., street closures, electrical, etc.)
POLICE DEPARTMENT ASSISTANCE AT INTERSECTIONS FOR RACE PARTICIPANTS. STREET CLOSURES (SEE ENCLOSED MAPS).

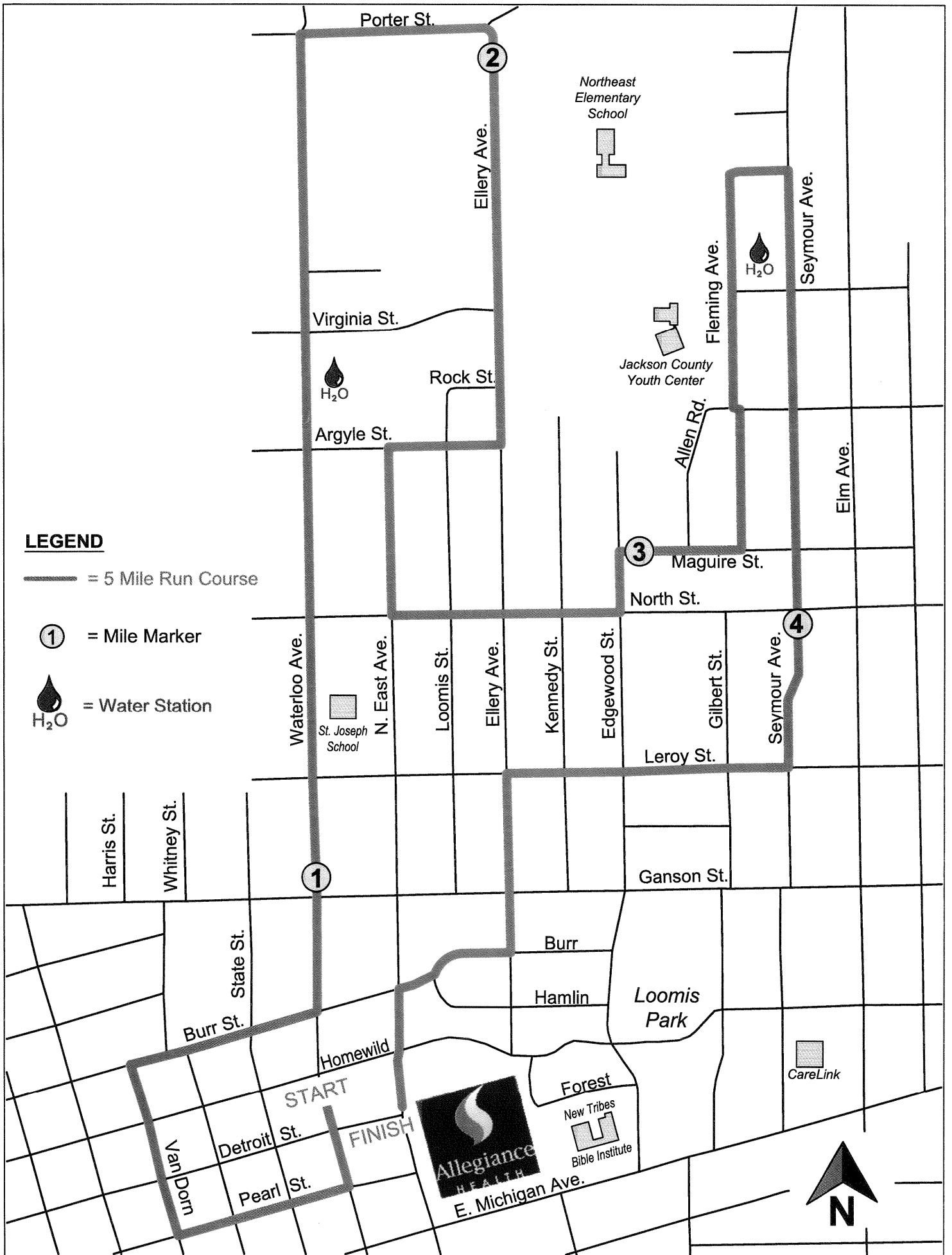
INSURANCE: All sponsors of special events must carry liability insurance with coverage of at least \$500,000. An event sponsor must provide a valid certificate of insurance naming the City of Jackson as an additional insured party on the policy. A sponsor of a Low Hazard event may request that City Council waive the insurance requirement and execute a Hold Harmless and Indemnification Agreement. This event qualifies consideration for Low Hazard because:
ENCLOSED

CERTIFICATION AND SIGNATURE: I understand and agree on behalf of the sponsoring organization that:
 A Certificate of Insurance must be provided which names the City of Jackson as an additional named insured party on the policy or I am requesting that City Council waive the insurance requirement for this Low Hazard Event as identified in paragraph above related to insurance, and I have executed the Hold Harmless and Indemnification Agreement on behalf of the event sponsor.
 All food vendors must be approved by the Jackson County Health Department, and each food or other vendor must provide the City of Jackson with a Certificate of Insurance which names the City of Jackson as an additional named insured party on the policy.
 The approval of this special event may include additional requirements or limitations, based on the City's review of this application.
 Applicants who fail to clean up and repair damages to the Event Area may be billed for City services and such failure will be considered for future applications.
 As the duly authorized agent of the sponsoring organization, I am applying for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with the terms of the written confirmation of approval, and all other City requirements, ordinances and other laws, which apply to this Special Event. By signing this Special Event Application, I declare I am 21 years of age or older.

6/11/2010
 Date

Cindy Sawyer
 Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least thirty (30) days before the first day of the event to:
 CITY CLERK'S OFFICE - ATTN: ANGELA ARNOLD
 161 W. MICHIGAN AVENUE - JACKSON, MI 49201



LEGEND

 = 5 Mile Run Course

 = Mile Marker

 = Water Station

Porter St.

2

Ellery Ave.

Northeast Elementary School

Virginia St.

H₂O

Rock St.

Jackson County Youth Center

Fleming Ave.

H₂O

Seymour Ave.

Argyle St.

Allen Rd.

Elm Ave.

3

Maguire St.

North St.

4

Seymour Ave.

LEGEND

 = 5 Mile Run Course

 = Mile Marker

 = Water Station

Waterloo Ave.

St. Joseph School

N. East Ave.

Loomis St.

Ellery Ave.

Kennedy St.

Edgewood St.

Gilbert St.

Leroy St.

Harris St.

Whitney St.

1

Ganson St.

Burr St.
State St.

Burr

Hamlin

Loomis Park

CareLink

START

Homewild

FINISH

Allegiance HEALTH

Forest

New Tribes Bible Institute

E. Michigan Ave.

Detroit St.

Pearl St.

Van Dorn





Event Title: Allegiance Race to Health - Sat - Sept 11, 2010

DEPARTMENTAL USE ONLY: Please contact applicant directly with any questions or concerns. Sign and return to the City Clerk's Office, as soon as possible.

Approvals noted below, by departments, indicate they have been made aware of the request and the reasonability of their department have been met.

Police Dept.: J. Carter Recommend Approval: YES NO Est. Economic Impact: \$ 150⁰⁰

Fire Dept.: M. Bejerstedt Recommend Approval: YES NO Est. Economic Impact: \$ 0

Traffic Eng.: R. Dutz Recommend Approval: YES NO Est. Economic Impact: \$ 0

Dept. Pub. Serv.: FYI Recommend Approval: YES NO Est. Economic Impact: \$ —

DDA: N/A Recommend Approval: YES NO Est. Economic Impact: \$ —

Have businesses been notified for street closures?: YES NO

Parks/Forestry: N/A Recommend Approval: YES NO Est. Economic Impact: \$ —

Reason for disapproval: _____

Any special requirements/conditions: _____

Insurance / Indemnification Received: 6/25/10

Insurance Approved: 6/28/10

City Council Approved: _____ Denied: _____

Approval/ Denial Mailed: _____



City Clerk

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

July 9, 2010

TO: Honorable Mayor and City Councilmembers

FROM: Angela Arnold, Deputy City Clerk *Angela Arnold*

RE: Making Strides Against Breast Cancer

The American Cancer Society (ACS) has scheduled their annual Making Strides Against Breast Cancer 5K walk, to benefit the mission of the American Cancer Society on Saturday, October 9, 2010, beginning at 5:00 a.m. (event begins at 9:00 a.m.).

ACS is requesting use of the Riverwalk Amphitheater, where the walk will commence. In addition, they are requesting additional trash cans be placed in the Amphitheater area, and the assistance of police officers to help at busy intersections.

Recommended approvals have been received from the Police, Fire, Traffic Engineering, Public Services, Parks/Forestry Departments and the Downtown Development Authority. Proper insurance coverage has been received.

Please consider this request at the July 20th City Council meeting.

Thank you.

Attachment

C: Warren D. Renando, Interim City Manager
Julie Graham, ACS



CITY OF JACKSON
SPECIAL EVENT APPLICATION
 City Clerk's Office * 161 W. Michigan Avenue * Jackson, MI 49201
 (517) 788-4025

Date Received By Clerk's Office: 6/21/10 **Time:** _____ **By:** _____

Please complete this application in accordance with the City of Jackson Special Events Policy, and return it to the Office of the City Clerk at least 30 calendar days before the first day of the event.

Sponsoring Organization's Legal Name: American Cancer Society

Organization Address: 3100 West Rd. Bldg 2, Ste 110, East Lansing, MI 48823

Organization Agent: Julie Graham Title: MSABC Recruitment manager

Phone: Work 517-664-1370 Home 517-745-8644 During event 517-745-8644

Agent's Address: 3100 West Rd, Bldg 2, Ste 110 East Lansing, MI 48823

Agent's E-Mail Address: Julie.Graham@cancer.org

Event Name: Making Strides Against Breast Cancer

Please give a brief description of the proposed special event: 5K walk to benefit the

Mission of the American Cancer Society. Walk will take place on city streets (see map) with Registration + opening @ Amphitheater.

Event Day(s) & Date(s): 10/9/10 - Saturday Event Time(s): 9:00AM

Set-Up Date & Time: 10/9/10 5:00AM Tear-Down Date & Time: 10/9/10 11:00am - 1:00pm

Event Location: Riverwalk Amphitheater + downtown JACKSON

ANNUAL EVENT: Is this event expected to occur next year? YES NO How many years has this event occurred? 4

MAP: (a) If your event will use streets or sidewalks (for a parade, run, etc.) or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. (b) Show any streets or parking lots that you are requesting to be blocked off, and location of vendors, if any. A final map, if different, must be provided seven (7) days before the event. (c) Please show an emergency vehicle access lane.

STREET CLOSURES: Start Date/ Time: 10/9/10 8:30AM through Date/ Time: 10/9/10 11:30AM

RESERVED PARKING: Are you requesting reserved parking? YES NO
 If yes, list the number of street spaces, City lots or locations where parking is requested:
Parking Garage @ Consumers Energy Plaza.

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

DO YOU PLAN TO HAVE ALCOHOL SOLD/SERVED AT THIS EVENT? YES NO
 If yes, are liquor license and liquor liability insurance attached? YES NO
 If yes, what time? _____ until _____



CITY OF JACKSON
SPECIAL EVENT APPLICATION, Page 2
 City Clerk's Office * 161 W. Michigan Avenue * Jackson, MI 49201
 (517) 788-4025

ENTERTAINMENT: Are there any entertainment features related to this event? YES NO
 If yes, provide an attachment listing all bands/performers, type of entertainment, and performance schedule.

ATTENDANCE: What is the expected (estimated) attendance for this event? 1200 - 1400

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

REST ROOMS: Are you planning to provide portable rest rooms at the event? YES NO If yes, how many? 4-5
 As an event organizer, you must consider the availability of rest room facilities during this event. Consideration should be made regarding the type of event, the length of time it will be held, the number of people, etc. You must determine the rest room facilities in the immediate area of the event venue and then identify the potential need for portable facilities. Remember to identify accessible facilities for ADA requirements as well.

OTHER REQUESTS: (i.e., Police Department assistance, Fire Dept., street closures, electrical, etc.)
Trash cans in amphitheater area - placed on Friday
Police officers to patrol @ busy intersections.

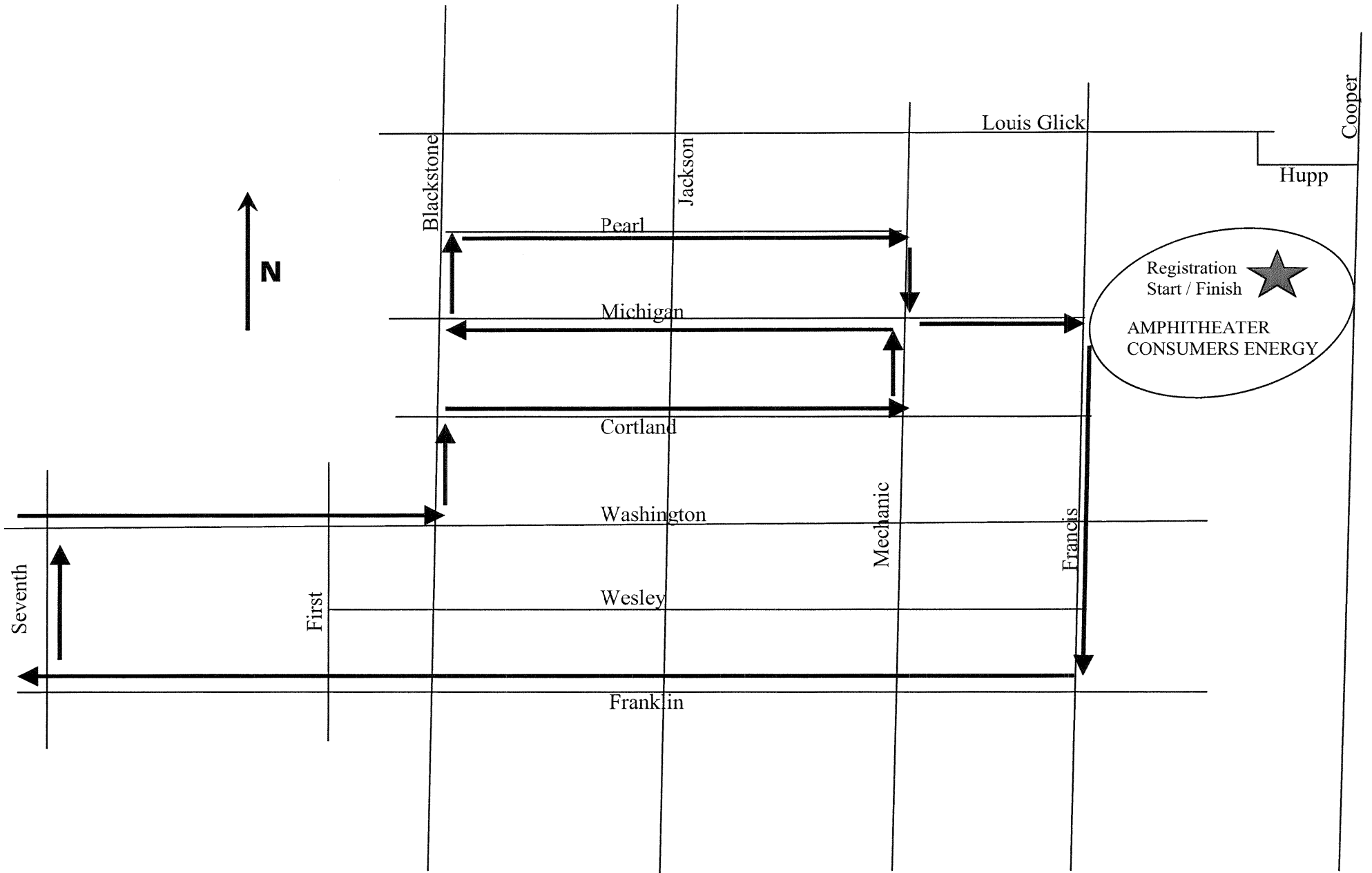
INSURANCE: All sponsors of special events must carry liability insurance with coverage of at least \$500,000. An event sponsor must provide a valid certificate of insurance naming the City of Jackson as an additional insured party on the policy. A sponsor of a Low Hazard event may request that City Council waive the insurance requirement and execute a Hold Harmless and Indemnification Agreement. This event qualifies consideration for Low Hazard because:

CERTIFICATION AND SIGNATURE: I understand and agree on behalf of the sponsoring organization that:
 A Certificate of Insurance must be provided which names the City of Jackson as an additional named insured party on the policy or I am requesting that City Council waive the insurance requirement for this Low Hazard Event as identified in paragraph above related to insurance, and I have executed the Hold Harmless and Indemnification Agreement on behalf of the event sponsor.
 All food vendors must be approved by the Jackson County Health Department, and each food or other vendor must provide the City of Jackson with a Certificate of Insurance which names the City of Jackson as an additional named insured party on the policy.
 The approval of this special event may include additional requirements or limitations, based on the City's review of this application.
 Applicants who fail to clean up and repair damages to the Event Area may be billed for City services and such failure will be considered for future applications.
 As the duly authorized agent of the sponsoring organization, I am applying for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with the terms of the written confirmation of approval, and all other City requirements, ordinances and other laws, which apply to this Special Event. By signing this Special Event Application, I declare I am 21 years of age or older.

6/16/10
 Date

Graham
 Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least thirty (30) days before the first day of the event to:
 CITY CLERK'S OFFICE - ATTN: ANGELA ARNOLD
 161 W. MICHIGAN AVENUE - JACKSON, MI 49201



AMERICAN CANCER SOCIETY
 MAKING STRIDES AGAINST BREAST CANCER
 OCTOBER 9, 2010—DOWNTOWN JACKSON





ROUTE DIRECTIONS
October 9, 2010

After leaving the Riverwalk Amphitheater go:
South on Francis
West on Franklin
North on Seventh
East on Washington
North on Blackstone
East on Cortland
North on Mechanic
West on Michigan
North on Blackstone
East on Pearl
South on Mechanic
East on Michigan returning to the Riverwalk Amphitheater



ENTERTAINMENT SCHEDULE
October 9, 2010

7:30 – 9:30a.m

K1053 will broadcast live from Riverwalk Amphitheater. Broadcast will be projected with speakers.

8:45 – 9:00 a.m.

Opening Ceremony – will include 1 or 2 music selections.

9:00a.m. – 11:00a.m.

DJ will be stationed next to Clock Tower on Michigan Avenue to play music during the walk.



Event Title: Breast Cancer Walk - Saturday, October 9, 2010

DEPARTMENTAL USE ONLY: Please contact applicant directly with any questions or concerns. Sign and return to the City Clerk's Office, as soon as possible.

Approvals noted below, by departments, indicate they have been made aware of the request and the reasonability of their department have been met.

Police Dept.: <u>J. Carter</u>	Recommend Approval: <input checked="" type="radio"/> YES <input type="radio"/> NO	Est. Economic Impact: \$ <u>250⁰⁰</u>
Fire Dept.: <u>M. Beyersstedt</u>	Recommend Approval: <input checked="" type="radio"/> YES <input type="radio"/> NO	Est. Economic Impact: \$ <u>0</u>
Traffic Eng.: <u>R. Dritz</u>	Recommend Approval: <input checked="" type="radio"/> YES <input type="radio"/> NO	Est. Economic Impact: \$ <u>0</u>
Dept. Pub. Serv.: <u>S. Porter</u>	Recommend Approval: <input checked="" type="radio"/> YES <input type="radio"/> NO	Est. Economic Impact: \$ <u>0</u>
DDA: <u>J. Greene</u>	Recommend Approval: <input checked="" type="radio"/> YES <input type="radio"/> NO	Est. Economic Impact: \$ <u>0</u>

Have businesses been notified for street closures?: YES NO

Parks/Forestry: T. Seiger Recommend Approval: YES NO Est. Economic Impact: \$ 0

Reason for disapproval: _____

Any special requirements/conditions:

Insurance / Indemnification Received: 6/21/10

Insurance Approved: 6/22/10

City Council Approved: _____ Denied: _____

Approval/ Denial Mailed: _____



City Clerk

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

July 12, 2010

TO: Honorable Mayor and City Councilmembers
FROM: Angela Arnold, Deputy City Clerk *Angela*
RE: 20th Anniversary of the Americans with Disabilities Act (ADA)

disAbility Connections, Inc., is requesting use of Bucky Harris Park on Monday, July 26, 2010 from 12:30 p.m. – 2:00 p.m. to hold a celebration of the 20th anniversary of the ADA.

Recommended approvals have been received from the Police, Fire, Traffic Engineering, and Parks/Forestry Departments and the Downtown Development Authority. Proper insurance coverage has been received.

Please consider this request at the July 20th City Council meeting.

Thank you.

Attachment

C: Warren D. Renando, Interim City Manager
Monica Moser, Executive Director



CITY OF JACKSON
SPECIAL EVENT APPLICATION
 City Clerk's Office * 161 W. Michigan Avenue * Jackson, MI 49201
 (517) 788-4025

Date Received By Clerk's Office: 6/29/10 **Time:** 11:00 am **By:** JL

Please complete this application in accordance with the City of Jackson Special Events Policy, and return it to the Office of the City Clerk at least 30 calendar days before the first day of the event.

Sponsoring Organization's Legal Name: disAbility Connections, Inc.

Organization Address: 409 Linden Avenue, Jackson, MI 49203

Organization Agent: Monica Moser Title: Executive Director

Phone: Work 782-6054 Home 812-9301 During event 812-9301

Agent's Address: 825 E. Michigan, Grass Lake, MI 49240

Agent's E-Mail Address: monicam@disabilityconnect.org

Event Name: 20th Anniversary of the Americans with Disabilities Act

Please give a brief description of the proposed special event: Gathering of 30-45 people with disabilities to celebrate the anniversary of the ADA.

Event Day(s) & Date(s): Monday, July 26 Event Time(s): 12:30 - 2:00

Set-Up Date & Time: 12:00, Noon Tear-Down Date & Time: 2:00 pm

Event Location: Bucky Harris Park

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

MAP: (a) If your event will use streets or sidewalks (for a parade, run, etc.) or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. (b) Show any streets or parking lots that you are requesting to be blocked off, and location of vendors, if any. A final map, if different, must be provided seven (7) days before the event. (c) Please show an emergency vehicle access lane.

STREET CLOSURES: Start Date/ Time: Ø through Date/ Time: _____

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

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

DO YOU PLAN TO HAVE ALCOHOL SOLD/SERVED AT THIS EVENT? YES **(NO)**
 If yes, are liquor license and liquor liability insurance attached? YES NO
 If yes, what time? _____ until _____



CITY OF JACKSON
SPECIAL EVENT APPLICATION, Page 2
 City Clerk's Office * 161 W. Michigan Avenue * Jackson, MI 49201
 (517) 788-4025

ENTERTAINMENT: Are there any entertainment features related to this event? YES **NO**
 If yes, provide an attachment listing all bands/performers, type of entertainment, and performance schedule.

ATTENDANCE: What is the expected (estimated) attendance for this event? 30-45

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

REST ROOMS: Are you planning to provide portable rest rooms at the event? YES **NO** If yes, how many? _____
 As an event organizer, you must consider the availability of rest room facilities during this event. Consideration should be made regarding the type of event, the length of time it will be held, the number of people, etc. You must determine the rest room facilities in the immediate area of the event venue and then identify the potential need for portable facilities. Remember to identify accessible facilities for ADA requirements as well.

OTHER REQUESTS: (i.e., Police Department assistance, Fire Dept., street closures, electrical, etc.)

INSURANCE: All sponsors of special events must carry liability insurance with coverage of at least \$500,000. An event sponsor must provide a valid certificate of insurance naming the City of Jackson as an additional insured party on the policy. A sponsor of a Low Hazard event may request that City Council waive the insurance requirement and execute a Hold Harmless and Indemnification Agreement. This event qualifies consideration for Low Hazard because:

Low Hazard event request to waive insurance requirement and execute a Hold Harmless and Indemnification Agreement
Low Hazard because attendance will be 30-45 individuals.

CERTIFICATION AND SIGNATURE: I understand and agree on behalf of the sponsoring organization that: street closures and equipment
 A Certificate of Insurance must be provided which names the City of Jackson as an additional named insured party on the policy or equipment
 I am requesting that City Council waive the insurance requirement for this Low Hazard Event as identified in paragraph above related to insurance, and I have executed the Hold Harmless and Indemnification Agreement on behalf of the event sponsor.
 All food vendors must be approved by the Jackson County Health Department, and each food or other vendor must provide the City of Jackson with a Certificate of Insurance which names the City of Jackson as an additional named insured party on the policy.
 The approval of this special event may include additional requirements or limitations, based on the City's review of this application.
 Applicants who fail to clean up and repair damages to the Event Area may be billed for City services and such failure will be considered for future applications.
 As the duly authorized agent of the sponsoring organization, I am applying for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with the terms of the written confirmation of approval, and all other City requirements, ordinances and other laws, which apply to this Special Event. By signing this Special Event Application, I declare I am 21 years of age or older.

6/29/10
 Date

Wynna M. Myser
 Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least thirty (30) days before the first day of the event to:
 CITY CLERK'S OFFICE - ATTN: ANGELA ARNOLD
 161 W. MICHIGAN AVENUE - JACKSON, MI 49201



ADA in Tucky Harris Park

Event Title: dis Ability Connections - celebrate Anniversary of the

DEPARTMENTAL USE ONLY: Please contact applicant directly with any questions or concerns. Sign and return to the City Clerk's Office, as soon as possible.

Approvals noted below, by departments, indicate they have been made aware of the request and the reasonability of their department have been met.

Police Dept.: _____ Recommend Approval: YES NO Est. Economic Impact: \$ -0-

Fire Dept.: _____ Recommend Approval: YES NO Est. Economic Impact: \$ -0-

Traffic Eng.: _____ Recommend Approval: YES NO Est. Economic Impact: \$ -0-

Dept. Pub. Serv.: N/A Recommend Approval: YES NO Est. Economic Impact: \$ _____

DDA: _____ Recommend Approval: YES NO Est. Economic Impact: \$ -0-

Have businesses been notified for street closures?: YES NO

Parks/Forestry: T Steiger Recommend Approval: YES NO Est. Economic Impact: \$ 0

Reason for disapproval: _____

Any special requirements/conditions: _____

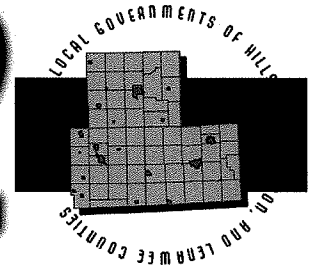
Insurance / Indemnification Received: 7/6/10

Insurance Approved: 7/8/10

City Council Approved: _____ Denied: _____

Approval/ Denial Mailed: _____

Region 2 Planning Commission



INVOICE NO. 3093

DATE: July 1, 2010

Warren Renando, City Manager
 City of Jackson (364 J)
 161 W. Michigan Avenue
 Jackson, MI 49201

cc: Phil Hones, CPA

DESCRIPTION		
Planning Services for June 2010		
Historic District		\$ 815.11
Zoning Administration		3,285.33
Zoning Ordinance Rec/Information		3,692.36
Zoning Appeals/Variances		580.08
Metro Parks Study		(16.60)
Metro Parks Plan		(38.41)
Balance Due Region 2 Planning Commission.		\$ 8,317.87

**2010 EG Board
of Directors**

Officers

*Sandy Petykiewicz, Chair
Jackson Citizen Patriot*

*Jason Sanders, Vice Chair
Fifth-Third Bank*

*Hendrik Schuur,
Treasurer
Allegiance Health*

*Ronnie Coleman,
Secretary
Consumers Energy*

*Ric Walton, Immediate
Past Chair
Walton Agency, Inc.*

*Georgia Fojtasek
Allegiance Health*

*Steve Anspaugh
Miller Tool & Die
Company*

*Scott Fleming
The Enterprise Group of
Jackson*

Board Members

*Mindy Bradish-Orta
Jackson County Chamber
of Commerce*

*Gary Dods
MI Automotive
Compressor, Inc.*

*Karen Dunigan
City of Jackson*

*Jim Dunn
Summit Township*

*Carl Glick
Alro Steel Corporation*

*Miles (Mike) Jones
Dawn Food Products*

*Patricia Kaufman
Baker College of Jackson*

*Kevin Klingler
Michigan Regional
Council of Carpenters*

*Chad Noble
Allegiance Health*

*Robert Rando
Blackman Township*

*Warren Renando
City of Jackson*

*James Shotwell
Jackson County Board of
Commissioners*

*Randy Treacher
Jackson County*

*Ed Woods
South Central Michigan
Works*



**The Enterprise Group
Of Jackson, Inc.**

*Place on
Council
agenda
in
July*

July 1, 2010

Mr. Warren Renando
City of Jackson
161 W. Michigan Ave.
Jackson, MI 49201

RE: ASTI Proposal for Bid Specifications/Riverwalk Plaza Hotel

Dear Warren,

Pursuant to our discussion, The Enterprise Group of Jackson Inc. will execute ASTI Environmental's proposal for bid specification services for the demolition of the former Riverwalk Plaza Hotel. ASTI Environmental's scope of work is \$10,800.

ASTI Environmental will invoice The Enterprise Group of Jackson Inc. The EG will in turn invoice both The City of Jackson and Allegiance Health for \$5400 each. Any work in addition to the Scope of Services will be performed at ASTI Environmental's standard fees; however additional work will not be performed without prior approval from The Enterprise Group of Jackson, The City of Jackson and Allegiance Health.

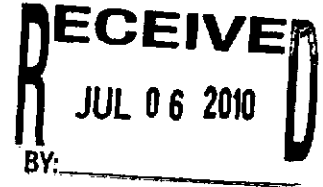
Please contact me with any questions or concerns at 517-740-5815. We appreciate the collaborative effort among all concerned parties to improve the City of Jackson's quality of life.

Sincerely,

K.Scott Fleming, CEcD
President/CEO

Cc: Mr. Hendrik Schuur, Director, Treasury Services Allegiance Health
Cc: Ms. Amy Torres, Vice President of Economic Development The Enterprise Group

/l,j.a.d.





Department of Community Development

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

Administrative Services
(517) 788-4060

Building Inspection
(517) 788-4012

Rehabilitation Services & Information
(517) 788-4070

Date: July 8, 2010

To: Building Code Board of Examiners and Appeals Members

From: Frank Donovan, Chief Building Official

Subject: Dangerous Building Report

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

Page 1	Dangerous Building Report Summary Sheet
Page 2 – 10	Condemned Properties (Dangerous and Unsafe) 2010
Page 11 – 16	Condemned Properties (Dangerous and Unsafe) 2009
Page 17 – 18	Condemned Properties (Dangerous and Unsafe) 2008
Page 19	Hazardous Properties (Secured and Released)
Page 20	Unfit for Human Habitation (Notice to Vacate)

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

FD/smp



**CITY OF JACKSON
DANGEROUS BUILDING REPORT SUMMARY SHEET**

CONDEMNED PROPERTIES (DANGEROUS AND UNSAFE) 2010

Jan-10	Feb-10	March-10	April-10	May-10	June-10	July-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total
1	5	7	4	4	3							24
(7) CONDEMNED PROPERTIES (DANGEROUS AND UNSAFE) CARRIED OVER FROM 2009 (2 properties are scheduled for BCBA hearings, 5 properties have been upheld and are awaiting demolition)												9
(2) CONDEMNED PROPERTIES (DANGEROUS AND UNSAFE) CARRIED OVER FROM 2008 (1 has a new owner who plans on repairing, 1 has been upheld and is awaiting demolition)												

This table reflects the number of properties that are condemned and posted as dangerous and unsafe

CONDEMNED PROPERTIES THAT HAVE BEEN REPAIRED

Jan-10	Feb-10	March-10	April-10	May-10	June-10	July-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total
0	0	0	5	0	0							5

CONDEMNED PROPERTIES THAT HAVE BEEN DEMOLISHED

Jan-10	Feb-10	March-10	April-10	May-10	June-10	July-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total
0	4	2	3	2	0							11

HAZARDOUS PROPERTIES (OPEN AND ACCESSIBLE)

Jan-10	Feb-10	March-10	April-10	May-10	June-10	July-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total
4	7	5	4	7	4							31

This table reflects the number of properties that were posted open and accessible. Once secured they have been released.

UNFIT FOR HUMAN HABITATION (NOTICE TO VACATE)

Jan-10	Feb-10	March-10	April-10	May-10	June-10	July-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total
2	1	0	0	0	0							3

This information reflects the number or properties that were posted unfit for human habitation and the occupants were ordered to vacate.

CITY OF JACKSON

CONDEMNED PROPERTIES 2010

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
614 Backus St (2-1558) Earl Dutton House	3/26/2010 North second story roof system has collapsed. Large voids throughout roof. Rafters, decking and shingles water damaged.	03/26/2010 Condemned house. 03/29/2010 Notice and Order mailed to owner(s). Owner given 60 days to complete repairs. 06/01/2010 Reinspection scheduled. 06/17/2010 Staff recommended UPHOLDING Notice and Order. 06/17/2010 Board UPHELD Notice and Order, bids for demolition to be requested. Permit Information: No inspections issued to date. Current Status: Building Board UPHELD Notice and Order, bids for demolition to be requested 07/12/2010.
939 Chittock Ave (5-0649) Trainor Financial LLC House/Detached garage New owner Jackson County Treasurer	04/28/2010 House/garage open and accessible. Third time posted within last year.	04/28/2010 Condemned house and garage. 05/05/2010 Notice and Order mailed to owner(s). Owner given 60 days to demolish. 07/06/2010 Reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property is being monitored by Inspection Division. Will go before Building Code Board of Appeals on 07/29/2010 if the owner does not comply with the Notice and Order.

CITY OF JACKSON

CONDEMNED PROPERTIES 2010

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
1415 S Cooper St (5-0866) James/Kim Justin Commercial	05/03/2010 Commercial building open and accessible. Awning rotted and collapsing. Interior egress paths blocked.	05/03/2010 Condemned commercial building. 05/05/2010 Notice and Order mailed to owner(s). Owner given 2 weeks to complete repairs. 05/20/2010 Reinspection scheduled. Permit Information: Electrical permit issued 05/19/2010, rough inspection disapproved, finalized 06/14/2010. Current Status: Scheduled for the July Building Code Board of Appeals meeting.
915 Everhard St (5-0496) Katrina Foster House	03/01/2010 House is deteriorated and decayed. Chimney collapsed, open and accessible, hole in flooring, foundation crumbling.	03/01/2010 Condemned house. 03/03/2010 Notice and Order mailed to owner(s). Owner given 45 days to complete repairs. 05/03/2010 Reinspection conducted; no progress being made on repairs. 05/27/2010 Staff recommended UPHOLDING Notice and Order. 05/27/2010 Board UPHELD Notice and Order, bids for demolition to be requested. Permit Information: No permits issued to date. Current Status: Building Board UPHELD Notice and Order, bids for demolition to be requested 06/21/2010.

CITY OF JACKSON

CONDEMNED PROPERTIES 2010

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
119 Francis Ct (5-1478) Steve Simokaitis Garage/House	05/27/2010 Garage roof system rotted and has holes and is collapsing.	05/27/2010 Condemned garage/house. 05/27/2010 Notice and Order mailed to owner(s). Owner given 45 days to complete repairs. 07/26/2010 Reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property is being monitored by Inspection Division. Will go before Building Code Board of Appeals on 08/26/2010 if the owner does not comply with the Notice and Order.
703 E Ganson St (7-0701) Candy Moffitt Garage/Porch	05/04/2010 Garage/porch deteriorated and decayed. Roof has holes in it and is collapsing.	05/04/2010 Condemned house. 05/05/2010 Notice and Order mailed to owner(s). Owner given 3 months to demolish. 08/06/2010 Reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property is being monitored by Inspection Division. Will go before Building Code Board of Appeals on 08/26/2010 if the owner does not comply with the Notice and Order.

CITY OF JACKSON

CONDEMNED PROPERTIES 2010

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
804 Greenwood Ave (4-0475) William/Marie Amodio House	04/22/2010 House severely damaged by fire	04/22/2010 Condemned house. 04/23/2010 Notice and Order mailed to owner(s). Owner given 45 days to demolish. 06/07/2010 Reinspection scheduled. 06/17/2010 Staff recommended UPHOLDING Notice and Order. 06/17/2010 Board UPHELD Notice and Order, bids for demolition to be requested. Permit Information: No inspections issued to date. Current Status: Owner signed consent to demolish, bids for demolition awarded 07/08/2010.
334 N Horton St (8-0163) Kassie Elliott Garage	02/01/2010 Garage deteriorated and collapsing.	02/01/2010 Condemned garage. 02/10/2010 Notice and Order mailed to owner(s). Owner given 1 month to complete repairs. 03/10/2010 Reinspection conducted; owner is working on making repairs. Permit Information: Roofing permit issued 03/22/2010; no inspections. Current Status: Per Chief Building Official monitor permit for compliance.

CITY OF JACKSON

CONDEMNED PROPERTIES 2010

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
1212 S Jackson St (4-1135) James/Grace Sparks House	06/16/2010 Foundation wall collapsed. New this month	06/16/2010 Condemned house. 07/02/2010 Notice and Order mailed to owner(s). Owner given 60 days to complete repairs. 09/07/2010 Reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property is being monitored by Inspection Division. Will go before Building Code Board of Appeals on 09/30/2010 if the owner does not comply with the Notice and Order.
421 Jefferson St (1-0694) Davonne Pierce House	04/05/2010 Fire damage throughout house.	04/05/2010 Condemned house. 04/07/2010 Notice and Order mailed to owner(s). Owner given 90 days to complete repairs. 07/12/2010 Reinspection scheduled. Permit Information: No permits issued to date. Current Status: Scheduled for the July Building Code Board of Appeals meeting.

CITY OF JACKSON

CONDEMNED PROPERTIES 2010

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
618 W North St (2-1279) Sharon Nelson Foundation/Electrical	07/02/2010 Foundation wall collapsed. Electrical service box struck by collision. New this month	07/02/2010 Condemned foundation/electrical. 07/07/2010 Notice and Order mailed to owner(s). Owner given 45 days to complete repairs. 08/23/2010 Reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property is being monitored by Inspection Division. Will go before Building Code Board of Appeals on 09/30/2010 if the owner does not comply with the Notice and Order.
603 Oakhill Ave (2-1037) Mark Deneka House	07/02/2010 Fire damage throughout house. New this month	07/02/2010 Condemned house. 07/07/2010 Notice and Order mailed to owner(s). Owner given 120 days to complete repairs. 11/08/2010 Reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property is being monitored by Inspection Division. Will go before Building Code Board of Appeals on 12/16/2010 if the owner does not comply with the Notice and Order.

CITY OF JACKSON

CONDEMNED PROPERTIES 2010

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
112 W Prospect St (5-1543) John Powell Garage	06/23/2010 Tree fell on rear detached garage. New this month	06/23/2010 Condemned garage. 07/02/2010 Notice and Order mailed to owner(s). Owner given 90 days to complete repairs. 10/08/2010 Reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property is being monitored by Inspection Division. Will go before Building Code Board of Appeals on 11/18/2010 if the owner does not comply with the Notice and Order.
523 Seymour Ave (8-0731) Angela Union House	03/05/2010 Fire damage throughout house.	03/05/2010 Condemned house. 03/11/2010 Notice and Order mailed to owner(s). Owner given 120 days to complete repairs. 07/12/2010 Reinspection scheduled. Permit Information: No permits issued to date. Current Status: Scheduled for the July Building Code Board of Appeals meeting.

CITY OF JACKSON

CONDEMNED PROPERTIES 2010

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
301 Steward Ave (2-0557) Jackson Housing Commission Apartment I-27	3/22/2010 Fire and smoke damage throughout entire unit.	03/22/2010 Condemned apartment. 03/23/2010 Notice and Order mailed to owner(s). Owner given 3 months to complete repairs. 06/25/2010 Reinspection scheduled. Permit Information: No permits issued to date. Current Status: Scheduled for the July Building Code Board of Appeals meeting.
301 Steward Ave (2-0557) Jackson Housing Commission Apartment F-6	3/29/2010 Kitchen fire causing damage to entire kitchen area and wiring and mechanical systems.	03/29/2010 Condemned apartment. 03/31/2010 Notice and Order mailed to owner(s). Owner given 3 months to complete repairs. 06/25/2010 Reinspection scheduled. Permit Information: Building permit issued 05/25/2010; no inspections. Current Status: Scheduled for the July Building Code Board of Appeals meeting.
412 Third St (3-0196) Hugh Hiller House	02/01/2010 Fire damage to house.	02/01/2010 Condemned house. 02/10/2010 Notice and Order mailed to owner(s). Owner given 4 months to complete repairs. 06/10/2010 Reinspection scheduled. Permit Information: No permits issued to date. Current Status: Publication required. Scheduled for the 07/29/2010 Building Code Board of Appeals meeting.

CITY OF JACKSON

CONDEMNED PROPERTIES 2010

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
781 Tomlinson St (6-1322) John Babchook Garage	05/04/2010 Roof system rotted and caving in.	05/04/2010 Condemned garage. 05/05/2010 Notice and Order mailed to owner(s). Owner given 4 months to complete repairs. 09/07/2010 Reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property is being monitored by Inspection Division. Will go before Building Code Board of Appeals on 09/30/2010 if the owner does not comply with the Notice and Order.
1228 Williams St (4-0998) Christopher Lloyd-Bowser House	06/08/2010 Structure fire. Roof system completely collapsed. Water damage and all electrical, mechanical and plumbing systems damaged. New this month	06/08/2010 Condemned house. 06/09/2010 Notice and Order mailed to owner(s). Owner given 45 days to complete demolition. 07/26/2010 Reinspection scheduled. Permit Information: No permits issued to date. Current Status: Property is being monitored by Inspection Division. Will go before Building Code Board of Appeals on 08/26/2010 if the owner does not comply with the Notice and Order.

CITY OF JACKSON

CONDEMNED PROPERTIES 2009

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
1501 S Jackson St (4-1559) Kenneth Zaggy Commercial	11/24/09 Fire damage throughout structure.	11/24/09 Condemned commercial building. 12/02/09 Notice and Order hand delivered to owner(s). Owner given 7 days to install a fence, provide a timeline for repairs/demolition and pull permit. 180 days from the date of permit to complete. 12/18/09 Staff recommended tabling until the January meeting. Owner looking at selling property to someone who will clean up and rehabilitate. 12/18/09 Board tabled until the January Board meeting. 01/28/2010 Staff recommended continuing until the June meeting. Owner has provided performance agreement and should be done by end of May. 01/28/2010 Board continued until the May Board meeting. 03/25/2010 Building Board granted variance to allow owner to leave the concrete walls as is. Variance will be granted allowing the roof system to remain an "open air" system as long as the owner supplies a statement from an engineer stating they have inspected it. 05/27/2010 Staff recommended tabling until the July meeting. Owner making progress. 05/27/2010 Board continued until the July Board meeting. Permit Information: Demolition permit issued 01/27/2010; no inspections. Fence permit issued 12/23/2009; no inspections. Electrical permit issued 04/06/2010; service approved 05/27/2010. Current Status: Property scheduled for the 07/29/2010 Building Code Board of Appeals meeting.

CITY OF JACKSON

CONDEMNED PROPERTIES 2009

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
902 Maple Ave (4-0857) Anthony Gittens House	10/05/09 Fire and smoke damage.	10/05/09 Condemned house. 10/28/09 Notice and Order mailed to owner(s). Owner given 4 months to complete repairs. 03/01/2010 Reinspection revealed temporary tarp and boarded up to north fire damaged roof. Recheck in 1 month and if no progress schedule for building board. 04/29/2010 Staff recommended UPHOLDING Notice and Order. 04/29/2010 Board UPHELD Notice and Order, bids to be requested for demolition. Permit Information: Building permit issued 02/04/2010; no inspections. Current Status: Building Board UPHELD Notice and Order, bids for demolition to be requested 06/07/2010.
1421 E Michigan Ave (6-0566) Hakim/Chaudhri Bashir LLC House	08/06/09 Open and accessible. Porch rotted with open holes through floor system.	08/06/09 Condemned house. 08/14/09 Notice and Order mailed to owner(s). Owner was given 45 days to complete repairs. 11/19/09 Reinspection conducted, no change in status of property. County update – 2006, 2007 and 2008 taxes are delinquent. 12/18/09 Staff recommended UPHOLDING Notice and Order. 12/18/09 Board UPHELD Notice and Order, bids for demolition to be requested. Permit Information: No permits issued to date. Current Status: Bids for demolition awarded 03/10/2010.

CITY OF JACKSON

CONDEMNED PROPERTIES 2009

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
416 Oak St (7-0175) Jamie Cox (new owner 9/2009) Gary Cox Single Family Home	05/22/09 Foundation deteriorated and decayed and structure open and accessible.	05/22/09 Condemned house. 05/28/09 Notice and Order mailed to owner(s). Owner was given 90 days to complete repairs. 08/31/09 Reinspection conducted, owner making progress. 10/01/09 Administrative reinspection, still dangerous and unsafe. 10/16/09 Staff recommended tabling until the November meeting. Owner has started repairs but needs more time. 10/16/09 Board tabled until the November meeting. 11/20/09 Staff recommended tabling until the December meeting. Owner continues to make progress, nearing completion. 11/20/09 Board tabled until the December meeting. 12/18/09 Staff recommended UPHOLDING Notice and Order. 12/18/09 Board UPHELD Notice and Order, bids for demolition to be requested. Permit Information: Building permit issued 04/07/2010; no inspections. Current Status: Bids for demolition requested January 26, 2010. Bids for demolition not awarded, owner has pulled permit and will start repairs.

CITY OF JACKSON

CONDEMNED PROPERTIES 2009

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
514 N Pleasant St (8-0365) Daryl Hoskins House	10/01/09 Fire damage throughout structure.	10/01/09 Condemned house. 11/5/09 Notice and Order mailed to owner(s). Owner was given 90 days to complete repairs. 02/08/2010 Reinspection scheduled. 01/28/2010 Staff recommended continuing until the February meeting to allow owner time to work with his insurance company on a settlement. 01/28/2010 Board continued until the February 25, 2010, Board meeting. 02/25/2010 Staff recommended tabling until March. Owner is awaiting insurance settlement to start repairs. 02/25/2010 Board tabled until the March Board meeting. 03/25/2010 Staff recommended tabling until the July meeting to allow the owner to start repairs now that there has been an insurance settlement. 03/25/2010 Board tabled until the July Board meeting. Permit Information: No permits issued to date. Current Status: Property scheduled for the 07/29/2010 Building Code Board of Appeals meeting.

CITY OF JACKSON

CONDEMNED PROPERTIES 2009

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
326 W Wesley St (4-0300) Wells Fargo Bank (new owner) Garage	06/23/09 Tree has fallen onto southwest corner of garage breaking hip rafters. West side garage open with holes through roof and weather damaged rafters.	06/23/09 Condemned garage. 07/01/09 Notice and Order mailed to owner(s). Owner was given 90 days to complete repairs. 10/14/09 Reinspection conducted, no progress. 11/20/09 Staff recommended continuing until December to allow bank time to compare the cost of demolition vs. cost of repairing. 11/20/09 Board continued until the December meeting. 12/18/09 Staff recommended UPHOLDING Notice and Order. 12/18/09 Board UPHELD Notice and Order, bids for demolition to be requested. 12/31/09 Received letter from owner requesting reconsideration. Placed on January agenda. 01/28/2010 Staff recommended continuing until the February meeting. Bank attempted repairs but repairs are unacceptable. 01/28/2010 Board continued until the February BCBA meeting. 02/25/2010 Staff made no recommendation. 02/25/2010 Board denied request for reconsideration. Permit Information: No permits issued to date. Current Status: Bids for demolition to be requested 03/19/2010.

CITY OF JACKSON

CONDEMNED PROPERTIES 2009

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
1228 Williams St (4-0998) Christopher Lloyd-Bowser Garage	02/20/09 Roof system is rotted and caving in; open holes throughout roof system. Entry doors missing.	02/20/09 Condemned garage. 02/27/09 Notice and Order mailed to owner(s). Owner was given 45 days to demolish. 04/17/09 Reinspection revealed owner has pulled permit and work has started. Permit Information: Building permit to repair roof issued 05/08/09, no inspections. Permit expired 11/4/09. 12/18/09 Staff recommended UPHOLDING Notice and Order. 12/18/09 Board UPHELD Notice and Order, bids for demolition to be requested. Permit Information: Building permit issued 05/08/09; expired 11/04/09. Current Status: Bids for demolition awarded 03/10/2010.

CITY OF JACKSON

CONDEMNED PROPERTIES 2008

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
320 W Biddle St (4-0549) Teri Pedersen (new owner 1/2010) County of Jackson (new owner 5/2009) MoHawk United LLC Deutsche Bank Natl Trust Single Family Dwelling	10/17/08 Open front and back door and broken windows. Interior unfit for human habitation.	10/17/08 Condemned house. 10/24/08 Emergency Order signed. 10/27/08 Property secured by DPW. 10/29/08 Notice and Order mailed to owner(s). 12/08/08 Reinspection conducted; property is secured and roof is tarped. 01/23/09 Staff recommended UPHOLDING Notice and Order. 01/23/09 Board UPHELD Notice and Order, bids to be requested for demolition. Permit Information: Roofing permit issued 03/04/2010; no inspections. Alternation permit issued 04/30/2010; no inspections. Current Status: Bid for demolition awarded 08/24/09. County sold property, awaiting deed. Demolition on hold, new owner plans to repair.

CITY OF JACKSON

CONDEMNED PROPERTIES 2008

(Dangerous and Unsafe)

Property Address (Stencil #)	Date and reason for condemnation	Summary of Activities and Building Code Board of Appeals actions
800 S Mechanic St (4-0600) Gregory Cole Multi Family Dwelling	08/06/08 Open doors and windows, damaged walls and floor in back bathroom on first floor.	08/06/08 Condemned house. 08/08/08 Emergency Order signed. 08/08/08 Property secured by DPW. 08/13/08 Notice and Order mailed to owner(s). 09/17/08 Reinspection conducted; no change in status. 02/20/09 Staff recommended continuing until March. 02/20/09 Board continued until the March Board meeting. 03/20/09 Staff recommended UPHOLDING Notice and Order. 03/20/09 Board UPHELD Notice and Order, bids to be requested for demolition. 06/19/09 Staff recommended UPHOLDING Notice and Order. 06/19/09 Board UPHELD Notice and Order, bids to be requested for demolition. 07/03/09 Owner filed Circuit Court action. 01/19/2010 Circuit Court action dismissed. Permit Information: Electrical permit issued 12/23/08; 01/14/09 rough approved. Building permit reinstated 04/22/09, no inspections. <u>Current Status: Bids for demolition awarded 03/10/2010.</u>

CITY OF JACKSON

HAZARDOUS PROPERTIES

(Secured and Released)

Property Address (Stencil #)	Date of Compliant	Date Referred to DPW or Contractor	Date Secured
400 S Blackstone St (4-0301) Robert Chapin Etal House	07/01/2010	07/02/2010	07/02/2010
313 N Gorham St (8-0110) Samuel/Steffany Beyer House	06/09/2010	06/15/2010	06/16/2010
1423 E Michigan Ave (6-0565) Joseph Hunter House	06/03/2010	06/09/2010	06/09/2010
607 Seventh St (3-0392) Nichole Uhl/Dominic Ramirez Garage	06/21/2010	07/02/2010	07/02/2010
115 Summit Ave (6-0553) Tamira Levy House/Garage	06/08/2010	06/09/2010	06/09/2010
337 W Washington Ave (4-0367) Citizens Bank House	07/01/2010	07/02/2010	07/02/2010

CITY OF JACKSON

UNFIT FOR HUMAN HABITATION

(Notice to Vacate)

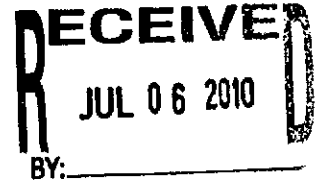
Property Address (Stencil #)	Reason Vacated	Date of Complaint	Date Vacated	Reported by	Vacated by	Date Released
=====						



TETRA TECH

July 1, 2010

Mr. Paul Hudson
Interim Water Department Director
521 Water Street
Jackson, MI 49203-1996



**Re: City of Jackson
Unaccounted-for Water Analysis**

Dear Mr. Hudson:

Tetra Tech is pleased to deliver this Unaccounted-for Water Analysis report for the City of Jackson's water system.

INTRODUCTION

The control of water produced and delivered to Jackson's water distribution system is closely allied with the control of the revenues generated by the water utility. This control assists the City of Jackson water utility in increasing the effectiveness and efficiency of its operations.

Total delivery to the Jackson water distribution system, as measured at the high service pump discharge meter, less the amount of metered water used by customers is considered "unaccounted-for water". Even in a completely metered system, some estimate of use is necessary because all meters cannot be read simultaneously. In addition, water used through unmetered hydrants to fight fires, or lost when mains break also results in unaccounted-for water.

The ratio of unaccounted-for water to total water delivered to the distribution system provides one index to the water delivery system's efficiency. Factors influencing this ratio include:

- Age and condition of:
 - Distribution system water mains,
 - Customer water meters,
- Ground conditions,
- System pressure,
- Accuracy of the water treatment plant's production meter.



APPROACH

Water Treatment Plant Supervisor Paul Hudson provided the monthly high service pump metered flows and Water Meter Services Supervisor Ron Shaw provided the monthly billed water flows. The monthly billed water flow is the sum of the flows billed to the following customers:

- Prison, Monthly
- Inside-City, Monthly
- Blackman Township, Monthly
- Leoni Township, Monthly
- Summit Township, Monthly
- Outside Contract Double Rate, Monthly
- Inside-City, Quarterly
- Blackman Township, Quarterly
- Leoni Township, Quarterly
- Summit Township, Quarterly
- Outside Contract Double Rate, Quarterly

The attached table presents the data and calculates the ratio of unaccounted-for water to High Service Pump Metered flow.

During the time period of May 2008 to May 2010, the City of Jackson water system averaged 16% more water reported pumped to high service than the sum of the meter readings of water sold to its customers based on a one-month lag (where the amount of water pumped during a month is compared to the amount of water billed during the following month to account for variations in when customer water meters are read).

The monthly ratio of unaccounted-for water to High Service Pump Metered flow varied from a high of 26% to a low of 7%. The unaccounted-for water during this 24-month period varied from 12,016,000 gallons to 63,797,000 gallons and fell into the following ranges:

Range (Gallons)	Months
10 to 20 million	2
20 to 30 million	10
30 to 40 million	5
40 to 50 million	5
50 to 60 million	0
60 to 70 million	2



TETRA TECH

There is no clear trend of higher losses in certain seasons of the year.

According to our November 20, 2009 meter accuracy report, attached, we concluded that the overall accuracy of the plant production flow meter (the one associated with the high service pump station) is approximately 2%.

CONCLUSIONS

Over the two-year study period the average daily water supplied to the distribution system was approximately 6,800,000 gallons. Using 2% accuracy from our meter accuracy report, it could have ranged from 6,667,000 to 6,940,000.

Over that same period, using a 1-month lag, the average daily flow billed to customers was 5,688,000. Using the lower 6,667,000 gallons estimate for water supplied to the distribution system, there is approximately 1 million gallons per day of unaccounted-for water, or approximately 15%.

COMPARISON

Attached to this report are two reference tables (A-2 and B-2) from US EPA's November 2009 Review Draft of *Control and Mitigation of Drinking Water Losses in Distribution Systems*.

Table A-2 shows unaccounted for water standards for selected states. They range from 7.5% to 25%, with most standards either 10% or 15%.

Table B-2 is a snapshot of distribution systems experiencing high water losses ranging from 15% to 35%. This data is from 2003 and includes two Michigan water systems, Ann Arbor and Eastpointe. Both of these systems had losses of over 25% per the 2003 survey.

Please let me know if you have any questions on this report.

Sincerely,

Vic Cooperwasser, P.E.
Senior Project Manager

Cc: Mr. Warren Renando, Interim City Manager ←

Month	Year	High Service Pump Metered Flow (Gallons)	Billed Water Flow (Gallons)	Unaccounted-for Water, 1 Month Lag (Gallons)	Ratio of Unaccounted-for Water to High Service Pump Metered Flow (%) - 1 Month Lag	Hundred Cubic Feet (HCF)	HCF	HCF	HCF	HCF	HCF	HCF	HCF	HCF	HCF	HCF		
May	2008	217,593,000																
June	2008	247,395,000	187,457,776	30,135,224	14%	250,612	43,300	98,141	43,003	210	730	1,387	62,806	-	290	-	745	
July	2008	274,330,000	184,604,156	62,790,844	25%	246,797	40,700	88,145	42,724	475	890	1,693	71,898	-	-	-	272	
August	2008	287,634,000	247,893,683	26,436,317	10%	331,409	49,100	125,931	51,885	274	1,250	1,669	85,792	14,517	-	-	991	
September	2008	228,250,000	223,836,507	63,797,493	22%	299,247	41,400	119,923	49,239	525	1,140	1,672	69,578	14,517	481	-	772	
October	2008	213,065,000	212,059,247	16,190,753	7%	283,502	41,400	90,485	50,028	414	1,460	1,559	83,312	14,517	-	-	347	
November	2008	181,157,000	184,210,708	28,854,292	14%	246,271	44,500	64,235	43,438	313	430	1,603	80,169	10,710	-	-	873	
December	2008	187,338,000	144,608,596	36,548,404	20%	193,327	36,500	52,229	32,583	167	810	982	58,398	10,710	235	-	713	
January	2009	210,224,000	137,734,476	49,603,524	26%	184,137	37,200	25,943	34,643	167	1,100	1,196	72,914	10,710	-	-	264	
February	2009	193,873,000	179,041,280	31,182,720	15%	239,360	51,400	65,845	42,274	152	1,580	1,113	66,606	9,594	-	-	796	
March	2009	194,314,000	146,484,580	47,388,420	24%	195,835	38,900	53,269	29,173	137	1,100	1,033	61,586	9,594	260	-	783	
April	2009	194,446,000	151,294,968	43,019,032	22%	202,266	41,500	53,744	28,640	152	680	1,064	65,644	9,594	-	-	248	
May	2009	193,931,000	148,409,184	46,036,816	24%	198,408	45,100	43,865	32,149	183	1,020	1,379	61,531	12,564	-	-	617	
June	2009	213,722,000	153,483,616	40,447,384	21%	205,192	44,100	55,575	33,313	199	740	1,567	56,167	12,564	305	-	662	
July	2009	233,535,000	185,236,964	28,485,036	13%	247,643	45,700	76,914	35,773	196	1,500	1,747	72,992	12,564	-	-	257	
August	2009	227,900,000	209,810,260	23,724,740	10%	280,495	46,500	81,218	51,485	304	1,040	1,877	85,436	11,781	-	-	854	
September	2009	213,909,000	188,715,912	39,184,088	17%	252,294	41,700	82,919	42,254	459	1,330	1,491	69,049	11,781	360	-	951	
October	2009	193,975,000	183,942,176	29,966,824	14%	245,912	49,100	64,116	38,449	377	500	1,706	79,338	11,781	-	-	545	
November	2009	167,727,000	167,126,637	26,848,363	14%	223,431	41,100	67,576	30,687	186	680	1,074	70,390	11,041	-	-	717	
December	2009	173,408,000	146,057,721	21,669,279	13%	195,264	39,700	54,307	28,770	132	640	925	58,775	11,041	231	-	743	
January	2010	187,575,000	161,391,721	12,016,279	7%	215,764	47,300	54,168	32,478	133	800	1,229	68,361	11,041	-	-	254	
February	2010	167,317,000	158,899,136	28,675,864	15%	212,432	41,300	66,247	28,187	143	720	1,204	64,711	9,218	-	-	702	
March	2010	178,144,000	142,694,464	24,622,536	15%	190,768	38,900	52,245	28,619	139	760	1,024	58,981	9,218	222	-	660	
April	2010	185,991,000	157,655,212	20,488,788	12%	210,769	46,400	54,273	31,862	168	700	1,217	66,694	9,218	-	-	237	
May	2010		150,092,932	35,898,068	19%	200,659	43,500	57,097	30,207	224	1,000	1,152	66,669	-	-	-	810	
Gallons over 2 years:		4,966,753,000	4,152,741,912	814,011,088	16%													
Gallons per Day, average:		6,803,771	5,688,688	1,115,084	16%													
Meter accuracy: 2%																		
High range:		6,939,847																
Low range:		6,667,696																



TETRA TECH

November 20, 2009

Mr. Paul Hudson
Supervisor
Water Treatment Plant
515 Water Street
Jackson, MI 49203-1996

**Re: City of Jackson
Unaccounted-for Water Analysis
Task 3: Meter Accuracy**

Dear Mr. Hudson:

In accordance with Task 3 of our June 16, 2009 proposal, Tetra Tech is pleased to deliver this report on the accuracy of the plant production flow meter, that is, the propeller associated with the high service pump station. The meter is installed on the line between the ground storage tank and the high service pumps.

BACKGROUND

Plant staff has currently programmed into the SCADA system a "flow multiplier" which is adjustable to correct for the inaccuracy of this flow meter. The plant staff regularly performs a draw down test to verify the volume pumps versus the flow totalized value calculated by the SCADA system. A 4-20mA signal is sent to the SCADA system from the flow meter where the SCADA system displays this flow value, trends this value, and calculates a totalized value. The range of the existing flow meter is 0-30 million gallons per day (MGD).

APPROACH

On November 12, 2009 Gene Jones worked with plant staff to perform a draw down measurement to determine the accuracy of this flow meter. They took manual level measurements with two different pumps operating over a several hour period. They also recorded the flow totalization calculated by the SCADA system as well as the totalization readout on the meter head. The flow multiplier for this test was set to 1.00. Prior to the testing, the multiplier was set at 0.93. The test results are presented in the attached table.

CONCLUSIONS

The meter accuracy is approximately seven to eight percent off based on flow conditions. At low flows, the meter reads low, and at the higher flow, the meter reads high when compared to the draw down method. The totalized value at the meter head will not be corrected without replacing parts within the meter.



TETRA TECH

At present, the plant staff is conducting the draw down tests, and the flow multiplier was previously set to 0.93 prior to our tests. We conclude that the overall accuracy of the meter with the present 0.93 flow multiplier is approximately two percent.

RECOMMENDATIONS

We recommend that an equation be developed and programmed in software which describes the flow multiplier based on which pump or combination of pumps are running. That method should get the actual flow within two to three percent of the calculated flow at SCADA.

Draw down tests should be conducted twice per year with the calculated value compared to the value calculated within the SCADA system.

Sincerely,

Vic Cooperwasser, P.E.
Senior Project Manager

Cc: Mr. Paul Vermaaten (with encl)
Mr. Gene Jones, P.E., Tetra Tech (with encl)

Tank Dimensions (from nameplate on side of tank), in feet	
Diameter	180.00
Height	40.75
Tank Volume, Gallons	7,757,008
Gallons per foot of tank height	190,356

HIGH FLOW CONDITIONS

Test No. 1, High Service Pump No. 7, November 12, 2009		READINGS		
	Time	Meter Head (x 10K)	SCADA (x 1,000K)	Tank Level Manual Drawdown
Start	8:23 AM	233,038.00	2.0761	3 feet, 5 inches
End	11:02 AM	233,147.00	3.1800	8 feet, 9 inches
Delta		109.00	1.1039	5 feet, 4 inches
Volume, Gallons:		1,090,000.00	1,103,900.00	1,015,232.13
Variance from Manual Drawdown Delta		7.36%	8.73%	

LOW FLOW CONDITIONS

Test No. 2, High Service Pump No. 2, November 12, 2009		READINGS		
	Time	Meter Head (x 10K)	SCADA (x 1,000K)	Tank Level Manual Drawdown
Start	11:15 AM	233,252.50	3.2388	9 feet, 2 inches
End	2:11 PM	233,205.75	3.7747	11 feet, 10 inches
Delta		-46.75	0.5359	2 feet, 8 inches
Volume, Gallons:		-467,500.00	535,900.00	507,616.07
Variance from Manual Drawdown Delta		-8.58%	5.57%	



REVIEW DRAFT
CONTROL AND MITIGATION OF DRINKING WATER
LOSSES IN DISTRIBUTION SYSTEMS

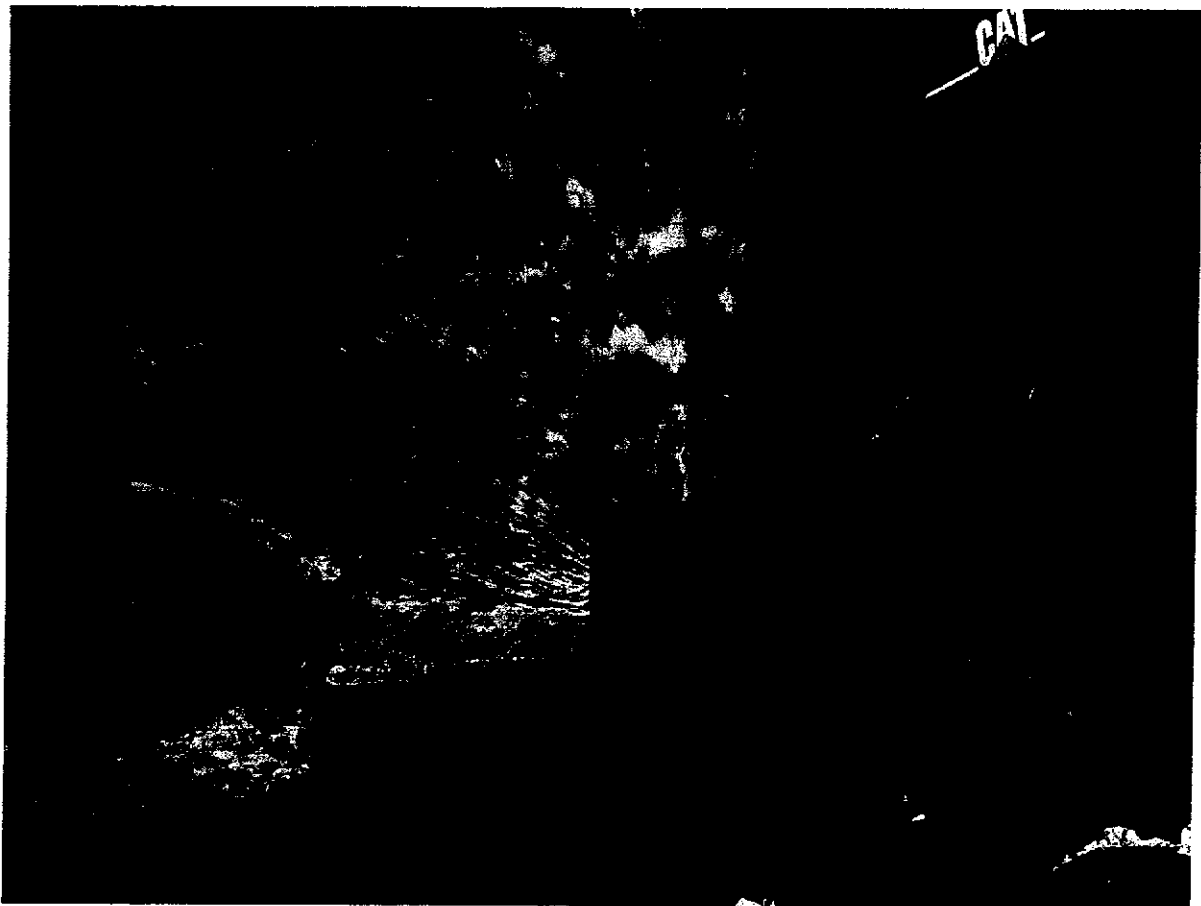


Table A-2 shows unaccounted for water standard for selected states

Table A-2 Selected State Standards for Unaccounted-for Water		
<i>State</i>	<i>Agency</i>	<i>Standard</i>
Arizona	Department of Water Resources	10% (large) 15% (small)
California	Urban Water Conservation Council	10%
Florida	Southwest Florida Water Management District	12% or less
Florida	St. Johns River Water Management District	10%
Georgia	Environmental Protection Division	Less than 10%
Indiana	Department of Environmental Management	10 to 20%
Kansas	Kansas Water Office	15%
Kentucky	Department of Energy, Water and Sewer Branch	15%
Louisiana	Department of Environmental Quality	15%
Massachusetts	Department of Environmental Protection	15%
Minnesota	Department of Natural Resources	10%
Missouri	Department of Natural Resources	10%
North Carolina	Division of Water Resources	15%
Ohio	Public Utility Commission and Environmental Protection Agency	15%
Oregon	Water Resources Division	10-15%
Pennsylvania	Public Utility Commission	20%
Pennsylvania	Bureau of Water and Wastewater Management	10-15%
Rhode Island	Water Resources Board	10-15%
South Carolina	Public Service Commission	7.5%
South Carolina	Department of Health and Environmental Control	10%
Texas	Water Development Board	10 to 15%
Texas	Natural Resources Conservation Commission	20%
Washington	Department of Health	20% (10% proposed)
West Virginia	Public Service Commission	15%
Wisconsin	Public Service Commission	15% (large) 25% (small)
Delaware River Basin Commission	Delaware River Basin Commission	15%

Table B-2 Snapshot of high water loss within distribution systems

Name	State	Volume Input (MG/Year)	Water Losses (MG/Year)	Loss Percentage	Population Served	Per Capita Loss in Gallons/Year	Value of Losses (2008 Yr USD)
Philadelphia Water Department	PA	97,637	30,448	31.18%	1,670,000	58,465	\$32,272,301
Cleveland Division of Water	OH	94,000	27,000	28.72%	1,500,000	62,667	\$28,617,713
Memphis Light, Gas & Water	TN	54,798	8,330	15.20%	908,222	60,335	\$8,829,094
Cincinnati Water Works	OH	47,047	8,303	17.65%	900,000	52,274	\$8,800,477
Jefferson Parish Water Department	LA	25,098	6,055	24.12%	425,108	59,039	\$6,417,787
Portland Water District	ME	9,293	1,678	18.06%	190,000	48,911	\$1,778,538
Ann Arbor Utilities Department	MI	6,222	1,604	25.78%	163,500	38,055	\$1,700,104
Duluth/ Public Works & Utilities/ Water	MN	8,774	1,424	16.23%	99,600	88,092	\$1,509,319
North Penn Water Authority	PA	3,311	538	16.25%	80,000	41,388	\$570,234
Waterloo Water Works	IA	5,212	812	15.58%	75,000	69,493	\$860,651
Lorain Utilities Department	OH	4,250	850	20.00%	74,000	57,432	\$900,928
Madison County Water Department	AL	2,326	623	26.77%	67,200	34,613	\$660,327
Elmira Water Board	NY	2,509	634	25.27%	65,000	38,600	\$671,986
Lebanon Authority	PA	2,371	500	21.08%	57,000	41,596	\$529,958
Selmer Utility Division	TN	800	200	25.00%	55,000	14,545	\$211,983
Renton	WA	2,666	498	18.66%	51,140	52,131	\$527,838
Williamsport Municipal Water Authority	PA	2,610	917	35.13%	51,000	51,176	\$971,942
Albany	OR	3,163	788	24.91%	41,000	77,146	\$835,213
Eastpointe Water and Sewer	MI	1,386	359	25.88%	34,077	40,673	\$380,510
Lake County East Utilities	OH	1,394	219	15.72%	26,650	52,308	\$232,121
Paradise Irrigation District	CA	2,801	464	16.57%	26,000	107,731	\$491,801

Table B-2 Snapshot of high water loss within distribution systems							
Name	State	Volume Input (MG/Year)	Water Losses (MG/Year)	Loss Percentage	Population Served	Per Capita Loss in Gallons/Year	Value of Losses (2008 Yr USD)
Cordele	GA	4,911	746	15.19%	21,600	227,361	\$790,697
Shoshone Municipal Pipeline	WY	4,911	746	15.19%	21,600	227,361	\$790,697
Piqua Municipal Water System	OH	721	152	21.10%	20,500	35,171	\$161,107
Fredericksburg	VA	1,460	365	25.00%	20,000	73,000	\$386,869
Clearfield Municipal Authority	PA	487	115	23.61%	17,000	28,647	\$121,890
Bellingham DPW	MA	598	140	23.43%	15,000	39,867	\$148,388
Miami Utility Dept.	OK	788	210	26.61%	14,500	54,345	\$222,582
Glens Falls Water Department	NY	1,364	334	24.48%	13,000	104,923	\$354,012
City of Converse-Public Works	TX	501	150	29.85%	11,508	43,535	\$158,987
Spencer Municipal Utilities	IA	585	93	15.90%	11,500	50,870	\$98,572
Anson County Water System	NC	2,467	614	24.87%	11,200	220,268	\$650,788
Berea College Utilities	KY	851	154	18.10%	11,000	77,364	\$163,227
Crossett Water Commission	AR	512	85	16.52%	9,000	56,889	\$90,093
Warren County Utility District	TN	600	100	16.67%	7,200	83,333	\$105,992

Source: AWWA, 2003


* Greater than 15% total water loss, of which more than 50% was real loss.



City Clerk

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

June 24, 2010

TO: Honorable Mayor and City Councilmembers
FROM: Angela Arnold, Deputy City Clerk 
RE: Establishment of August 17, 2010 for a Public Hearing on the Following
Special Assessment Rolls for Street Construction

Roll No. 3358 – Street Construction: Ganson Street: Cooper to East Avenue
Roll No. 3359 – Street Construction: Morrell Street: Brown Street to West Avenue

The above public improvements have been completed and the City Assessor has prepared the Assessment Rolls. If action is taken to establish the public hearings, notification letters will be sent to the property owners included on the rolls and a notice will be placed in the Jackson Citizen Patriot.

Please place these requests to establish August 17th public hearings on the July 20th City Council agenda.

Thank you.

C: Warren Renando, Interim City Manager
Jon Dowling, City Engineer
Julius Giglio, City Attorney
David Taylor, City Assessor

/aa


CITY OF JACKSON



MICHIGAN

Office of Mayor
Karen F. Dunigan

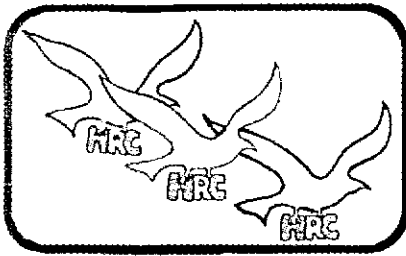
161 W. Michigan Avenue
Jackson, MI 49201
Phone: (517) 788-4028
Fax: (517) 768-5820

MEMO TO: City Councilmembers
FROM: Karen F. Dunigan, Mayor 
DATE: July 14, 2010
SUBJECT: Human Relations Commission

In accordance with City Code, Chapter 15, Section 15-33. The HRC shall consist of nine citizens; at least five must be City residents. Nominations to fill vacancies shall be made by City Council or HRC to Mayor; at least one for each appointment. Mayor appoints subject to Council confirmation. HRC may appoint up to three ex-officio citizen members for indefinite terms; in addition, one City Councilmember shall be an ex-officio member. Three appointments made annually for three-year terms upon expiration of appointments ending 12/31/99.

It is my desire, therefore, to appoint Julie Nemecek, and Thomas Burke to the Human Relations Commission to fill two current vacancies, in concurrence with the recommendation from the Human Relations Commission, beginning immediately, and ending December 31, 2012.

KFD:skh



CITY OF JACKSON

HUMAN RELATIONS COMMISSION

161 W. MICHIGAN AVENUE

JACKSON, MICHIGAN 49201

PHONE: (517) 788-4167

FAX: (517) 768-5820

MEMO TO: Honorable Mayor Karen F. Dunigan

FROM: Ed Peterson, Nominating Committee Chair

DATE: June 17, 2010

SUBJECT: Recommendation for Appointments to the Human Relations Commission to fill Current Vacancies

In accordance with the City Code, Chapter 15, there are nine members to be appointed by the Mayor, with the approval of the City Council. The Human Relations Commission will submit one nominee to the Mayor for each vacancy as it occurs. At least 5 of the 9 must be City residents. Commissioners serve 3-year terms.

At its June 16, 2010, meeting the HRC voted to recommend the appointment of the following candidates to the HRC. Their applications are attached. The candidates are as follows:

Julie Nemecek (appointment) to a current vacancy beginning immediately and ending December 31, 2012.

Thomas Burke (appointment) to a current vacancy beginning immediately and ending December 31, 2012.

Your consideration of this recommendation is appreciated.

EP:skh

Attachment

cc: HRC Members



RECEIVED
MAR 16 2010
BY: _____

City of Jackson Board/Commission Application

Name: JULIE NEMECSEK

Address: 7047 GILROY CT Zip: 49283

Home Phone: 517-750-4294 Other Phone: 517-416-4608

Occupation: EDUCATOR

Community Involvement/Activity

SEE RESUME

Are you a registered voter? YES Ward? SPRING ARBOR #1

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

1. HUMAN RELATIONS 2. _____

3. _____

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

SEE RESUME

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

APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Julie Nemecek
Signature of Applicant

3-16-10
Date

Please return to Mayor's Office, City of Jackson, 161 W. Michigan Avenue, Jackson, MI 49201

Julie M. Nemecek, Ph.D.

7047 Gilroy Court
Spring Arbor, Michigan 49283-9662

Phone: 517-750-4294 or 517-416-4608 (cell)
E-Mail: julie.nemecek@comcast.net

EDUCATIONAL BACKGROUND

PhD, MDiv, BA (148 graduate hours)
LaSalle University; Mandeville, Louisiana, 1995-96
Northern Baptist Theological Seminary; Lombard, Illinois, 1976-80
Wheaton College; Wheaton, Illinois, 1978
Trinity International University; Deerfield, Illinois, 1977
Oxford University; Oxford, England, 1974
Roberts Wesleyan College; North Chili, New York, 1970-73
Bethel College, St. Paul, Minnesota, 1969-70

DEGREES EARNED

Doctor of Philosophy, 1996, LaSalle University
Adult Education with high honors; 48 semester hours of graduate study
Master of Divinity, 1978, Northern Baptist Theological Seminary
Presidential Scholarship recipient; 139 quarter hours of graduate study (including 15 post-degree doctoral hours);
Bachelor of Arts, 1973, Roberts Wesleyan College
English major with minor concentrations in philosophy and psychology

JOB SPECIFIC BACKGROUND & EXPERIENCE

The following bullets underscore my strong qualifications for this position:

- Teach Diversity in the Workplace
- Experienced advocate and activist for human rights and relations
- Strong academic background and teaching experience in areas related to human relations
- Experience in working with people of various faiths and faith perspectives
- 35 years of board experience; teach effective board operation
- Desire for Jackson to grow in its human relations expression
- Experienced political state and federal lobbyist for human rights

CURRICULUM VITAE

Taught:

ADMN	Diversity in Business
BUS 101	Introduction to Business
BUS 343	Individual in the Organization
BUS 370	Leadership (Special Topics)
BUS 401	Principles of Management and Supervision
BUS 402	Principles of Leadership and Management
BUS 432	Human Resource Management and Supervision
BUS 437	Organizations and Environments
BUS 452	Group and Organizational Behavior
BUS 454	Systems Management
BUS 460	Research Project
COM 603	Group and Public Communication
ENG 131	College Writing
ENG 132	Research Writing
IDS 300	Biblical Perspectives
IDS 400	Values: Personal and Social
FLE 426	Parenting and Family Skills
MGMT 225	Principles of Management and Leadership
MGMT 234	Diversity in the Workplace
ORM 517	Cultural Issues in International Business
ORM 533	Spirituality in the Workplace
ORM 651	Personal Leadership Development
ORM 653	Ethical Issues
ORM 680	Case Study Seminar
PSY 310	Adult Development
PSY 375	Psychology of Personality
REL 394	World Religions
SOC 141	Introduction to Gerontology
SOC 311	Racial and Cultural Minorities

SOC 342 Death, Grief, and Loss

Mentored directed study in ethics for Ph.D. candidate

Led the development of the following programs:

Bachelor of Science in Nursing

Bachelor of Arts in Business

Master of Arts in Organizational Management

Master of Arts in Counseling

Master of Arts in Family Studies

Master of Arts in Adult Education

PROFESSIONAL EXPERIENCE

- 2009 Adjunct faculty member at Lansing Community College and Jackson Community College
- 2009 Co-Director of Michigan Equality; a statewide education, advocacy, and political action group for LGBT people (www.michiganequality.org)
- 2007/08 Guest lecturer on transgender and diversity issues in many classes including Michigan State University, Western Michigan University, Eastern Michigan University, University of Maryland, Dickenson College (PA), Kalamazoo College, Jackson Community College, Kalamazoo Valley Community College, and Lansing Community College
- 2007-2009 Guest preacher at numerous Michigan churches
- 2007/08 Diversity training and consulting
- 2007 Consulting and advocacy work for civil rights including over 100 media interviews (among these were the Wall Street Journal, Newsweek, Fox News, Associated Press, Christianity Today, Detroit Free Press and Jackson Citizen Patriot)
- 1998-2007 **Associate Professor** teaching both undergraduate and graduate students
- 1999-2006 Promoted to **Assistant Dean** September 1999. Served as acting Dean of the School of Adult Studies from December 1998 - April 1999 (during sick leave for the Dean).
- 1996-1999 **Director of Curriculum and Faculty Development** for Spring Arbor University's School of Adult Studies. Responsible for the curriculum and

faculty training for all degree completion programs and graduate program within the School of Adult Studies involving over 1500 students and nearly 300 faculty annually. Programs included Management and Organizational Development, Family Life Education, Management and Health Promotion, Management of Health Services, as well as two degree completion programs formerly offered within Michigan State prisons. Led in the development of the college's first graduate programs designed for the adult learner and the initial on-line classes offered by the college.

- 1995-1999 **Consultant** and partner in consulting firm. Primary consulting was with the Michigan Supreme Court's Judicial Institute and county and city/town boards. Curriculum consultant (1996-2000) for the 21 colleges affiliated with Spring Arbor University's degree-completion programs.
- 1990-2007 **Adjunct Instructor** for Spring Arbor University adult degree completion programs, graduate management degree program, prison baccalaureate programs, Leadership in Business Administration, and weekend college. Led two cross-cultural studies trips to Ireland. Given faculty rank as **Assistant Professor** with full-time administrative employment at Spring Arbor in 1996. Promoted to **Associate Professor** in 1998.
- 1978-1996 **Senior Pastor** in three churches: an inner-city Chicago church (1978-1981), suburban Chicago church (1981-1989) and a Grand Rapids, MI, city church (1989-1996)
- 1973-1976 **Admissions Counselor** for Roberts Wesleyan College, Rochester, NY. Traveled extensively representing the college at high schools in New York, Pennsylvania, and Ohio. Worked with the public relations office in the development of advertising copy and news releases.
- 1971-73 **Head of Security** for the evening shift at Xerox Corporate Headquarters. Government security clearance of "Secret" obtained. Supervised a 12 to 15-man detail.

SELECTED PRESENTATIONS & SPEAKING ENGAGEMENTS

- 6/09 Speaker at the National Gathering for the United Church of Christ
- 6/09 Speaker at statewide rally at the Capitol
- 5/09 Speaker at Detroit Conference for Transgender People
- 5/09 Speaker at a conference on Transgender Faith Issues in Washington, D.C.
- 11/08 Speaker at Cooley Law School on transgender law and issues

- 8/08 Keynote Speaker at Chicago Conference on Transgender and Faith Issues
- 6/08 Michigan Pride Speaker
- 6/08 Member of Soulforce American Family Outing team (Willow Creek)
- 3/07 – 4/08 Multiple speaking engagements (8-12 a month in most months when classes were in session) on high school, college and university campuses on the subject of LGBT issues. Led training programs on LGBT issues for non-profit organizations.
- 04/08 Speaker for Global Diversity Days at Lansing Community College
- 03/08 Guest editorial in Lansing State Journal
- 02/08 Keynote address and member of talkback panels for Seven Passages at Western Michigan University. Speaker at Perceptions in Saginaw
- 11/07 Speaker at Ann Arbor and Detroit Day of Remembrance observances
- 10/07 Speaker for The Clarke Forum (an all-day series of meetings for the college and community) at Dickinson College, Carlisle, PA.
- 7/07 Speaker at the annual National Organization Of Women (NOW) conference.
- 6/07 Speaker at Michigan Pride rally at the state Capital Building. I spoke from the steps of the capital to a crowd of nearly 3000.
- 5/07 Lobbying in Washington D.C. with the National Center for Transgender Equality and the Human Rights Campaign. Honored, with my partner, at a reception at the National Press Club for my work as a LGBT civil rights activist.

Speaker at a statewide Maryland Equality rally.
- 7/06 Presentation on the application of adult learning theory to marketing of degree completion programs at the annual meeting of the Christian Adult Higher Education Association
- 7/06 Gave expert testimony on adult education for a celebrity civil suit in London, England
- 9/05 Presentation on “Spiritual Formation for the Transgendered” at conference for the transgendered and their loved ones

- 7/05 Keynote address at the annual meeting of the Christian Adult Higher Education Association as well as a small-group workshop
- 11/04 Authored a chapter on adult higher education in book "Keeping the Concept."
- 10/04 Presentation at the conference of the Association for Adult and Continuing Education adult learning theory applications for graduate and online programs
- 1/04 Led 18 students on a 21-day cross cultural trip to Ireland.
- 3/03 Presentation at the annual conference of the Center for Internet Technology in Education on the development of online graduate programs
- 8/02 Presentation at the annual meeting of the Christian Adult Higher Education Association on affirming and building diversity in the formation of cohesive cohort groups in degree-completion programs
- 4/02 Presentation at the annual conference of the Center for Internet Technology in Education on the development of online programs for small colleges and universities
- 1/02 Led sixteen students on a 21-day cross cultural trip to Ireland.
- 8/01 Presentation on the unique problems and possible solutions in the development of non-business degree completion programs at the annual meeting of the Christian Adult Higher Education Association
- 11/00 Presentation at the American Association for Adult and Continuing Education on the relationship between Bloom's taxonomy for the cognitive domain and current research in learning style theory
- 8/00 Presentation on the major professor model at the annual meeting of the Christian Adult Higher Education Association
- 5/00 In-service on the use of learning style theory for classroom instruction and curriculum development.
- 8/99 Presentation on the development of graduate programs for adult learners at the annual conference of the Christian Adult Higher Education Association.

- 7/99 Participant in the Faculty Development Institute of the Christian University Global Net (a consortium of Christian colleges offering online courses or programs).
- 10/98 Commencement key-note speaker for Spring Arbor College
- 10/98 Presentation on the *Principles of Good Practice* as a tool for program self-assessment and change at the joint annual meeting of The Alliance (an association for alternative and external degree programs for adults) and the American Council on Education.
- 8/98 Presented a seminar (co-presenter) on the integration of program assessment with curriculum and faculty development at the annual meeting of the Christian Adult Higher Education Association.
- 4/98 Presentation on "The Developmental Tasks of Older Adults" at the 30th annual meeting of the Michigan Association of Homes and Services for the Aging.
- 11/97 Presented a paper on summary papers as an effective tool for adult collegiate learners at the annual meeting of the American Association for Adult and Continuing Education.
- 10/97 Seminar speaker for a continuing education workshop for healthcare professionals on the developmental tasks of older adults.
- 8/97 Presentation to the annual meeting of the Christian Adult Higher Education Association on dealing with plagiarism and other issues of cheating in the classroom.

PROFESSIONAL AND COMMUNITY ACTIVITIES

Committee and task force leadership at Spring Arbor University:

Member:

Academic Senate
 Leadership Team, School of Adult Studies
 Integrating Faith and Learning Task Force

Advisory role and substitute representative to:

President's Cabinet
 Dean's Council
 Graduate Council

Faculty Forum Vice-President (2004-05)

Other Professional and Community Activities:

- 6/09 Ordained as Elder (Presbyterian Church USA)
- 4/09 Elected Board Chair of Michigan Fairness Forum (a research collaborative of Michigan LGBT groups)
- 2/09 Board member of Soulforce; chair of Strategic Planning Task Force (www.soulforce.org)
- 1/08 Member Advisory Board of Trans Youth Family Allies (http://imatyfa.org)
- 9/07 Board member of PFLAG - Jackson
- 5/07 Board member of Michigan Equality
- 04-08 Volunteer work at St. Luke's Clinic; a medical clinic for Jackson area uninsured and underinsured. My work has included grant writing, stocking drugs, and assistance with computer hardware, software, and website.
- 8/00 Elected president of the Christian Adult Higher Education Association
- 6/00 Elected president of the Arborwood Condominium Association
- 8/99 Program chair for the Christian Adult Higher Education Association (on Leadership Council)
- 8/98 Elected to seven-member Leadership Council of the Christian Adult Higher Education Association
- 5/98 Published paper on summary papers as an effective tool for assessment of adult learners with ERIC (a clearinghouse for materials on adult education and related topics managed by the U.S. Department of Education). Announced in the May 1998 issue of *Resources in Education*.
- 5/98 Elected Elder at Bethel Baptist Church, Jackson, Michigan.
- 12/97 Published in *RN Excellence* on the developmental tasks of older adults.
- 5/97 Consultant for Jackson County, Jackson, Michigan.
- 12/96 Curriculum consultant for five-day conference of Spring Arbor affiliate colleges.
- 1996-1997 Consultant for the Michigan Supreme Court's Judicial Institute.

- 1993-1997 Board of Directors (Overseers) for the Baptist General Conference
- 1993-1996 Chairman Board of Home Missions of the Baptist General Conference
- 1993-1995 Executive Board Chairman of the Michigan Baptist General Conference
- 1988-1996 Board of Reference; India Rural Evangelical Fellowship

AWARDS AND PERSONAL ACCOMPLISHMENTS

Recipient of Community Service Award from Michigan Pride (2008)

Recipient of Mission Award from PFLAG-Jackson (2007)

Recognized for my work by the National Center for Transgender Equality at a reception at the National Press Club in Washington, D.C. (2007)

Recognized for leadership in the Christian Adult Higher Education Association (2005)

Recipient of the Spring Arbor College School of Adult Studies Faculty Award for excellence in teaching (1997).

Letter and Certificate of Appreciation from the Chief Justice of the Michigan Supreme Court for training conducted throughout the Michigan court system (1997).

Published articles in *Chicago Tribune*, *Atlantic Monthly*, *The Standard*, *Grand Rapids Business Monthly*, *RN Excellence*, *Lansing State Journal*, *Jackson Citizen Patriot*, and *ERIC* as well as chapters in two edited books.

Founding partner and senior consultant in two consulting firms.

Delivered a baby; climbed a mountain; gone spelunking; parachuted from a plane; cooked a 12-course dinner for six; shot a 78 in golf; traveled internationally to England, France, Ireland, India, Italy, and Switzerland; visited 48 U.S. states.

PERSONAL INFORMATION

Three sons. Four grandsons. Exercise regularly; in good health
Married for 37 years.



RECEIVED
MAR 19 2010
BY: _____

City of Jackson Board/Commission Application

Name: THOMAS K. BURKE

Address: 110 LINCOLN CT. Zip: 49203

Home Phone: (517) 784-3040 Other Phone: _____

Occupation: CORRECTIONS OFFICER

Community Involvement/Activity

BBBS - MENTOR

CRA - MEDIATOR / ADVISORY BOARD

MENTORING NETWORK OF JACKSON COUNTY - CHAIR

NAACP - MEMBER

Are you a registered voter? YES Ward? 1ST

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

1. HRC 2. _____

3. _____

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

Thomas K. Burke
Signature of Applicant

03/16/2010
Date

Please return to Mayor's Office, City of Jackson, 161 W. Michigan Avenue, Jackson, MI 49201

My name is Thomas K. Burke. I was born in Detroit, Michigan and graduated from Henry Ford High School in 1979, and attended Wayne State university from 1979 to 1982. I attended and graduated from the Detroit Police Academy and worked as a Detroit Police Reserve. I attended the Michigan Department Of Corrections Academy, and have been a Corrections Officer at Jackson State prison since 1985. I was the Corrections Officer of the year at the Reception and Guidance Center (RGC) Correctional Facility, in 2007.

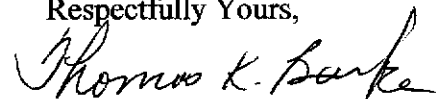
I am a member of the Jackson Chapter N.A.A.C.P., the Southern Poverty Law Center (SPLC) based in Montgomery, Alabama., The ACA (The American Corrections Association), The Charles W. Wright African American Museum based in Detroit, I am a Board member at the Florence Crittenton Services, I am a member of the Masonic Lodge 17 (Freemason) in Jackson, a mentor for BBBS of Jackson County, a volunteer mediator for the CAA, and a member of the CAA Advisory Board, and I am the Chair of the Mentoring Network Of Jackson County.

My experience as a mentor, I see the negative life styles which young adults have accustomed themselves to living, and as a corrections officer, I see the horrors of young men locked up in prison.

In 2007, I organized the "Mentor Awareness March". The purpose of the march is to promote mentoring and to help the community understand why mentors are important in our communities and recruit mentors.

In 2009, I organized the "Teach A Kid To Play Day" chess and checker Tournament. This event is to generate one on one relationships for a day, and teach children how to play the game of chess, ending with a chess tournament, which the participants are semi-skilled / to skilled chess players. This event is also a registered event with Mentor Michigan, celebrating National Mentoring Month which is the month of January.

Respectfully Yours,



Thomas K. Burke

110 Lincoln Ct.

Jackson, Michigan 49203

784-3040

stoney616@hotmail.com

THE WHITE HOUSE
WASHINGTON

Thank you for the dedication you have shown to your community. Our Nation relies on the faith and determination of the American people, and I admire your commitment. I wish you all the best in your future endeavors.

Sincerely,



THE WHITE HOUSE
WASHINGTON, DC 20500

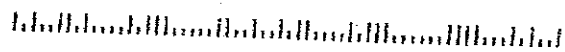
SOUTHERN MD 207

27 MAR 2010 PM 4 1



*Mr. Thomas K. Burke
110 Lincoln Court
Jackson, Michigan 49203*

49203+4620





Legal & Business Affairs

March 9, 2010

Mr. Thomas K. Burke
110 Lincoln Ct.
Jackson, MI 49203

Dear Mr. Burke:

Your fax sent to Ms. Oprah Winfrey was forwarded to me for reply.

Your mission to raise awareness about the need for mentors deserves your dedication and commitment, and we are honored that you asked Ms. Winfrey for her assistance. We receive numerous requests for assistance – many of which, like yours, are worthy and heart-felt. Unfortunately, we cannot give support to some while refusing to support others. We must be consistent while trying to be fair. Accordingly, we are unable to help you with your project at this time.

We wish you well in your future endeavors and hope that you continue your work as a mentor to at risk children.

Correspondent
The Oprah Winfrey Show
Legal & Business Affairs

March 12, 2010

**To: Correspondent
The Oprah Winfrey Show
Legal and Business Affairs**

Thank you for your display of professionalism. I had anticipated beforehand that, Miss Winfrey receives a tremendous amount of request for assistance.

Understanding the magnitude of her popularity, I have accepted her not being able to assist my request because of the volume of request made to her for assistance.

However, I would like to offer another option. I am requesting a letter of support from Miss Winfrey signed by her. If I could at the least be a recipient of such a document, I am sure while continuing my journey to promote mentoring, this will help my argument to be more convincing.

I pray, that the correspondent of the Oprah Winfrey Show and Miss Winfrey agree to help me by issuing to me a letter of support.

God Bless You,

Thomas K. Burke

**Thomas K. Burke - Big Brothers Big Sisters / Mentor
Mentoring Network Of Jackson County - Chair
(517) 784-3040
Stoney616@hotmail.com**



DEPARTMENT OF MILITARY AND VETERANS AFFAIRS
MICHIGAN YOUTH CHALLENGE ACADEMY
5500 ARMSTRONG ROAD, BUILDING 13
BATTLE CREEK, MI 49016-1099
www.NGYCP.org/mi
1-800-372-0523

Mr. Thomas Burke,

This letter is to thank you for attending and participating in Michigan Youth ChalleNGe Academy Mentor Workshop on September 12, 2009, and your work with one of our cadets.

The 4 hour Workshop included various topics and discussion specific to MYCA as well as general mentoring topics. After the workshop, you visited your mentee for a couple of hours.

We appreciate your time and effort, your experience and enthusiasm, and hope you will consider mentoring another young man for Michigan Youth ChalleNGe Academy.

Regards,

M. Krajnik
Michigan Youth ChalleNGe Academy
www.ngycp.org/mi
269-968-1368
krajnikm@michigan.gov

WALKING, TALKING

Shortage of mentors is march focus

By Sarah Harbison

s harbison@cjp.net — 768-4924

Tayshaye Anderson walked Saturday along Fourth Avenue wearing her white "Promote Mentoring" T-shirt, talking with her mentor all the way to Ella Sharp Park.

Carol Mullholand of Jackson, listened intently to what the 9-year-old girl had to say.

Tayshaye talked about a family reunion that was going on in Tennessee and mentioned some of her friends who wished they could have have a Big Sister like Mullholand.

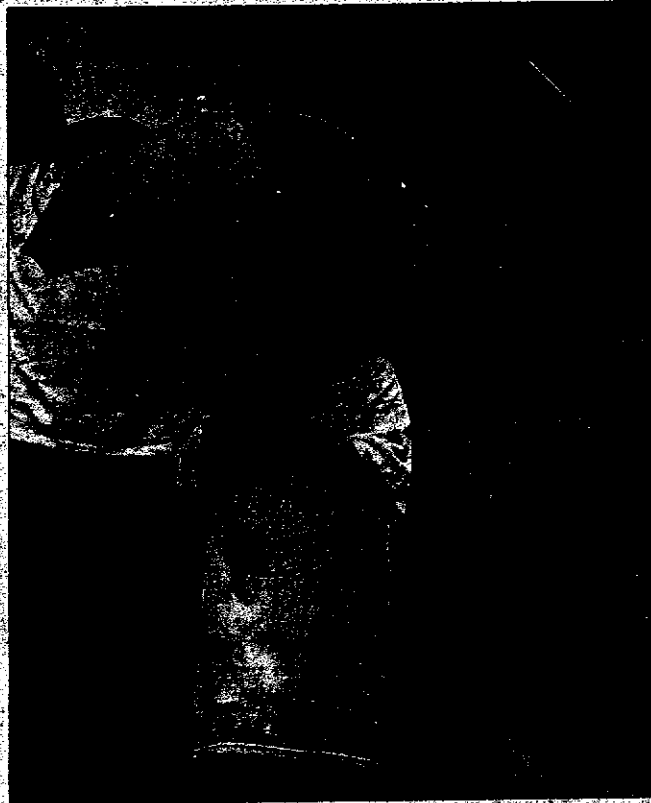
Tayshaye also admired a family of deer she saw along the way.

The two were participating in the annual Mentoring Awareness March, organized by Thomas Burke, chairman of the Mentoring Collaborative of Jackson County.

"We have a very bad shortage of mentors," Burke said. "I feel that this march will help bring the awareness of why we need to have mentors."

Despite a rainy morning, about 150 marchers strode from Jackson Arts & Technology Academy, 500 Griswold St., to the park, where they joined the Jackson Human Relations Commission's picnic.

Mullholand has been mentoring Tayshaye since December through Big



CITIZEN PATRIOT - ERIK HOLLADAY

Mackencie Kirchberg, 6, joined other supporters of mentoring in the Mentoring Awareness March.

Brothers Big Sisters of Jackson County.

"I've always loved to work with children and hopefully I will have some imprint on Tayshaye's life," she said.

The two play games together, read and talk.

"We play games and that's my favorite thing," Tayshaye said, adding that her reading skills also have improved through the mentoring.

Grace and Michael Hamilton attended the march because they are interested in becoming mentors.

"I did some work with Thomas (Burke) and he actually inspired me to come out, and I really want to help

support what's happening," Michael Hamilton said.

One of Burke's main goals for the march was to recruit mentors; at last year's march he recruited 20 new ones.

"If we can add one to the 20 that would be a success," he said.

Keynote speaker Musette Michael, executive director of the Michigan Community Service Commission, spoke about the importance of mentoring.

"Mentoring is so critical for growing up our children into healthy adults. ... Mentoring has been shown to help kids achieve and improve their academic levels.

"We have a very bad shortage of mentors. I feel that this march will help bring the awareness of why we need to have mentors."

— Thomas Burke
Chairman, Mentoring Collaborative of Jackson County

It's been shown that they have less risky behavior," Michael said. "Mentoring isn't just nice, it's necessary."

Jackson resident Kent Maurer was recognized for being a finalist in June at the Governor's Service Awards. Maurer and wife Laura have been mentoring Jesse Melton, 14, of Jackson for six years.

"It was just a very special evening for us, a time to take a pause and reflect a little bit on what has occurred through our mentoring relationship with Jesse," said Maurer, who is manager of Jackson County Airport.

The march joined up with the HRC picnic at the park, where community members could enjoy food, games and entertainment.

"This is to bring the community together and we are trying to bring diversity among the community," said Alice Lewis, vice president of the commission and chairwoman of the picnic.

MENTORING EVENT

LOCAL

Moves of chess, checkers like those of life, children are told

By Bob Wheaton
For the Citizen Patriot

Chess and checkers are a lot like life, Thomas Burke said.

The games and life are about making good moves, Burke told to children at Saturday's second annual Jackson County Collaborative Mentoring "Teach a Kid to Play Day" at Baker College of Jackson.

"You want to go to school," he said, "you want to do a good job. You want to listen to your parents. You just want to make good moves, because you want to have a good life."

The event featured advice on the two games and on life.

Get involved

Anyone interested in mentoring can contact Thomas Burke, chairman of Jackson County's Collaborative Mentoring program, at 784-3040 or stoney61@hotmail.com.

Saturday mentor Joe Conley of Jackson taught chess and sportsmanship to Veronica Berger, 9, of Jackson, and Lance Drake, 6, of Brooklyn.

"Can I pass people?" Lance asked Conley as he eyed the chess board.

"No," Conley replied. "Good move, buddy," he said after Lance figured out where to move his chess piece.

"Try to think a couple moves ahead," Conley told Veronica, who ended up winning the game.

"Good job, you two," Conley said. "Now shake hands." After congratulating Veronica, Lance talked excitedly about the chance to play the games.

"That was my first time (playing chess)," he said. "I'm a big checkers fan."

Josh Rennell, 13, of Parma, won the chess tournament and Sean Teeter, 15, of Pleasant Lake finished second.

The checkers champion was Andrew Bondarenko, 13, of Jackson.

The game day was part of the statewide Michigan Mentoring Month. Groups are hosting events around the state to celebrate and encourage mentoring, Burke said.

Baker College allowed the group to use its student activity center on Springfield Road for free, Burke said, and the United Way of Jackson County donated game supplies and food.



Everything Michigan

Time for community to address truancy issue

By Jackson Citizen Patriot staff

January 31, 2010, 7:51AM

SUMMIT TOWNSHIP — Truancy, defiance, fighting, and disrespect of authority have all been part of the school system for years. As Jackie from "The Little Rascals" used to say, "Miss McGillicutty, I love you." He felt like this about his teachers regardless of what was happening in his life elsewhere.

I can't imagine the trials and tribulations teachers must endure these days, I tip my hat to them. School budget cuts are affecting the whole community. We should come together in our community to find solutions to the truancy problems.

When I was in elementary school 45 years ago, there was detention during school and after school, and also the paddle. I have had my share of being paddled, though these days this is considered to be abuse. If you were sent to detention, the other students would humiliate you. Detention is detention and should not be called anything else.

Students look up to teachers as role models. Being on home suspension contributes to developing a pattern for wanting to be sent home. I suggest targeting all of the truants and have a mentor come in to assist the school with the at-risk children.

Make a difference in our children, our schools and our community by supporting mentoring in our schools.

— Thomas K. Burke

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QUOTABLE THOUGHTS

"It's time for a nerd."

— Rick Snyder, Republican candidate for governor, in TV ads touting his business, not political experience

"Mentors are the catalyst of our children's future. We have to love them, give them hope and guide them so they will not become at risk."

— Thomas K. Burke, Jackson

"Toyota will have to answer to its customers, and the safety administration needs to explain how it dropped the ball."

— The Philadelphia Inquirer, editorializing about Toyota's vehicle

recalls and the role of federal regulators

"Michigan's error was to focus on one major industry — autos. It didn't diversify so in the event of a downturn in the economy it still would be able to sustain itself."

— screen name Huntress, on mlive.com

— Quotes come from readers' one liners, comments posted on MLive.com and from other publications. To suggest quotes for publication, e-mail vop@citpat.com.


CITY OF JACKSON



MICHIGAN

Office of Mayor
Karen F. Dunigan

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

MEMO TO: City Councilmembers
FROM: Karen F. Dunigan, Mayor 
DATE: July 6, 2010
SUBJECT: City Employees Retirement Board of Trustees

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

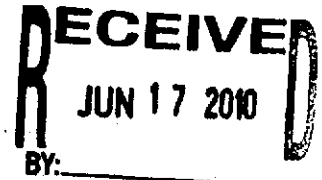
It is my desire, therefore, to reappoint George Veach (Member-At-Large) to the City Employees Retirement Board of Trustees, for a four-year term, beginning September 1, 2010, and ending August 31, 2014.

KFD:skh

CITY OF JACKSON



MICHIGAN



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

Office of Mayor
Karen F. Dunigan

City of Jackson Board/Commission Application

Name: GEORGE E. VEACH

Address: 765 BEVERLY PARK PLACE Zip: 49203

Home Phone: 517-841-0292 Other Phone: 517-780-4537

e-mail address: george@gekveach.com Occupation: CONSULTANT

Community Involvement/Activity

KIWANIS CLUB OF JACKSON

BOARD MEMBER - JACKSON ERS

KIWANIS FOUNDATION OF JACKSON

MEMBER - QUEENS PARISH

Are you a registered voter? YES Ward? 6

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

1. EMPLOYEE RETIREMENT SYST.

3. _____

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

CURRENT ERS BOARD MEMBER

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

APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

George E. Veach
Signature of Applicant

6/16/10
Date

Please return to Mayor's Office, City of Jackson, 161 W. Michigan Avenue, Jackson, MI 49201

June 16, 2010

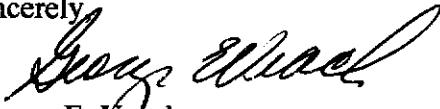
Ms. Karen F. Dunigan
Mayor
City of Jackson
161 W. Michigan Ave.
Jackson, MI 49201

Dear Ms. Dunigan:

I am writing to express my interest in reappointment to the Board of Trustees of the City of Jackson Employees Retirement System. Enclosed is my completed application.

If you or the Council have any questions or require any further information, please contact me.

Sincerely



George E. Veach
765 Beverly Park Place
Jackson, MI 49203
517-780-4537



City Clerk

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

July 6, 2010

MEMO TO: Honorable Mayor and City Councilmembers
FROM: Angela Arnold, Deputy City Clerk *Angela*
SUBJECT: Public Hearing on the request filed by Technique, Inc., to create Industrial Development District No. 94

Attached please find a resolution in reference to creating Industrial Development District No. 94. Also included are a map of the proposed district, and a letter of request from Technique, Inc.

Please consider this request at your July 20th Council meeting after the public hearing is held.

Thank you.

Attachments

C: Warren Renando, Interim City Manager
David Taylor, City Assessor
Barry Hicks, Community Development EDPM

RESOLUTION

BY THE CITY COUNCIL:

WHEREAS, Act No. 198 of the State of Michigan Public Acts of 1974, as amended, was enacted for the purpose of stimulating economic development in the State by providing tax benefits through the establishment of Plant Rehabilitation Districts and Industrial Development Districts; and

WHEREAS, the City qualifies under the terms of Sec. 4 (1) (b) of the Act as a governmental unit eligible to create either type of the above named districts; and

WHEREAS, Technique, Inc., of 2341 Enterprise Drive, Jackson, Michigan, more fully described below, has petitioned the City of Jackson to create Industrial Development District No. 94; and

WHEREAS, the City Council of the City of Jackson has complied with the requirements of Sec. 4(3) of Act 198; and

WHEREAS, written notice has been given to the public by newspaper advertisement in the Jackson Citizen Patriot of the hearing on the establishment of the proposed district; and

WHEREAS, on July 20, 2010, a public hearing was held at which all residents and taxpayers of the City of Jackson were afforded an opportunity to be heard thereon on the Industrial Development District creation; and

WHEREAS, the Jackson City Council deems it to be in the public interest of the City of Jackson to create the Industrial Development District.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Jackson hereby creates and so designates Industrial Development District No. 94, consisting of the following lands within the City of Jackson:

LOT 15 MICOR SUB DIV #2

* * * * *

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

I, Lynn Fessel, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City Council on July 20, 2010.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the seal of the City of Jackson, Michigan, on this 21st day of July, 2010.

Lynn Fessel, City Clerk

2341 Enterprise Rd



ENTERPRISE RD

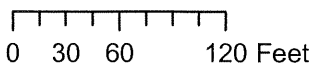
14
6-1832.1400

15
6-1832.1500

16
6-1832.1600

20
6-1832.2000

19



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

05/03/2010 10:14 AM

Parcel: 6-1832.1500
Owner's Name: TIGG LLC
Property Address: 2341 ENTERPRISE RD
JACKSON, MI 49203

Current Class: 201.COMMERCIAL
Previous Class: 201.COMMERCIAL
Gov. Unit: 50 UNIT '50' JACKSON
MAP #
School: 38170 JACKSON PUBLIC
Neighborhood: 709I NEIGHBORHOOD 709I

Liber/Page: Created: / /
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Split: / / **Active:** Active

Mailing Address:
5695 WEST RIVER DR
BELMONT MI 49206

Description:
LOT 15 MICOR SUB DIV # 2

Most Recent Sale Information

Sold on 04/09/2010 for 410,000 by TIGG LLC.

Terms of Sale: ARMS-LENGTH

Liber/Page:

Most Recent Permit Information

Permit M07919 on 07/27/1999 for \$0 category Mechanical.

Physical Property Characteristics

2011 S.E.V.: 162,400

2011 Taxable: 162,400

Lot Dimensions:

2010 S.E.V.: 162,400

2010 Taxable: 162,400

Acreage: 2.47

Zoning: I-2

Land Value: 53,259

Frontage: 0.0

PRE: 0.000

Land Impr. Value: 0

Average Depth: 0.0

Improvement Data

of Commercial Buildings: 1

Type: Warehouse, Distribution

Desc:

Class: S

Quality: Average

Built: 1999 Remodeled: 0

Overall Building Height: 18

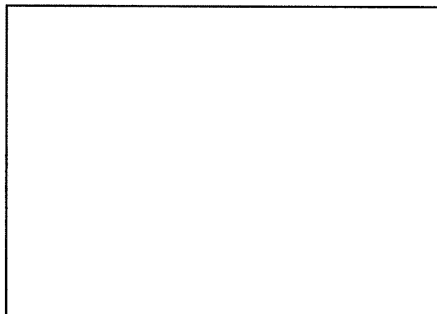
Floor Area: 12,371

Sale Price/Floor Area: 33.14

Estimated TCV: 271,571

Cmts:

Image/Sketch



Memo

To: Angela Arnold, City Clerk
From: Thomas B. Jurasek
Cc: S Brian Jurasek, CPA, Ronnie Johncox
Date: 4/29/2010
Re: Request for Industrial Development District

RECEIVED
CITY of JACKSON
APR 30 2010
CLERK'S OFFICE
BY _____

Per our phone call on 4/22/10, I would like to formally request the formation of an Industrial Development District for Technique, Inc.'s new building located at 2341 Enterprise Drive, Jackson, MI 49203.

Thank you for your prompt help in this matter.

@: Atty, Assr, HRC



City Clerk

161 W. Michigan Ave. • Jackson, MI 49201-1303
(517) 788-4025 • Facsimile (517) 788-4651

Lynn Fessel, City Clerk

July 2, 2010

CERTIFIED MAIL – RETURN RECEIPT REQUESTED 7005 2570 0001 0821 1850

Mr. Ronald W. Johncox, President
Technique, Inc.,
2427 Research Drive
Jackson, MI 49203

Dear Mr. Johncox:

RE: TECHNIQUE, Inc., Request to Establish an Industrial Development District

This letter is to confirm that the City Council has set 7:00 p.m. on Tuesday, July 20, 2010, in the City Council Chambers in City Hall, 161 W. Michigan Avenue, as the time and place to hold a public hearing on the request of Technique, Inc., to create an Industrial Development District for property located at 2341 Enterprise Road.

You as well as every resident and taxpayer in the City of Jackson will have the right to be heard at the meeting, and to discuss the merits of the request. **The City Council requests that you or your representative be present at this meeting.**

If you have any questions, please feel free to contact me.

Sincerely,

Angela Arnold
Deputy City Clerk

/aa

c: Mr. Thomas Jurasek, City Attorney, City Assessor, Human Relations Commission, City Affairs Committee, Downtown Development Authority, The Enterprise Group

ADDITIONAL INFORMATION REQUIRED BY THE CITY OF JACKSON FOR ACT 198 & 255
TAX ABATEMENT DISTRICT APPLICANTS

DATE 6/7/10 REPORTING PERIOD: FROM 1/1 TO 12/31

NAME OF FIRM Technique, Inc. CONTACT Bonnie Johnson

1. What is your firm's total number of employees? 32

2. How many of the total in Question #1 are minorities? 2

3. How many of the total in Question #1 are female? 1

4. Compute the percentage of minority employment in your firm by dividing the number of minorities employed by the total number of employees (#2 ÷ #1 = %):
2 divided by 32 = 6.3 %
Minorities Total Employees

5. Is your percentage of minority employment equal to or greater than 8.6% (Jackson County's minority population percentage)?

 YES ✓ NO

6. If the answer is "YES", you need not complete any further information. Your application will be processed and forwarded to the City Council for consideration.

7. If the answer is "NO", you must submit the attached Affirmative Action Agreement Letter of Commitment in order for your tax abatement application for district establishment to be processed by the City of Jackson.

*DEFINITIONS OF RACE/ETHNIC CATEGORIES:

White (not Hispanic origin): All persons having origins in any of the original peoples of Europe, North Africa, or the Middle East.

Black (not Hispanic origin): All persons having origins in any of the Black racial groups of Africa.

Hispanic: All persons of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin, regardless of race.

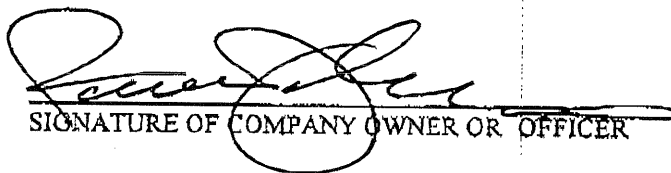
Asian or Pacific Islanders: All persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Subcontinent or the Pacific Islands. This area includes, for example, China, Japan, Korea, the Philippine Islands, and Samoa.

American Indian or Alaskan Native: All persons having origins in any of the original peoples of North America and who maintain cultural identification through tribal affiliation or community recognition.

AFFIRMATIVE ACTION AGREEMENT
LETTER OF COMMITMENT

We, the undersigned applicant, operating under the name of Technique, Inc., whose address is 2427 Research Drive 49703, acknowledge that our firm is subject to the policies and administrative guidelines of the City of Jackson relating to the Affirmative Action Policy for Act 198 and 255 Tax Abatement Applications at the district establishment level. Said company is committed to examine the racial and sexual integration of all levels of its own workforce, to make every good faith effort to correct any underutilization of minorities and women where it is found to exist, and to make every good faith effort to achieve the goals set forth in this Letter of Commitment, to include:

- A. The applicant will allow representatives appointed by the City of Jackson Human Relations Commission and/or the Michigan Civil Rights Commission to conduct an evaluation visit involving assistance and guidance on recruitment practices, application format, and interviewing procedures, and
- B. The applicant will submit the form requiring additional workforce information annually (due one year from City Council approval of the Facilities Exemption Certificate, and annually thereafter) to the City of Jackson for ongoing review purposes.


SIGNATURE OF COMPANY OWNER OR OFFICER

RONALD W JOHNSON - PRESIDENT
PRINT NAME AND TITLE

6-7-10
DATE SIGNED



City Planning Commission

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

July 20, 2010

Honorable Mayor and City Council
City of Jackson, Michigan

Subject: **PC 10-05 – Consideration of a rezoning request to C-4 (general commercial) from R-4 (high-density apartment and office)**

Dear Mayor and Councilpersons:

The City Planning Commission recently considered a rezoning request to C-4 (general commercial) from R-4 (high density apartment and office) for 543 N. Blackstone Street and 540, 538, and --- N. Blackman Avenue. The rezoning is part of the efforts of Dr. Gaide to expand his veterinary practice.

The City Planning Commission (CPC) held a public hearing on the proposal at its Wednesday, July 7, 2010 meeting. The CPC and its staff both recommend approval of the rezoning. The rezoning request now comes to City Council for public hearing and possible action. An ordinance rezoning the properties to C-4 is attached for your consideration along with the notice of public hearings, the staff report, and the draft minutes of the July 7, 2010 CPC meeting.

Please contact me at 768-6711 if you have any questions.

Sincerely,

Grant E. Bauman, AICP
Principal Planner

ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTION 28-32, OF
CHAPTER 28, OF THE CODE OF THE CITY OF JACKSON

THE PEOPLE OF THE CITY OF JACKSON ORDAIN:

Section 1.

That Section 28-32 of Chapter 28 of the Code of the City be, and the same hereby is, amended by changing the map of the use districts required by said Section and said Chapter, and incorporated therein by reference as follows:

Change the parcels located at 543 (1-024800000) N. Blackstone Street and 540 (1-026900000), 538 (1-027000000), and --- (1-027100000) Blackman Avenue from R-4 (high-density apartment and office) to C-4 (general commercial).

Section 2.

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

Adopted:



City Planning Commission

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

July 7, 2010
Application PC 10-05
Rezoning Request – Staff Recommendation

General Information

Applicant

Dr. Dale Gaide
539 N. Blackstone Street
Jackson, MI 49201

Project Description

The applicant wishes to expand his veterinary clinic.

Location of Parcels

543 N. Blackstone Street as well as 540, 538, and --- N. Blackman Avenue.

Request

A change in zoning to C-4 (general commercial) from R-4 (high density apartment and office) is requested. Sec. 28-183 regulates the review and approval of rezoning requests.

Existing Land Use

Homes are currently located on 543 N. Blackstone Street and 540 Blackman Avenue. The remaining properties are vacant although an existing parking lot appears to extend into them (see the aerial photo). The existing uses of the surrounding properties are:

- **North** – The Jackson County Fairgrounds.
- **South** – A mix of residential and vacant properties.
- **East** – A mix of commercial, residential, and vacant properties.
- **West** – A mix of residential and vacant properties.

Future Land Use

The current and proposed future land use maps place the properties in an industrial commercial area. The recommended future uses of the surrounding properties are:

- **North** – Institution with an underlying arts colony area.
- **South** – Medium-density area.
- **East** – Arts colony area.
- **West** – Medium-density area.

Zoning

All of the properties are zoned R-4 (high-density apartment and office). The zoning of the surrounding properties are:

- **North** – C-4 (general commercial).
- **South** – R-4 and C-4.
- **East** – R-4 and C-4.
- **West** – C-1 (neighborhood commercial) and C-4.

Staff Analysis/Findings

Rather than listing the factors favoring approval and disapproval normally provided, staff is presenting its analysis in the form of the criteria established in the zoning plan chapter of the draft comprehensive plan.

- **Is the proposed rezoning consistent with the policies and uses proposed for that area in the City's Comprehensive Plan?**

The current and future editions of the City's future land use map recommend industrial commercial uses for the entire sub-block bounded by Ganson Street to the north, a public alley to the south, Blackman Avenue to the east, and Blackstone Street to the west. The City's arts colony area abuts the sub-block to the north and the east. Accordingly, the rezoning of the four properties are consistent with the comprehensive plan.

- **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**

A mix of commercial and residential uses is located in the general area. For example, the Gaide Veterinary Hospital already occupies a substantial portion of the sub-block and the Jackson County Fairgrounds are located on the north side of Ganson Street. However, it is important to note that the proposed rezoning will allow for many more permitted and conditional uses of the subject properties.^{1,2} For example, retail lumber yards, monument works, and radiator repair shops are permitted uses in the C-4 district and automobile service stations are allowed as a conditional use.

- **Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**

No public services or facilities should be impacted adversely in any significant way.

- **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?**

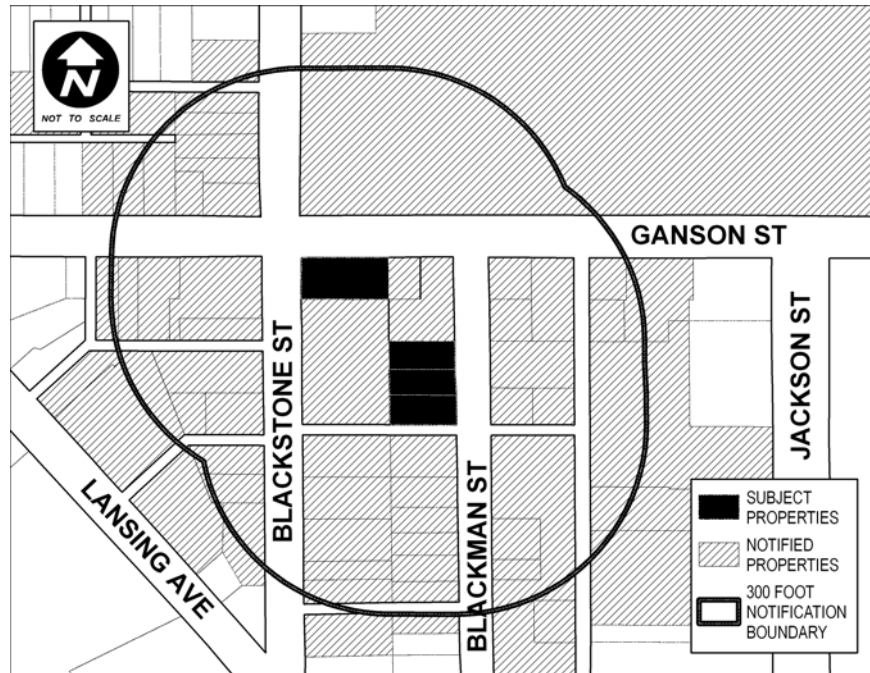
A substantial portion of the sub-block is already zoned C-4. If the rezoning is granted, only one small property along Ganson Street will remain zoned R-4. The applicant did his best to include that property in the request.

Recommendation

The rezoning request is compatible with the existing and proposed editions of the City's comprehensive plan. A significant portion of the sub-block is already used for non-residential purposes and is zoned accordingly. Although a wide variety of uses will be

allowed on the properties, all of the affected properties already border properties zoned C-4. The rezoning should not negatively affect area public utilities and services.

Based upon these factors, staff recommends **APPROVAL** of the rezoning to C-4.



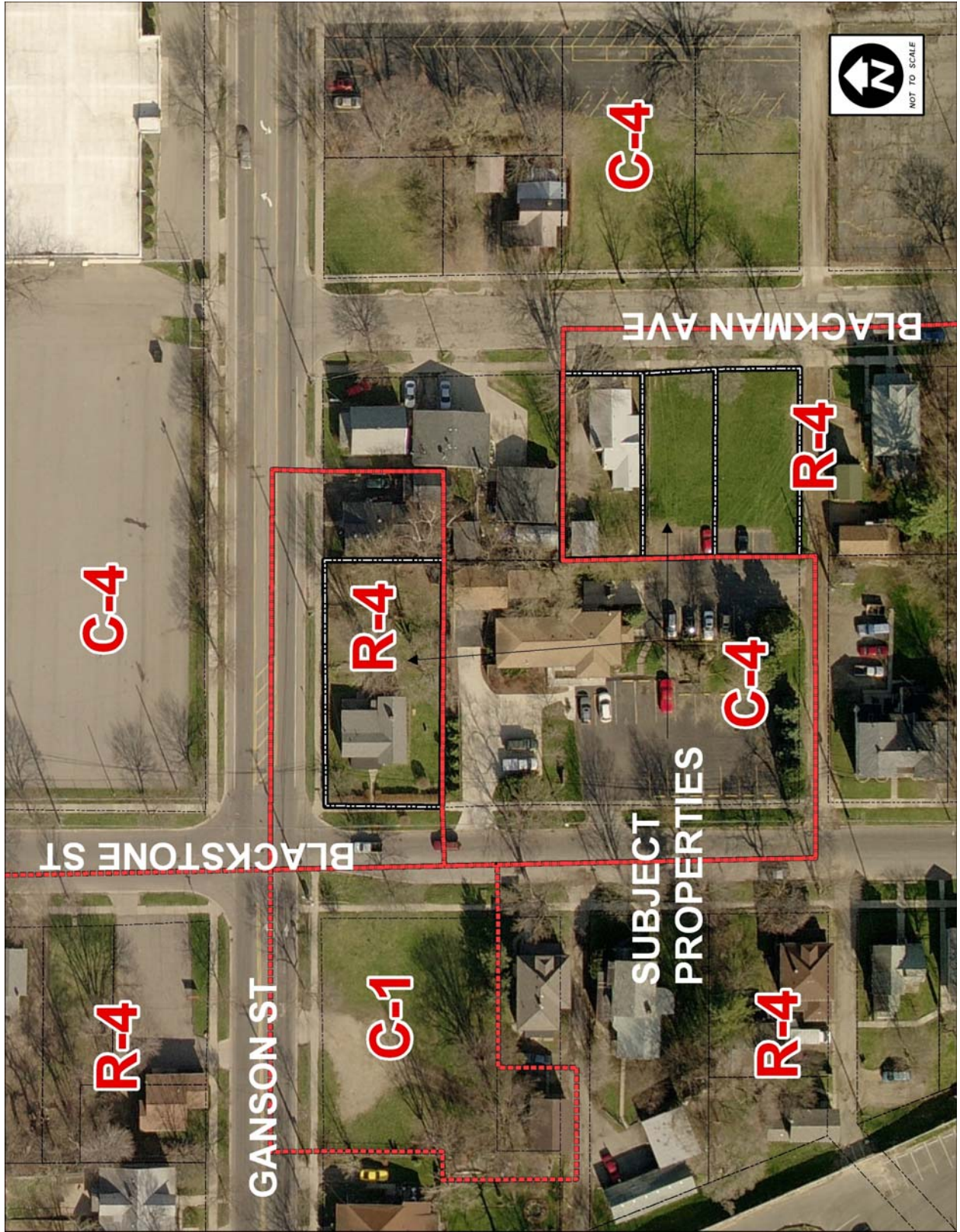
Public Notice Map

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

¹ C-4 zoning allows the following permitted uses: ambulance services; animal hospitals; antique, apparel, appliance, and automobile parts stores; arcades; minor and major automobile repair; automobile, truck and trailer display and sales; bag, carpet and rug cleaning; retail and wholesale bakeries; banks, loan and finance offices; barbershops, beauty shops, and tanning salons; bed and breakfasts; bicycle shops; bookstores; bottling or distribution of soft drinks and milk; bowling alleys, skating rinks, dance clubs, pool halls, and indoor athletic facilities; building material sales yards and supply stores; business or trade schools; bus stations; cabinet fabrication and sales, camera and photographic equipment supply stores; retail and wholesale candy, ice cream, and other confectionery stores; dental or medical clinics; clothing stores; crating and packing services; contractor offices with the incidental storage of parts, equipment and vehicles; child care centers; delicatessens; department stores; diaper, linen and towel supply services; drapery and curtain shops; drugstores; dry cleaners; dwellings on the upper floors of buildings; egg and poultry stores; wholesale and storage of electrical supplies; exterminator services; factory and mill supplies; sale and storage of feed and fertilizer; florist shops; fruit, vegetable, fish, and poultry wholesale markets; funeral homes, furniture, garden and lawn supply, and gift, novelty and souvenir stores; greenhouses and nurseries; grocery stores, supermarkets, and meat markets; grocer's wholesale supplies; hardware stores; headquarters for religious, philanthropic and charitable organizations; hearing aid stores; hotels and motels; interior decorators; jewelry stores; jukebox and vending machine services and distribution; custom and self-service laundries; public libraries; liquor, wine, and malt beverage packaging and distribution;

liquor stores; luggage shops, retail lumberyards; mail order warehouses; monument works; moving and storage companies; public museums; music stores; newspaper publishing; newsstands; offices designed to attract and serve customers on the premises; office supply stores; optician and optometrist shops; ornamental iron works and fence services; outdoor advertising services; paint and wallpaper stores; public or privately owned or operated parking lots and/or structures; pattern making; pet stores and supplies; pet grooming services; photocopying services, photographic studios, planned building group shopping centers; plumbing and heating stores and sheet metal shops; pressing, altering, and repairing of wearing apparel; printing and publishing, public utility offices, salesrooms, and material storage and service yards; radiator repair shops; radio and television broadcasting studios; resource centers providing services for the betterment of family relationships, neighborhood quality, occupational skills and educational development ; repair, rental, and servicing of products sold in the district; used clothing and furniture resale shops; eat-in and carry-out restaurants, bars and cocktail lounges; shoe stores and repairs; sign painting shops; skating rinks; social and fraternal clubs, union halls, lodges and similar uses; checking and servicing of special tools and gauges; sporting goods stores; studios, schools or similar facilities for professional work or instruction of any form of fine arts, ceramics, crafts, music, drama, and dance; surgical supply stores,; taxi stands; telephone exchanges; theaters and theatrical studios; tire and batter shops; toy stores, travel agencies; intercity trucking terminals; variety/notions and wall/floor coverings stores; welding shops; wholesale and warehousing of any commodity made or processed in the district; and work release houses.

² C-4 zoning allows the following conditional uses: auto washing and service stations, billboards and off-site signs; churches, synagogues, temples, and associated buildings; helicopter landing pads; public park and/or playgrounds; recycling collection centers; and elementary, secondary and college level schools.





City Planning Commission

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

PC 10-05 Notice of Public Hearing

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

Origin of the request:

Dr. Dale Gaide
539 N. Blackstone Street
Jackson, MI 49201

The location of the properties:

543 N. Blackstone Street and 540, 538, and --- N. Blackman Street

The rezoning request:

Rezone from R-4 (high-density apartment and office) to C-4 (general commercial).

The proposed use:

The rezoning will allow for the expansion of Dr. Gaide's veterinary clinic.



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

City Planning Commission – Wednesday, July 7, 2010 at 7:00 pm
City Council – Tuesday, July 20, 2010 at 7:00 pm

The meetings will be held in the

City Hall Council Chambers, 2nd floor
161 W. Michigan Avenue

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

By: Grant E. Bauman, AICP
R2PC Principal Planner



City Planning Commission

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

DRAFT MEETING MINUTES Wednesday, July 7, 2010 Council Chambers, City Hall

Members present: Patrick Colligan; Ryan Doll, Chair; Karen Dunigan, Mayor; John Guidinger, Vice-Chair; Clyde Mauldin; John Polaczyk, City Council; Warren Renando, Interim City Manager, and Sheila Troxel

Members absent: Jeanne Kubish

Staff present: Grant Bauman, R2PC Principal Planner; and Susan Murphy, Deputy City Attorney

Item 1 Call to order

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

Item 2 Pledge of allegiance

Those in attendance rose for the pledge of allegiance.

Item 3 Consideration of approval of the June 2, 2010 meeting minutes

A motion was made by Comm. Polaczyk, and supported by Comm. Colligan, to approve the City Planning Commission meeting minutes for June 2, 2010.

The motion passed by unanimous voice vote.

Item 4 PC 10-03 — Consideration of an amendment to the conditional use permit for St. John Catholic Church (711 N. Francis Street).

Mr. Bauman presented the staff recommendation to approve the conditional use permit amendment which allows the replacement of the existing rectory with a smaller structure (please see the staff report).

Chairman Doll opened the public hearing. Jeannette Woodard, the architect representing the church, spoke in favor of the proposal. No one spoke in opposition to the conditional use permit amendment. Chairman Doll closed the public hearing.

A motion was made by Comm. Renando and supported by Comm. Mauldin to approve the amendment to the conditional use permit for St. John Catholic Church.

The motion passed by the following vote: Yeas – 8 (Colligan, Doll, Dunigan, Guidinger, Mauldin, Polaczyk, Renando, and Troxel), Nays -0, Abstain – 0, Absent – 1 (Kubish).

Item 5 PC 10-04 — Consideration of a site plan review request for the installation of a wireless telecommunication tower in Sparks Foundation (Cascades) County Park.

Mr. Bauman presented the staff recommendation to approve the site plan for the installation of a wireless telecommunication tower near the intersection of High and Randolph Streets within the park (please see the staff report) with several conditions:

1. An affidavit sealed by a design engineer registered in the State of Michigan stating that the stealth pole will fall within 50% of its base and that it can support the six proposed antennas must be submitted to the City prior to the issuance of the building permit.
2. Proof of a signed lease must be submitted to the City prior to the issuance of the building permit.
3. Proof that an affidavit stating that the tower will be removed if its use is ceased or discontinued for more than 180 days was filed with the Registrar of Deeds must be submitted to the City prior to the issuance of the building permit.
4. An opaque fence approved by the Chief Building Official —rather than the proposed chain-link fence— must be installed around the lease area.
5. A permit for the access drive onto Randolph Street must be obtained prior to the issuance of a building permit.
6. Surface the driveway in a hard surface or in grass pavers rather than gravel.

Chairman Doll opened the public hearing. Brandon Ransom, Jackson County Parks Director; Mary Baird, Jackson County Parks Association; and T. J. Garrett, representing Metro PCS; spoke in favor of the proposal. Steven Jones, Cascades Baptist Church Associate Pastor; Nels Oman; John Wilson; and Peg Clevenger spoke in opposition to the proposal citing health concerns (e.g., cancer risk due to radiation), aesthetic concerns (e.g., the height of the tower, its location in a park, and its proximity to a non-motorized path), the potential loss of property values in the area, and other issues. The money to be generated by the lease of the land for the tower was also questioned. Many of those concerns were addressed by Ms. Garrett and the Planning Commission. Chairman Doll closed the public hearing.

A motion was made by Comm. Dunigan and supported by Comm. Guidinger to approve the site plan with the conditions recommended by staff.

The motion passed by the following vote: Yeas – 5 (Colligan, Dunigan, Guidinger, Polaczyk, and Troxel), Nays -3 (Doll, Mauldin, and Renando), Abstain – 0, Absent – 1 (Kubish).

Item 6 PC 10-05 — Consideration of a request to rezone 543 N. Blackstone Street and 540, 538, and --- N. Blackman Avenue to C-4 (general commercial) from R-4 (high-density apartment and office).

Mr. Bauman presented the staff recommendation to approve the rezoning of several properties located in the sub-block formed by Ganson Street to the north, a public alley to the south, Blackman Avenue to the east, and Blackstone Street to the west (please see the staff report).

Chairman Doll opened the public hearing. Dr. Gaide, the applicant, spoke in favor of the proposal. No one spoke in opposition to the site plan. Chairman Doll closed the public hearing.

A motion was made by Comm. Polaczyk and supported by Comm. Troxel to recommend approval of the rezoning to City Council.

The motion passed by the following vote: Yeas – 8 (Colligan, Doll, Dunigan, Guidinger; Mauldin, Polaczyk, Renando and Troxel), Nays -0, Abstain – 0, Absent – 1 (Kubish).

Item 7 Adoption of the 2010 edition of the City of Jackson Comprehensive Plan.

Mr. Bauman summarized the staff memo regarding the adoption of the 2010 edition of the City of Jackson Comprehensive Plan (please see the memo).

Chairman Doll opened the public hearing. No one spoke in favor of, or opposition to, the 2010 edition of the City of Jackson Comprehensive Plan. Chairman Doll closed the public hearing.

A motion was made by Comm. Guidinger and supported by Comm. Troxel to adopt the 2010 edition of the City of Jackson Comprehensive Plan.

The motion passed by the following vote: Yeas – 7 (Colligan, Doll, Dunigan, Guidinger, Polaczyk, Renando and Troxel), Nays -1 (Mauldin), Abstain – 0, Absent – 1 (Kubish).

The motion was approved by more than the 2/3 majority vote of the City Planning Commission as required by the Michigan Planning Enabling Act (MPEA). The resolution required by the MPEA was drafted and signed by the Chair at a later date.

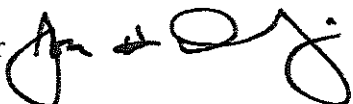
Item 8 Adjournment

The meeting was adjourned at 8:45 p.m.

**Grant E. Bauman
Recording Secretary**



July 12, 2010

TO: Warren D. Renando, Interim City Manager
FROM: Jon H. Dowling, P.E., City Engineer 
RE: Change to Consumers Energy Streetlight Contract/Grand River ArtsWalk Project

As part of the Grand River ArtsWalk, Department of Engineering is rebuilding Mechanic Street from Ganson to Armory Court and installing new street lighting.

Attached is an Authorization for Change in Standard Streetlighting Contract from Consumers Energy to deduct 2 street lights and add 19 street lights as requested by the Department of Engineering. A Consumers Energy resolution authorizing this change is also attached.

With your concurrence, I request that the authorization for change be submitted to City Council for their approval and the Mayor and City Clerk be authorized to sign the documents. If you have questions, please contact me.

JHD:sms

c: Lynn Fessel, City Clerk
Randall T. McMunn, P.E., Assistant City Engineer
Robert Dietz, Parking Manager/Engineering Assistant

Jackson Customer Service Center

1955 West Parnall Road, Jackson, MI 49201 • Facsimile (517) 783-0307

June 08, 2010

Notification Nbr: 1006751734

City Of Jackson
Randy McMunn
161 W. Michigan Ave
Jackson, MI 49201

cc: Grand River Arts Walk Streetlight Project

Rate Schedule: GML - General Service Metered Lighting

STREETLIGHTING AUTHORIZATION:

Location(s)
Customer owned lighting – 10 lights on West side & 9-lights on East side of N. Mechanic St. Between Armory Ct and Ganson St.

Enclosed for approval and signature is the original Authorization for Change and Resolution covering the replacement and/or installation of streetlight(s). In conjunction with the work, a non-refundable payment of \$1,414.00 is required.

<u>Quantity</u>	<u>Description</u>	<u>Unit Cost</u>	<u>Unit Total</u>
1	New Underground Service	\$65.00 Each	\$65.00
2	Removal of existing HPS Streetlights	\$1,349.00	\$1,349.00
Total Contribution:			\$1,414.00

Please sign and return the original Authorization for Change and Resolution in the enclosed self addressed envelope. Payment in full is required before the installation can be scheduled for construction.

Greg Gundy
Customer Energy Specialist
Jackson Service Center
517-788-1480

Received
JUN 10 2010
Engineering
City of Jackson

AUTHORIZATION FOR CHANGE IN STANDARD STREETLIGHTING CONTRACT

Consumers Energy Company is hereby authorized as of the ____ day of ____, 2010, by the City of Jackson, to make changes, as listed below, in the streetlighting system(s) covered by the existing Standard Streetlighting Contract between the Company and the City of Jackson, dated October 30, 1979.

- Energy-Only Streetlighting Rate L-1
- Customer-Owned Streetlight System Rate L-2
- Company-Owned Streetlight System Rate L-3

<u>Number of Luminaires</u>	<u>Nominal Lumen Rating</u>	<u>Light Source</u>	<u>Installation or Removal</u>	<u>Voltage Service</u>	<u>Point of Attachment With Company's Dist System</u>	<u>Location</u>
1	8.5k	HPS	Remove	120		2-poles south of Armory Ct, on West side of N. Mechanic St
1	14k	HPS	Remove	120		Intersection of Armory Ct & N. Mechanic St.
19	100W	Metal Halide	Install	240		10-lights on West side & 9-lights on East side of N. Mechanic St. between Armory Ct & Ganson St

Notification Number 1006928331

Construction Work Order Number _____

Except for the changes in the streetlighting system(s) as herein authorized, all provisions of the aforesaid Standard Streetlighting Contract dated October 30, 1979, shall remain in full force and effect.

By: _____
Its

Intentionally left blank

RESOLUTION

RESOLVED, that it is hereby deemed advisable to authorize Consumers Energy Company to make changes in the streetlighting service as provided in the Standard Streetlighting Contract between the Company and the City Village Township of Jackson, dated October 30, 1979, in accordance with the Authorization for Change in Standard Streetlighting Contract dated as of _____, 2010, heretofore submitted to and considered by this Commission Council Board; and

RESOLVED, further, that the _____ and _____ Clerk be and are authorized to execute such authorization for change on behalf of the City Village Township.

STATE OF MICHIGAN)
) ss
COUNTY OF Jackson)

I, _____, Clerk of the City Village Township of Jackson do hereby certify that the foregoing resolution was duly adopted by the Commission Council Board of said municipality, at the meeting held therein on the _____ day of _____, 2010.

City Village Township Clerk

Dated:

1

REMOVE

100W HPS CENTER SUSPENSION STREETLIGHT AND 6DX SECONDARY TO SOUTH

2

REMOVE

CS STREETLIGHT MESSENGER

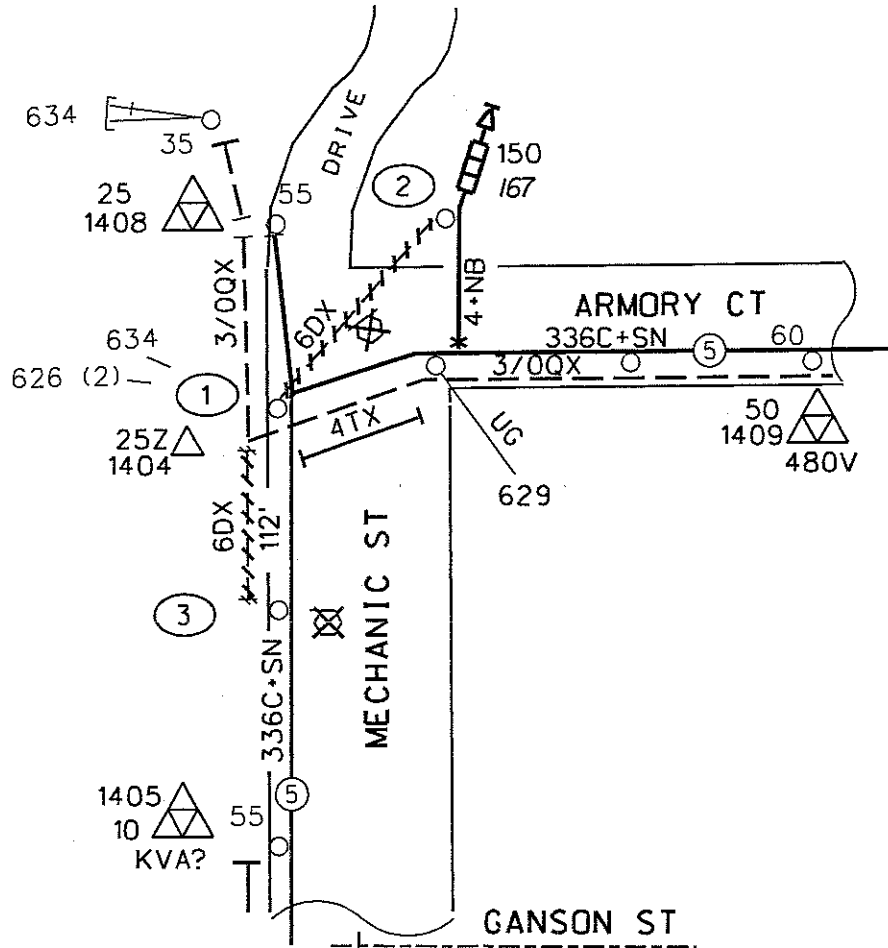
3

REMOVE

150W HPS COBRA HEAD 6FT BRACKET



JACKSON CO
BLACKMAN TWP
T52 R01 SEC.34



NOTE:
REMOVING OH STREETLIGHTS
CITY OF JACKSON CONVERTING TO
CITY OWNED DECORATIVE LIGHT FIXTURES

NOTIFICATION #1006928331

ORDER NUMBER

Consumers Energy

A CMS Energy Company

ELECTRIC

DESIGNED BY
GCGUNDY

DATE
05/10/10

600 N. MECHANIC ST, JACKSON - ERET/OHL

APPROVED BY

DATE

For: GRAND RIVER ARTS WALK
CITY OF JACKSON (ENERGY
ONLY) STREETLIGHTS
600 N. MECHANIC ST

SHEET 1 OF 1

SCALE
1"=100'

-CONSTRUCTION CERTIFICATION-

Work was constructed as Engineered or Changed as Indicated.
All Salvageable Material Was Returned to Stores.

Signed _____ in Direct Charge of Work

Dates: Started _____ Completed _____

MISS DIG NUMBER: _____ DATE: _____

TLM NUMBER

OF
RODS

OHMS

CONSTRUCTION MEASURE NUMBER

5201341401

100000898707

SUBSTATION

WD NO.

ORDER TYPE MAINTENANCE ACTIVITY TYPE DESIGN NUMBER

OAK STREET

0908

ERET UGS 10150952

CIRCUIT

CKT NO.

LCP NO.

STAKED YES NO

COOPER STREET

01

0304

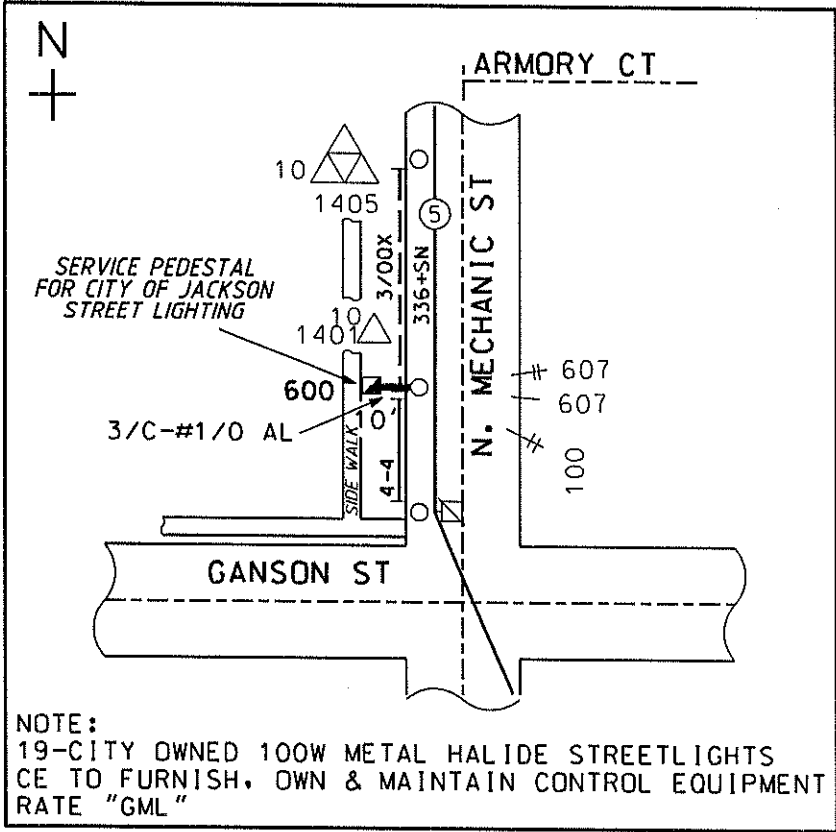
TREES YES NO

ADDRESS		
600 N. MECHANIC ST, JACKSON - ECNC/STL		
PROJECT TITLE		
600 N. MECHANIC ST-GRAND RIVER ARTS WALK		
DESIGN NUMBER	AS-BUILT NUMBER	
10156052		
CONSTRUCTION MEASURE NUMBER		
100000898707		
NOTIFICATION NUMBER		
1006751734		
ORDER TYPE	ORDER NUMBER	
ECNC		
MAINTENANCE ACTIVITY TYPE		
STL		
METER ORDER NUMBER	METER NUMBER	
READ	METER LOCATION	
<input type="checkbox"/> SET	<input type="checkbox"/> REMOVE	<input type="checkbox"/> EXCHANGE
DESIGNED BY	DATE	
GCGUNDY	06/07/10	




A CMS Energy Company SERVICE

JACKSON COUNTY
BLACKMAN TOWNSHIP
TLM 5201341401





July 12, 2010

TO: Warren D. Renando, Interim City Manager
FROM: Jon H. Dowling, P.E., City Engineer 
RE: Change to Consumers Energy Streetlight Contract/Results of Survey

In 2009, the City worked with Consumers Energy on a Streetlight Survey to determine the number of actual light fixtures that are within the City, the size and type of the light fixture, and the ownership of the lights. The results of the survey were that the City was being billed for more fixtures than existed of Consumers-owned lights, and we were being billed for fewer fixtures than exist of the City-owned lights. This results in a one-time credit to the City of \$73,357.

Attached is an Authorization for Change in Standard Streetlighting Contract from Consumers Energy to adjust the number of lights to the actual number of lights within the City as a result of the Streetlight Survey. A Consumers Energy resolution authorizing this change is also attached.

With your concurrence, I request that the authorization for change be submitted to City Council for their approval and the Mayor and City Clerk be authorized to sign the documents. If you have questions, please contact me.

JHD:sms

c: Lynn Fessel, City Clerk
Randall T. McMunn, P.E., Assistant City Engineer
Robert Dietz, Parking Manager/Engineering Assistant
Lucinda Schultz, Accounting Manager

AUTHORIZATION FOR CHANGE IN STANDARD STREETLIGHTING CONTRACT

Listed below is a schedule of the quantity, type, and size of luminaires currently in operation within the City of Jackson. Beginning the 1st day of June, 2010, this list of luminaires comprises all luminaires in the streetlighting system(s) covered by the existing Standard Streetlighting Contract between the Company and the City of Jackson, dated October 30, 1979.

Exhibit A has been created to offer the City of Jackson an overview of Consumers Energy owned streetlights within their political boundary. Exhibit A represents the results of a streetlight survey conducted in **2009**. The locations of the fixtures are approximate and only reflect information thru the date of this survey. Exhibit A is not to be distributed or reproduced without the express authorization of Consumers Energy.

Company-Owned Streetlight System Rate GUL

Number of Luminaires	Nominal Wattage Rating	Light Source	Installation, Existing or Removal	Location
Total Streetlight Count				
10	175W	MH	Existing	See attached map Exhibit A
1	100W	MV	Existing	See attached map Exhibit A
516	175W	MV	Existing	See attached map Exhibit A
629	250W	MV	Existing	See attached map Exhibit A
66	400W	MV	Existing	See attached map Exhibit A
282	100W	HPS	Existing	See attached map Exhibit A
422	150W	HPS	Existing	See attached map Exhibit A
1	200W	HPS	Existing	See attached map Exhibit A
140	250W	HPS	Existing	See attached map Exhibit A
11	400W	HPS	Existing	See attached map Exhibit A
Border Streetlights (Included within Total Count)				
1	250W	HPS	Existing	At the intersection of Boardman Rd & Wisner St
5	250W	MV	Existing	Along Wisner St. S/O Boardman Rd
1	250W	MV	Existing	Along Clinton Rd. between Commonwealth Ave. & Andrew Ave.
1	250W	HPS	Existing	At the intersection of Boardman Rd & Wisner St
3	100W	HPS	Existing	Along Brown St. between W. Monroe St. & Argyle St.
1	150W	HPS	Existing	Along Brown St. between W. Monroe St. & Argyle St.
3	100W	HPS	Existing	Along Brown St. between W. Monroe St. & Argyle St.
4	175W	MV	Existing	Along Brown St. between Daneil Rd. & Randolph St.
8	250W	MV	Existing	Along Brown St. between Daneil Rd. & Randolph St.
4	400W	MV	Existing	Along Brown St. between Daneil Rd. & Randolph St.
1	150W	HPS	Existing	Along Brown St. between Daneil Rd. & Randolph St.
1	200W	HPS	Existing	Along Brown St. between Daneil Rd. & Randolph St.
3	250W	MV	Existing	Along South St. between First St. & Losey Ave.
2	400W	MV	Existing	Along South St. between First St. & Losey Ave.
6	100W	HPS	Existing	Along South St. between First St. & Losey Ave.
2	150W	HPS	Existing	Along South St. between First St. & Losey Ave.

Except for the changes in the streetlighting system(s) as herein authorized, all provisions of the aforesaid Standard Streetlighting Contract dated October 30, 1979, shall remain in full force and effect.

City of Jackson _____

By: _____

RESOLUTION

RESOLVED, that it is hereby deemed advisable to authorize Consumers Energy Company to make changes in the streetlighting service as provided in the Standard Streetlighting Contract between the Company and the City Village Township of Jackson, dated June 1, 2010, in accordance with the Authorization for Change in Standard Streetlighting Contract dated as of October 30, 1979, heretofore submitted to and considered by this Commission Council Board; and

RESOLVED, further, that the _____ and _____ Clerk be and are authorized to execute such authorization for change on behalf of the City Village Township.

STATE OF MICHIGAN)
) ss
COUNTY OF JACKSON)

I, _____, Clerk of the City Village Township of Jackson do hereby certify that the foregoing resolution was duly adopted by the Commission Council Board of said municipality, at the meeting held therein on the ____ day of _____.

 City Village Township Clerk

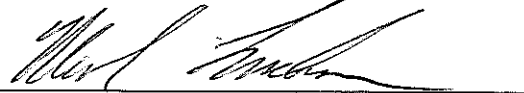
Dated:

Consumers Energy has conducted a streetlight survey in the City of Jackson. The results of the survey identified a discrepancy between the current streetlight billing parameters and the actual assets in the field. The net financial impact of this discrepancy is that the City of Jackson is being overcharged by an estimated \$3,700 dollars a month. This overbilling will be refunded by Consumers Energy for the maximum refund period allowed by tariff which is two years. This refund will be applied as a credit to the City of Jackson streetlight bill.

Estimate of Credit Amount: \$ 73,357

Reviewed by: Mark Luehmann
Regional Operations Manager

Signed: _____



Date: _____

6/14/10



City Planning Commission

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

July 20, 2010

Honorable Mayor and City Council
City of Jackson, Michigan

Subject: **Approval of the 2010 edition of the City of Jackson Comprehensive Plan**

Dear Mayor and Councilpersons:

The City Planning Commission recently adopted the 2010 edition of the City of Jackson Comprehensive Plan in accordance with the Michigan Planning Enabling Act (MPEA). City Council reserved the right to approve the document by resolution on April 27, 2010 as allowed the MPEA. The CPC adopted the Plan and recommended its approval to City Council after holding a public hearing at its Wednesday, July 7, 2010, meeting. The Plan now comes to City Council for its approval or rejection.

In the event that the Plan is rejected, the Michigan Planning Enabling Act requires City Council to submit a statement of its objections to the proposed plan to the City Planning Commission (CPC). It is then the responsibility of the CPC to address those objections. A new public hearing must be held by the CPC prior to adopting the revised plan and submitting it to City Council for approval. This process must be repeated until the Plan is approved by City Council.

A copy of the 2010 edition of the City of Jackson Comprehensive Plan is attached as well as a Resolution of Approval and the minutes of the July 7, 2010 meeting of the City Planning Commission.

Please contact me at 768-6711 if you have any questions.

Sincerely,

Grant E. Bauman, AICP
Principal Planner

City of Jackson
City Council

2010 edition of the
City of Jackson Comprehensive Plan
Resolution of Approval

WHEREAS, the City of Jackson is responsible for creating a master plan to guide future development within the City as required by the Michigan Planning Enabling Act (PA 33 of 2008); and

WHEREAS, the Jackson City Council created a planning commission for the purposes stated in the Michigan Planning Enabling Act; and

WHEREAS, the City Planning Commission undertook a thorough study of the natural and cultural features, population, and existing land use and public infrastructure of the City; and

WHEREAS, the City Planning Commission drafted development policies and a future land use map and zoning plan element designed to implement those policies; and

WHEREAS, the 2010 edition of the City of Jackson Comprehensive Plan contains maps and descriptive and other matter intended by the City Planning Commission to form the document; and

WHEREAS, the City Planning Commission held a public hearing on the 2010 edition of the City of Jackson Comprehensive Plan on July 7, 2010; and

WHEREAS, the City Planning Commission found that the 2010 edition of the City of Jackson Comprehensive Plan is necessary for the continued development of the City; and

WHEREAS, the City Planning Commission adopted the 2010 edition of the City of Jackson Comprehensive Plan on July 7, 2010; and

WHEREAS, the Jackson City Council reserved the right to approve the 2010 edition of the City of Jackson Comprehensive Plan as allowed by the Michigan Planning Enabling Act.

NOW, THEREFORE BE IT RESOLVED the Jackson City Council hereby approves the 2010 edition of the City of Jackson Comprehensive Plan.

I, Karen Dunigan, Mayor of the City of Jackson, do hereby certify that the foregoing is a true and original copy of a resolution adopted by the City Council at a Regular Meeting thereof held on the 20th day of July, 2010.

Mayor
City of Jackson, Michigan

Date



City Planning Commission

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

DRAFT MEETING MINUTES Wednesday, July 7, 2010 Council Chambers, City Hall

Members present: Patrick Colligan; Ryan Doll, Chair; Karen Dunigan, Mayor; John Guidinger, Vice-Chair; Clyde Mauldin; John Polaczyk, City Council; Warren Renando, Interim City Manager, and Sheila Troxel

Members absent: Jeanne Kubish

Staff present: Grant Bauman, R2PC Principal Planner; and Susan Murphy, Deputy City Attorney

Item 1 Call to order

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

Item 2 Pledge of allegiance

Those in attendance rose for the pledge of allegiance.

Item 3 Consideration of approval of the June 2, 2010 meeting minutes

A motion was made by Comm. Polaczyk, and supported by Comm. Colligan, to approve the City Planning Commission meeting minutes for June 2, 2010.

The motion passed by unanimous voice vote.

Item 4 PC 10-03 — Consideration of an amendment to the conditional use permit for St. John Catholic Church (711 N. Francis Street).

Mr. Bauman presented the staff recommendation to approve the conditional use permit amendment which allows the replacement of the existing rectory with a smaller structure (please see the staff report).

Chairman Doll opened the public hearing. Jeannette Woodard, the architect representing the church, spoke in favor of the proposal. No one spoke in opposition to the conditional use permit amendment. Chairman Doll closed the public hearing.

A motion was made by Comm. Renando and supported by Comm. Mauldin to approve the amendment to the conditional use permit for St. John Catholic Church.

The motion passed by the following vote: Yeas – 8 (Colligan, Doll, Dunigan, Guidinger, Mauldin, Polaczyk, Renando, and Troxel), Nays -0, Abstain – 0, Absent – 1 (Kubish).

Item 5 PC 10-04 — Consideration of a site plan review request for the installation of a wireless telecommunication tower in Sparks Foundation (Cascades) County Park.

Mr. Bauman presented the staff recommendation to approve the site plan for the installation of a wireless telecommunication tower near the intersection of High and Randolph Streets within the park (please see the staff report) with several conditions:

1. An affidavit sealed by a design engineer registered in the State of Michigan stating that the stealth pole will fall within 50% of its base and that it can support the six proposed antennas must be submitted to the City prior to the issuance of the building permit.
2. Proof of a signed lease must be submitted to the City prior to the issuance of the building permit.
3. Proof that an affidavit stating that the tower will be removed if its use is ceased or discontinued for more than 180 days was filed with the Registrar of Deeds must be submitted to the City prior to the issuance of the building permit.
4. An opaque fence approved by the Chief Building Official —rather than the proposed chain-link fence— must be installed around the lease area.
5. A permit for the access drive onto Randolph Street must be obtained prior to the issuance of a building permit.
6. Surface the driveway in a hard surface or in grass pavers rather than gravel.

Chairman Doll opened the public hearing. Brandon Ransom, Jackson County Parks Director; Mary Baird, Jackson County Parks Association; and T. J. Garrett, representing Metro PCS; spoke in favor of the proposal. Steven Jones, Cascades Baptist Church Associate Pastor; Nels Oman; John Wilson; and Peg Clevenger spoke in opposition to the proposal citing health concerns (e.g., cancer risk due to radiation), aesthetic concerns (e.g., the height of the tower, its location in a park, and its proximity to a non-motorized path), the potential loss of property values in the area, and other issues. The money to be generated by the lease of the land for the tower was also questioned. Many of those concerns were addressed by Ms. Garrett and the Planning Commission. Chairman Doll closed the public hearing.

A motion was made by Comm. Dunigan and supported by Comm. Guidinger to approve the site plan with the conditions recommended by staff.

The motion passed by the following vote: Yeas – 5 (Colligan, Dunigan, Guidinger, Polaczyk, and Troxel), Nays -3 (Doll, Mauldin, and Renando), Abstain – 0, Absent – 1 (Kubish).

Item 6 PC 10-05 — Consideration of a request to rezone 543 N. Blackstone Street and 540, 538, and --- N. Blackman Avenue to C-4 (general commercial) from R-4 (high-density apartment and office).

Mr. Bauman presented the staff recommendation to approve the rezoning of several properties located in the sub-block formed by Ganson Street to the north, a public alley to the south, Blackman Avenue to the east, and Blackstone Street to the west (please see the staff report).

Chairman Doll opened the public hearing. Dr. Gaide, the applicant, spoke in favor of the proposal. No one spoke in opposition to the site plan. Chairman Doll closed the public hearing.

A motion was made by Comm. Polaczyk and supported by Comm. Troxel to recommend approval of the rezoning to City Council.

The motion passed by the following vote: Yeas – 8 (Colligan, Doll, Dunigan, Guidinger; Mauldin, Polaczyk, Renando and Troxel), Nays -0, Abstain – 0, Absent – 1 (Kubish).

Item 7 Adoption of the 2010 edition of the City of Jackson Comprehensive Plan.

Mr. Bauman summarized the staff memo regarding the adoption of the 2010 edition of the City of Jackson Comprehensive Plan (please see the memo).

Chairman Doll opened the public hearing. No one spoke in favor of, or opposition to, the 2010 edition of the City of Jackson Comprehensive Plan. Chairman Doll closed the public hearing.

A motion was made by Comm. Guidinger and supported by Comm. Troxel to adopt the 2010 edition of the City of Jackson Comprehensive Plan.

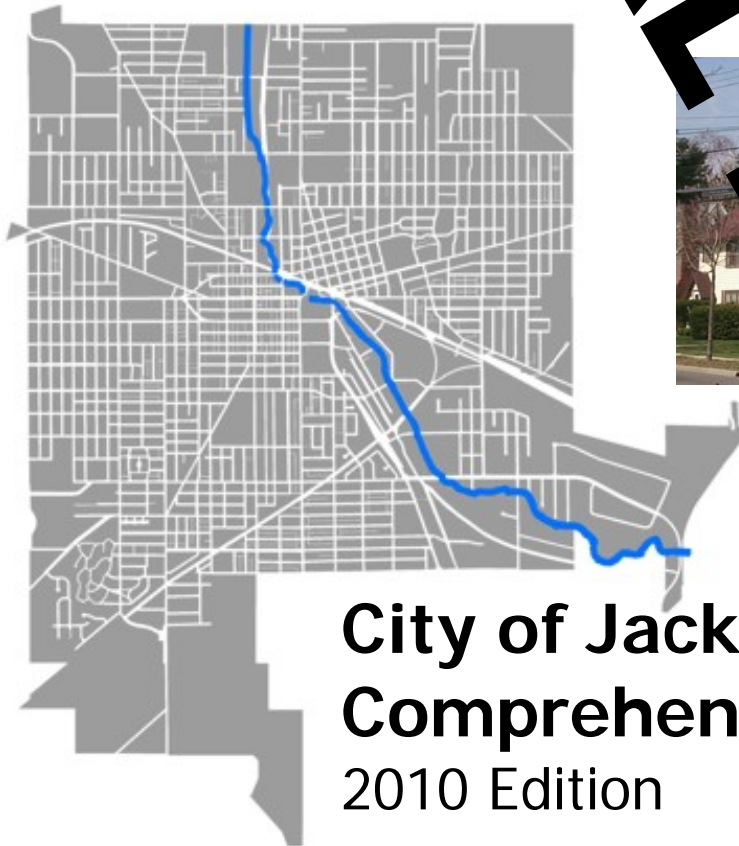
The motion passed by the following vote: Yeas – 7 (Colligan, Doll, Dunigan, Guidinger, Polaczyk, Renando and Troxel), Nays -1 (Mauldin), Abstain – 0, Absent – 1 (Kubish).

The motion was approved by more than the 2/3 majority vote of the City Planning Commission as required by the Michigan Planning Enabling Act (MPEA). The resolution required by the MPEA was drafted and signed by the Chair at a later date.

Item 8 Adjournment

The meeting was adjourned at 8:45 p.m.

**Grant E. Bauman
Recording Secretary**



**City of Jackson
Comprehensive Plan
2010 Edition**

APPROVAL DRAFT

The City of Jackson Comprehensive Plan

was developed by the

Jackson City Planning Commission

in conjunction with the staffs of the

City of Jackson Community Development Department
Region 2 Planning Commission

Adoption

City Planning Commission –

City Council –

City Planning Commission Membership

Ryan Doll, *Chair*

John Guidinger, *Vice-Chair*

Karen Dunigan, *Mayor*

John Polaczyk, *Councilperson*

Warren Renando, *Acting City Manager*

Patrick Colligan, *Commissioner*

Jeannie Kubish, *Commissioner*

Clyde Mauldin, *Commissioner*

Sheila Troxel, *Commissioner*

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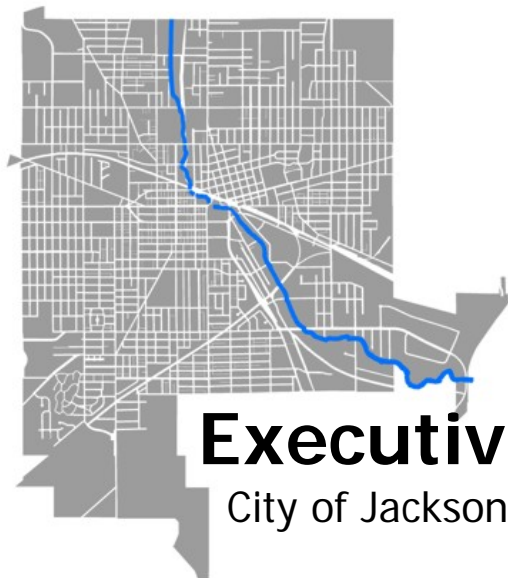
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Executive Summary

City of Jackson Comprehensive Plan



Executive Summary

Introducing the City of Jackson Comprehensive Plan

The Planning Commission, in consultation with City and Region 2 Planning Commission (R2PC) staff, developed the current draft of the City of Jackson Comprehensive Plan. This executive summary provides a brief overview of the Plan. If you received this summary as a separate document, the entire plan can be obtained online at www.cityofjackson.org. Copies of the Comprehensive Plan can be obtained by calling (517) 788-4426.

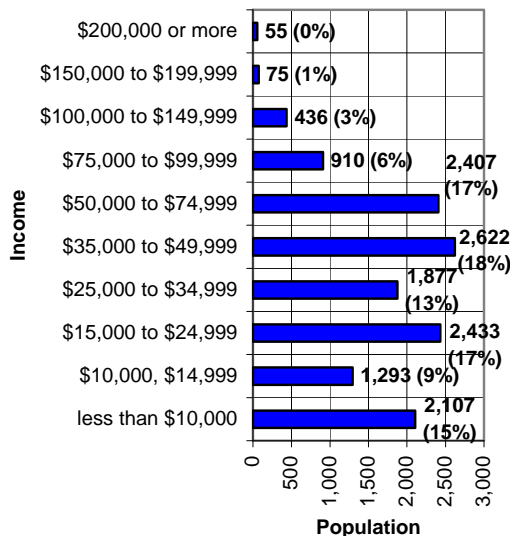
The Plan is organized into seven chapters:

- Introduction
- Community profile
- Neighborhoods and housing
- The economy
- Community services
- Future land use plan
- Zoning plan

One way to look at the composition of the Plan is its essential components. Background information was gathered from existing studies and Census findings; field investigations; and input from community leaders. A community vision of the future, which anticipates growth and development, was developed. A plan for the physical distribution of land uses throughout the City that respects the goals and objectives of the community was also created. Finally, strategies and policies were designed to implement the Plan's goals and future land use plan.

The Comprehensive Plan can be viewed as the community's blueprint for the future; a guide to help ensure each individual decision fits as part of a whole.

Community Profile



**Household Income
City of Jackson**

The population of the City is relatively young. This can be illustrated by identifying the generations present in Jackson. For example, Shadow Boomers (15-24 year-olds in the year 2000) make up almost 30% of the population. Baby Boomers (25-54) comprise 26% of the population. Echo Boomers (5-14) comprise over 16% of the population. Older adults (55+) comprise fewer than 19% of the population. Very young children (<5) comprise over 9% of the population.

Unfortunately, many City residents are also relatively poor. 41% of households in the City made less than \$25,000 in 1999. Less than 32% of households made between \$25,000 and \$50,000. However, slightly more than 27% made more than \$50,000.



Executive Summary

Neighborhoods and Housing

The City of Jackson offers buildings rich in architectural detail, plenty of parks and recreational facilities; highly developed infrastructure, neighborhoods with mature trees and sidewalks; and abundant opportunities for shopping and entertainment within walking distance of residential areas. However, the population of the City continues to decline. This decrease in population is caused in part by a decrease in the number of housing units located in the City as well as the decreasing size of the average American household.

The City has a relatively low housing vacancy rate. However, a large percentage of households rent their housing units. In fact, the percentage of renter-occupied housing units has increased from around 34% in 1960 to over 42% in the Year 2000.

Over half of the housing units in the City were built prior to 1940. The City also has a smaller percentage of single-family housing units than the County or State. However, housing in the City is generally less expensive than the surrounding area.



Single-Family Homes

Neighborhoods and Housing Goal:

Provide a wide range of residential choices that meet the needs of an economically diverse population in a high quality living environment

In order to help stabilize the population, an objective of the Plan is to create new housing units. One strategy to fulfill this objective is the conversion of the upper stories of retail buildings into loft apartments. The Zoning Ordinance should also be updated to allow for new homes to be built in the City which blend into their respective neighborhoods.

Neighborhoods must also be improved if they are to attract new development. Strategies to fulfill this objective include:

- Efforts to increase home ownership
- Minimizing the conflicts that occur whenever residential and non-residential uses abut, and
- Sponsoring neighborhood clean-up programs such as street tree planting and leaf collection

The Economy

According to the 2000 US Census, almost two-thirds of employed City residents have jobs in the manufacturing; educational, health and social services; retail trade; and arts, entertainment, recreation, accommodation and food services sectors



Executive Summary

Downtown Jackson has lost most of the prominence it once held within the County (and beyond) as a shopping area. This decline is due in part to the City's loss of population. Large department stores that used to anchor the Downtown have disappeared, leaving an enormous retail void in the Downtown. However, Downtown Jackson is evolving into an office, governmental and entertainment center with specialized retail and service uses intended to serve the metropolitan area.

Two goals are listed under The Economy chapter:

- **Increase employment opportunities within the City**
- **Eliminate commercial, office and industrial conflicts with residential neighborhoods**



Downtown Jackson

The Plan advocates promoting the City as an attractive location for establishments in a wide range of employment sectors that pay high wages.

Efforts are also aimed at creating a vibrant and healthy Downtown. For example, a market analysis should be conducted that identifies suitable businesses for Downtown Jackson. A limited number of basic retail establishments should also be recruited to serve Downtown residents and employees.

Other strategies are aimed at designing new facilities that complement their surroundings. Design guidelines should be created for parking, signs, design character, and other components of development. The employment of aesthetic improvements/modifications should also be encouraged that will improve the appearance of existing buildings.

Community Services

The Jackson Police Department is committed to community policing. For example, Police and Community Teams (PACTS) work with local residents, businesses, other law enforcement agencies and government agencies to solve neighborhood problems.

A variety of institutions provide other public services. For example, the 1,400-seat Michigan Theater and the County Fairgrounds are just a few of the facilities within the City that provide performance space. The Carnegie Branch is the centerpiece of the Jackson District Library. A wide variety of public and private institutions operate educational facilities within the City. Solid waste disposal within the City is provided by a number of private haulers.



**Carnegie Branch
Jackson District Library**



Executive Summary

Finally, parking facilities are provided by the City and the businesses/institutions they serve.

Two goals are listed under the Community Services chapter:

- **Provide the residents of Jackson high quality community and cultural facilities and services**
- **Provide a safe and efficient multi-modal transportation system**

The City should continue to modernize its facilities and offices and maintain its existing infrastructure in an effort to meet the current and future needs of the entire community.

Actions should also be taken to protect and manage the City's natural resources, including:

- the purchase of sensitive area such as wetlands and forests for urban recreation, education and to protect wildlife habitat, and
- the codification of stormwater management best management practices for use in the design review process for new developments

Improving the bicycling and walking environment within neighborhoods is just one of the strategies aimed at encouraging alternative modes of travel to the automobile for both transportation and recreational purposes.

Future Land Use Plan

The following descriptions are associated with the land use categories outlined on the Comprehensive Plan's Future Land Use Map and Conservation Overlay Areas Map.

Residential areas comprise 46.3% of City land. There are 4 types of residential areas:

- **Single-family neighborhoods.** These areas are comprised exclusively of single-family residences. They also encompass almost one-third of the City. The Comprehensive Plan recommends maintaining the current well-balanced mix of these neighborhoods.
- **One- and two-family neighborhoods.** Very similar in nature to their single family counterparts. Owner occupancy of homes and duplex units should be encouraged.
- **Medium-density neighborhoods.** Medium-density buildings contain 3 to 6 dwelling units. However, these areas are also comprised of single family homes and duplexes.
- **High-density residential complexes.** These areas are comprised of apartment and condominium complexes with 7 or more units. They are scattered throughout the City.



Apartment Complex

Commercial areas comprise 8.6% of City land. There are 4 types of commercial areas:



Executive Summary

- **Office transition areas.** Offices often have a commercial appearance. They are also often located adjacent to institutions and other commercial areas.
- **Local commercial areas.** Local commercial enterprises are often located next to residential properties. They should be designed to be compatible with residential uses.



Local Commercial

- **General commercial area.** This area is dominated by Jackson Crossing Mall and other large strip shopping centers. They should be separated from surrounding residential areas.
- **Downtown commercial area.** Downtown Jackson should continue to move towards and office, governmental, retail and entertainment center.

All businesses should be located on the first floor of commercial/office buildings. Apartments and condos should be encouraged on the upper floors of most commercial/office buildings.

Mixed use areas comprise 2.6% of City land. There are 3 mixed use areas:

- **Arts colony area.** This area contains a combination of studios, residential lofts, galleries, retail shops and entertainment venues. It is located in the vicinity of the Armory.
- **Healthcare area.** This area allows for the growth of medical care facilities. It is designed to direct growth southward, stabilizing the Loomis Park Neighborhood.
- **Historic office area.** Offices, bed and breakfast establishments, and residences should be allowed in the area. New structures should be built to complement existing structures.



Allegiance Health

Industrial areas comprise 21.4% of City land. There are 2 types of industrial areas:

- **Industrial commercial areas.** Businesses should share the characteristics of both low-intensity "light" industrial and "heavy" commercial uses.
- **General industrial areas.** The businesses proposed for these areas include more intensive "heavy" industrial uses in terms of external impacts.

Public and quasi-public areas comprise 21.1% of City Land. There are two types of public/quasi-public areas:

- **Parks.** The City and County provide the majority of parkland. Schools, which are included in the institutional category, also provide significant recreational facilities.



Executive Summary

- **Institutions.** Governmental and nonprofit offices, schools, churches, cemeteries, and other like uses are included in this category.



Veterans Park

Properties within the conservation overlay area must be treated in an environmentally sensitive manner. There are 4 types of conservation areas:

- **Floodway.** This area should be kept free of obstructions in order to allow flood waters to move downstream.
- **100-year floodplain.** This area should be used for floodplain management and to determine the need for flood insurance.
- **Wetlands.** These resources should be preserved where they exist. They can store large volumes of water during times of flooding and filter stormwater runoff.
- **150-foot riparian buffer.** This facility is a strip of land kept free of development and planted in native species. The buffer functions as a filter for stormwater runoff.

One goal is listed under the [Future Land Use Plan](#) chapter:

Accommodate a variety of land uses and development densities that are:

- **compatible with the character of the surrounding land uses;**
- **enhance the appearance of the community;**
- **can be supported by city infrastructure, facilities and services;**
- **enhance the tax base; and**
- **respect the abundance of natural features**

The Comprehensive Plan advocates the modernization of the City's zoning ordinance. This can be accomplished by creating new zoning districts that reflect the actual built character, needs and goals in certain sections of the City such as the Healthcare and Arts Colony mixed-use areas. The zoning map should also be revised in order to bring it into greater compliance with the future land use map.

The Plan also advocates the preservation and enhancement of the City's scenic quality. This can be accomplished through the acquisition of additional open space for active and passive recreational opportunities, for the creation of an overall county pathway system, including the proposed riparian buffer, and to provide parks for new developments. The City should also seek out grants in order to leverage its financial and technical resources with outside funding to maximize opportunities.



Executive Summary

Zoning Plan

The Comprehensive Plan provides the legal basis for the Zoning Ordinance. Accordingly, it is important to define the relationship between those planning and legal documents. Simply put, the Zoning Plan establishes the linkages between the Future Land Use Map and the Zoning Map and sets the criteria for assessing zoning proposals.

The various zoning districts which comprise the Zoning Map are summarized, including the bulk, height, and setback requirements for each district. The criteria to be used for zoning proposals are established. Finally, the relationship between the land use categories identified on the Future Land use Map and the zoning districts identified on the Zoning Map



Introduction

City of Jackson Comprehensive Plan



Introduction

Why Plan?

At first glance, it may seem like the City of Jackson does not need a Comprehensive Plan. The community is almost fully developed. The City offers an outstanding parks system, good health care facilities, a strong business community and affordable housing. Many find that the City's historic buildings, cultural resources and Downtown offer an attractive alternative to the more suburban character of the surrounding townships. In spite of these tremendous assets, Jackson has planning issues that need to be examined. For example:

1. Over the past decade, the City's population count has continued to decline. What are the implications?
2. Downtown Jackson continues to face competition from outlying commercial centers. How should Downtown revitalization efforts address this phenomenon?
3. Much of the City's housing stock is maturing. How does this impact efforts to revitalize neighborhoods?
4. In spite of new industrial growth, the City still contains older industrial areas in need of redevelopment. How should these "brownfield" sites be used?
5. Driving through the City may be confusing to first time visitors. What can be done to improve traffic flow without sacrificing the integrity of the City's residential neighborhoods?
6. From a design perspective, some of the City's recent developments have not been well integrated into the historic fabric of Jackson. What should be done to ensure that new development is consistent with the City's character?

Jackson must continue to change in order to become a dynamic and attractive community. New residents must be attracted and existing residents must be encouraged to stay. Homes need to be remodeled and new ones must be built. Business start-ups must be generated and existing businesses must be retained. Industries must be developed and expanded while others must be relocated within the City. Parks and other public spaces must continue to be developed or improved. Numerous other changes must be made as the City matures.

The Comprehensive Plan can be viewed as the community's blueprint for the future; a guide to help ensure each individual decision fits as part of a whole.

The Plan includes long-range recommendations for:

- Neighborhoods and housing
- The economy
- Community services
- Future land use

Some communities simply allow change to happen. They hope for the best and react to development proposals as they surface. Others work diligently to influence change in a manner that results in the quality of life desired by residents and others. A major step in that "influencing process" is the preparation of a Comprehensive Plan.



Introduction

What is a Comprehensive Plan?

A Comprehensive Plan provides a framework within which the City evaluates its present status and outlines its desired future direction. The Comprehensive Plan is the guiding document for land use, development and zoning decisions in the City of Jackson. A well-designed and implemented Plan will help Jackson become a highly desirable community in which to live, work and visit.

The City of Jackson Comprehensive Plan was prepared under the authority of the State of Michigan's Public Act 285 of 1931, Municipal Planning, (MCL 125.31-125.45). Public Act 285 authorizes the City Planning Commission to prepare and adopt a Comprehensive Plan for the City's physical growth and development.

MCL 125.38a(2) also requires Comprehensive Plans to be reviewed at least every 5 years to determine if the Plan needs to be amended or revised.

The Plan is a "living" document, which the City should review on a yearly basis. This review should evaluate the level of program achievement and include a strategic implementation plan for the upcoming year. If circumstances in the community change, the Plan should be amended. The City should also consult the Plan when allocating funds and use the Plan as support for grant applications.

The City of Jackson Comprehensive Plan consists of 4 general components:

1. **Background information.** Compiled through analysis of existing studies, reports and Census findings; field investigations; and input from the City Planning Commission, City staff and community leaders.
2. **Community-wide goals & objectives.** A community vision of the future which anticipates growth and development.
3. **Future land use plan.** A plan for the physical distribution of land uses throughout the City that respects the goals and objectives of the community.
4. **Plan implementation.** Strategies, policies and actions to achieve the Plan's goals and future land use plan.

How Did the Plan Develop?

This Comprehensive Plan is the latest in a series of planning documents completed by the City. The first general Development Plan was adopted in 1977. The City of Jackson Land Use Plan was updated in 1989. The 2003 edition of the Comprehensive Plan combines elements of both of these previous documents. This edition of the Plan is a simple update of the 2003 edition.

Throughout the plan development process, citizen participation was actively sought. Citizen participation is extremely important to the success of almost any planning effort. Citizen



Introduction

participation helps guarantee that the vision outlined for the City's future accurately reflects the true goals of its residents. Direct and indirect public input opportunities included:

1. Regular meetings of the City Planning Commission where the Plan was included on the Commission's agenda. These meetings were duly noticed and open to the public.
2. Meetings with City officials and staff, and Region 2 Planning Commission (R2PC) staff.
3. Public meetings on the Comprehensive Plan.
4. A public hearing on the Comprehensive Plan.

Changes to the future land use map, updated demographics, recognition of recent/ongoing planning efforts, and the addition of a Zoning Plan comprise the updates included in this edition of the Comprehensive Plan.

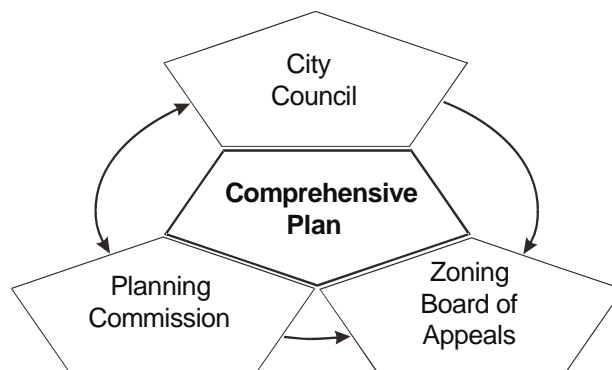
Who Will Implement the Plan?

Three distinct municipal bodies (with the assistance of City and R2PC staff) undertake the major planning responsibilities for the City of Jackson: the Planning Commission, the Zoning Board of Appeals and the City Council. All of their decisions and recommendations should be based upon the Comprehensive Plan.

Planning Commission

Development and approval of the Comprehensive Plan is an important responsibility of the Planning Commission. The Commission is charged with the development of zoning, sign and other ordinances (over which the City Council has final authority). It also recommends approval or rejection of requests to the City Council for district changes (rezonings) and the vacating of alleys and streets. The Commission has the sole responsibility for approving or rejecting requests for conditional use permits and site plan reviews.

Figure 1
The Relationship of the
Comprehensive Plan and Other Municipal
Planning Responsibilities





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Zoning Board of Appeals

The Zoning Board of Appeals (ZBA) decides use and dimensional variance requests (e.g., setback requirements). The ZBA makes an official interpretation of the zoning ordinance when the Planning Commission disagrees on its meaning or intent. The ZBA also functions as the City's Sign Board and approves or denies sign variance requests. ZBA decisions are final. Appeals are made to the circuit court.

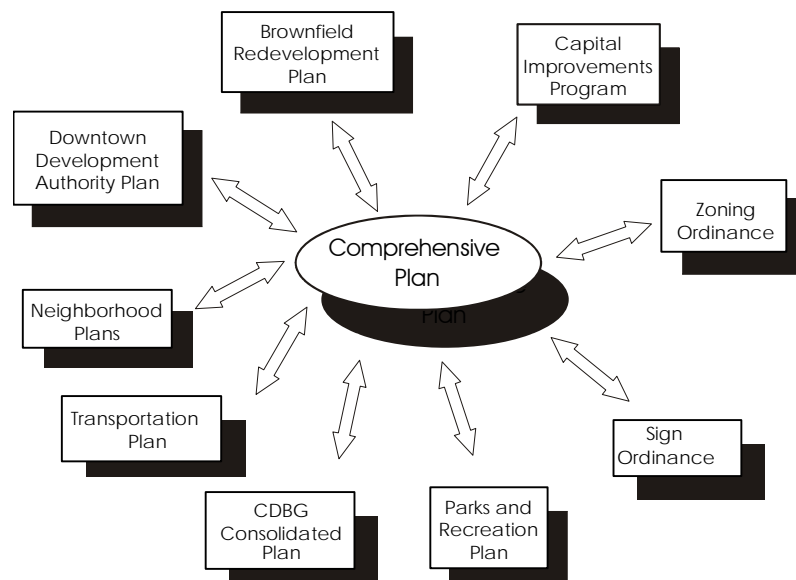
City Council

As the legislative body for the City of Jackson, the City Council is responsible for the passage of all municipal ordinances, including the zoning, sign and other planning related legislation. The Council appoints members to the Planning Commission and the ZBA.

Other Planning Efforts

City staff and other municipal committees undertake planning efforts on their own or in conjunction with the Planning Commission. These planning efforts may include housing, key transportation corridors, historical districts and the other plans listed in figure 2. Future updates to those plans should complement the goals of the Comprehensive Plan. In turn, those documents should be consulted whenever this Plan is amended or a new comprehensive plan is adopted. This consultation should also extend to regional plans such as the Upper Grand River Watershed Management Plan.

Figure 2
The Relationship of the Comprehensive Plan to Other Planning and Zoning Efforts





Community Profile

City of Jackson Comprehensive Plan



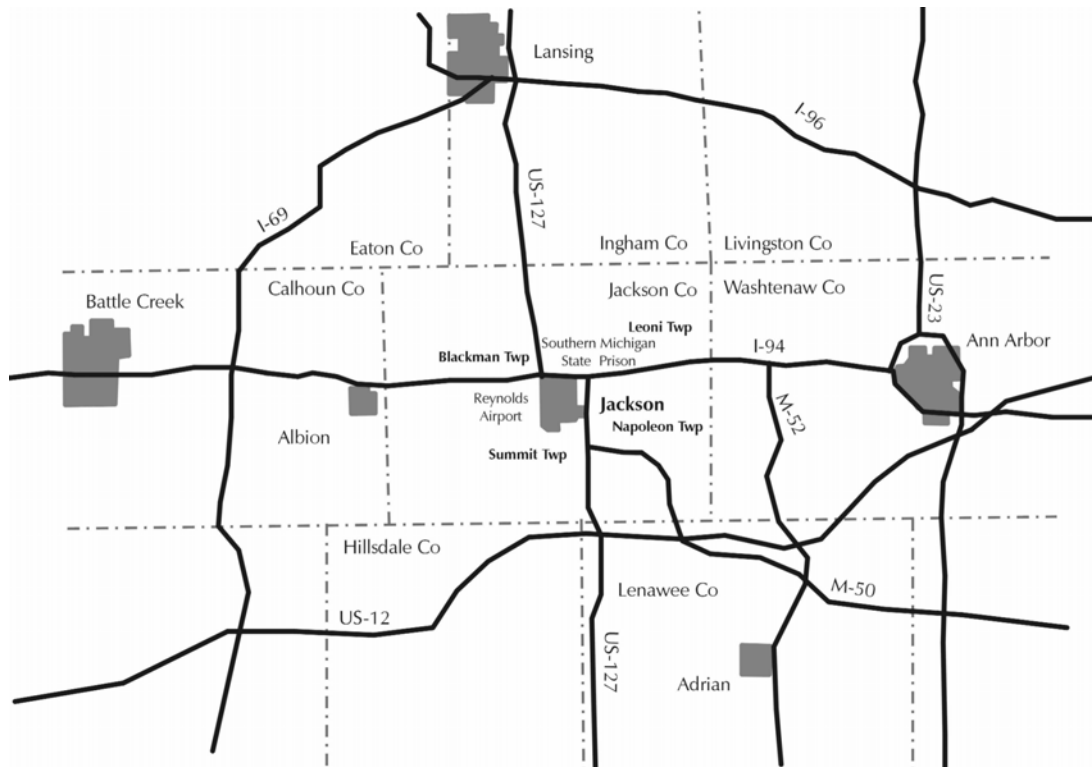
Community Profile

Regional Context

The City of Jackson is Jackson County's only metropolitan area and is located in the center of the County. The City has a total land area of 10.8 square miles. Jackson County has a total land area of 720 square miles. In addition to the City, the County includes 19 townships and 6 incorporated villages.

The City of Jackson earned the nickname the "Crossroads of Michigan," because Interstate I-94, US-127, and state highways M-50, M-60 and M-106 all converge in Jackson. I-94 connects Jackson to Detroit 75 miles to the east and Chicago 205 miles to the west. US-127 connects Jackson to Lansing 40 miles to the north and across the Ohio border 50 miles to the south.

**Figure 3
Regional Map**



A Brief History of Jackson

The greater Jackson area was first occupied by the Pottawatomie Indians. Jackson was the crossing place of two great trails, the St. Joseph and the Washtenaw. Western tribes stopped in the area to fish in the Grand River.

In 1829 a Federal Act was passed to survey Jackson County. That year, the first white settler, Horace Blackman arrived in what is now Jackson. He came from New York to investigate a



Community Profile

region described to him by a Michigan surveyor. Blackman found dense woods, a beautiful river in a little valley, and, west of the river, an Indian campground.

On January 16, 1830, "Blackman's Location" was renamed Jacksonburgh by Michigan road commissioners in honor of President Andrew Jackson. To avoid confusion over the numerous Jacksonburghs across the nation, postal officials dropped the end of the name and the settlement became known as "Jackson" in 1838. Surveyors and engineers designed the community with a grid street system and a central public square, which is crossed by Main Street (now Michigan Avenue) and Jackson Street.

Jackson may be best known for hosting the first Republican Convention on July 6, 1854. Jackson was selected as the site of the first Republican Convention due to its involvement in the Underground Railroad. Hundreds of influential Michigan citizens made the pilgrimage to Jackson, exceeding the capacity of the convention hall. The Convention was forced to reconvene in an oak grove on a tract of land known as "Morgan's forty", west of the Village.

Today the site is an older residential neighborhood. Only a few scattered oaks remain and it is now known as the Under the Oaks Historic Neighborhood. A boulder, dedicated by President William Howard Taft in 1910, can still be found at the corner of Second and Franklin Streets, where the Committee on Resolutions framed the first Republican platform.



Before becoming a major commercial and industrial center, the City and surrounding area was an important agricultural community. Jackson led this part of the state in the breeding of horses and the production of corn and beans.

The prison in Blackman Township may have been responsible for Jackson's industrial boom in the mid-1800's. The prison provided a source of cheap labor for factories, making Jackson a very attractive place to do business. However, in 1909 the practice of using prisoners for labor in private industry was prohibited by the Michigan legislature.

By that time, Jackson had many established companies manufacturing items from sewer pipe, paving brick and small oil heaters, to car manufacturing and mining. Several corset manufacturers also located in Jackson, which launched a thriving undergarment sector. Eventually, changing fashions and competition drove them out of business.

Despite Jackson's late start in the automobile industry, by the early 1900's no fewer than 25 companies including The Lewis Spring and Axle Co., American Top, National Wheel and Jackson Cushion Spring, had switched from carriage production to auto production. Auto parts makers soon replaced auto production. By the mid-1920s, half of Jackson's industries were producing auto parts, making it the dominant industry for many years.



Community Profile

Other industries that have played an important role in Jackson's history include Aeroquip, now known as Eaton Corporation, which began producing hoses for the aircraft industry in 1939; and Commonwealth Power, now known as Consumers Energy Company, the electric and natural gas utility that serves the largest number of Michigan residents.

Railroad lines through Jackson were important to both businesses and travelers. At one time, Jackson had more passenger traffic than any other city in Michigan. Jackson was second only to Detroit in the amount of freight shipped per year. Jackson soon became home to the Michigan Central Railroad and its engine manufacturing and repair facilities.

By the 1930's, Jackson had been transformed from an agricultural community to a bustling city of 55,000 with several tall buildings built of limestone and marble. Jackson was known for its beautiful homes, tree-lined streets and its many fine parks.

Like many other cities, Jackson experienced a loss of its population to the surrounding townships beginning in the 1970's. But, Jackson still retains valuable features such as beautiful parks, historic buildings and a central Downtown which can be used to bring people back into the City.



Significant Natural Features

Topography and Soils

The City of Jackson is fairly flat with an average elevation of about 970 feet above sea level. To put this in perspective, the lowest elevation is the Grand River at 930 feet above sea level and the highest elevation is in Essex Heights, located in the Southwest part of the City, at 1067 feet above sea level. Receding glaciers and the materials they deposited formed the landscape, according to the [Soil Survey of Jackson County, Michigan](#), issued in January of 1981.

The underlying soil in an area can have implications for development. Compact, well-drained soils are preferable because the cost of hauling in appropriate fill dirt can be expensive. In addition, environmental laws may prohibit a wetland from being developed or require a previously contaminated site to be cleaned up before it is developed. Soils are grouped into associations of similar soil types. The overwhelming majority of City soils are classified under the Urban Land-Oshtemo Association, which are deep, well-drained loamy soils suitable for development. Some soils in the southeast and southwest portions of the City are classified under the Spinks-Ormas-Houghton Association, which is comprised of deep, well-drained, sandy soils and includes some very poorly drained, mucky soils. A small segment of soils located in



Community Profile

the northeastern portion of the City are classified under the Boyer-Oshtemo-Houghton Association, which is comprised of deep, well-drained, loamy soils and some very poorly drained, mucky soils.

The Grand River

The Grand River is the primary aquatic feature of the City. The entire City is located in the Upper Grand River Watershed. All of the water runoff in the City drains into the Grand River, which eventually drains into Lake Michigan near Grand Haven. Watershed management decisions made within the City affect the quality of water in downstream communities. The Executive Summary of the Upper Grand River Watershed Management Plan states that:

"The Upper Grand River Watershed is headwaters to one of Michigan's largest river basins. Though the river and its watershed provide a variety of recreational lands and uses, much of the watershed's value as a recreational asset is unrealized. Despite significant efforts to improve water quality, portions of the river system still fail to meet water quality standards."

Although this may sound grim, the consultants for the study indicated that the river is in pretty good shape for an industrial area. However, care should be taken to limit the amount of storm water that flows into the river as well as to improve the quality of stormwater runoff. This should be done by establishing riparian buffers along the riverbank, limiting the direct discharge of water into the river, enforcing "no dumping" ordinances and minimizing the use of pesticides and other chemicals that get washed into the river. The Upper Grand River Watershed Management Plan contains a wide variety of recommendations which can be grouped under the following headings:

- A watershed management institutional strategy
- Public awareness
- Land use policy recommendations
- Water resource policy recommendations
- Recommendations for wetland protection and restoration
- Nonpoint source best management practices
- Best management recommendations by subwatershed

The Upper Grand River Watershed Management Plan was under review by the Michigan Department of Environmental Quality at the time this Plan was written. Once the management plan has been approved, the Planning Commission should conduct its own review and adopt relevant portions as part of the Comprehensive Plan.

According to the 1980 floodplain map, a significant portion of the southeastern area of the City is within the 100- and 500-year floodplains along the Grand River.¹ In fact, this area used to be largely under water when the Grand River was dammed to create a millpond. The dam was removed but the residential area known as "Frog Town" and the surrounding industrial areas are still partially prone to flooding.



Community Profile

General Demographics²

New census information is not available for this edition of the comprehensive plan. However, the American Community Survey provides demographic estimates for the 2005-2007 time period. Pertinent updates to the data are appended to the end of paragraphs in italics.

**Table 1
Central City and Urbanized Area Populations**

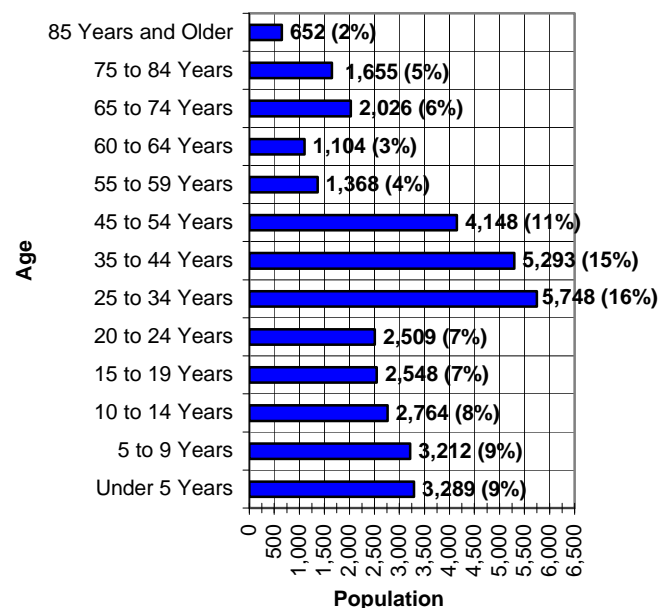
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Central City	22,076	32,338	35,048	36,316	36,817	53,564	77,145
Urbanized Area	53,153	86,486	91,795	88,050	74,048	79,135	187,961
% in the Central City	41.5%	37.4%	38.2%	41.2%	49.7%	67.7%	41.0%

Comparisons to other communities can provide insight into the City of Jackson's economic and cultural character. The City is compared below with the County of Jackson, the State of Michigan and 6 other Michigan cities with a similar population size. Each of those cities is the central city of an urbanized area with a population of between 50,000 and 200,000. The urbanized area was determined by the Census Bureau, which used a formula that calculates population density. It includes the central city and portions of adjacent townships. Urbanized areas can also include nearby cities and villages. This federal designation was used to ensure that Jackson was compared to similar cities as opposed to suburban cities with similar population sizes.

Age

According to the 2000 Census, the City's median age was 31.3 years. The City's median age was lower than the median age for the County and the State, which were 36.5 and 35.5 years respectively. This was due in part to the fact that people under 35 years of age comprised 55.3% of the City's population, compared with 47.3% of the County's and 49.2% of the State's population. The City's median age, however, was within the middle range of the other 6 central cities (26.1 - 35.2). The median age is the age that falls in the center of the population spread with 50% of the population older and 50% of the population younger than the median age. *The City's estimated median age remained 31.3 years during the 2005-2007 time period.*

**Figure 4
Age of Jackson Residents**





Community Profile

In 2000, 11.9% of the City's population was aged 65 years or older, which was similar to the percentages of the County (12.9%), State (12.3%) and every other central city (14.0-15.0%) except Kalamazoo (10.1%) which would be expected for a college town. *Of the City's population, 10.6% was estimated to be at least 65 years old during the 2005-2007 time period.*

The City's age distribution deviates slightly from local, state and national trends. Baby boomers, born between 1946 and 1964, have had an enormous impact on culture, lifestyle trends and politics in the US. Baby boomers are the largest generation (29.4%) in the United States. Baby boomers (aged 35-54 in 2000) comprised just over one-quarter (26.0%) of the City's population. Their children, the echo boomers (aged 5-14 in 2000) comprised 16.5% of the City's population compared to 14.6% nationally. The shadow boomers or Generation X, (aged 15-34 in 2000) comprised the largest generation in the City with 29.8% of the City's population compared to 28.1% nationally. Finally, children under the age of 5 in 2000 comprised 9.1% of the City's population and only 6.8% nationally.

The City of Jackson has a comparatively young population. The Jackson public school system saw a spike in enrollment in 2000, after several years of decline due to the School of Choice legislation that allowed students to change school districts. The City needs to retain its Shadow Boomers and younger residents, or see a further population decline.

**Table 2
Population by Generation**

	City		County	
	#	%	#	%
Total Population	36,316	100.0%	158,422	100.0%
Baby Boomers (35-54)	9,441	26.0%	49,126	31.0%
Shadow Boomers (15-34)	10,805	29.8%	40,971	25.9%
Echo Boomers (5-14)	5,976	16.5%	23,545	14.9%
Other Generations	10,094	27.8%	44,780	28.3%
Less than 5 years old	3,289	9.1%	10,397	6.6%
55 to 74 years old	4,498	12.4%	24,537	15.5%
75 years old or greater	2,307	6.4%	9,846	6.2%

Population History and Projection

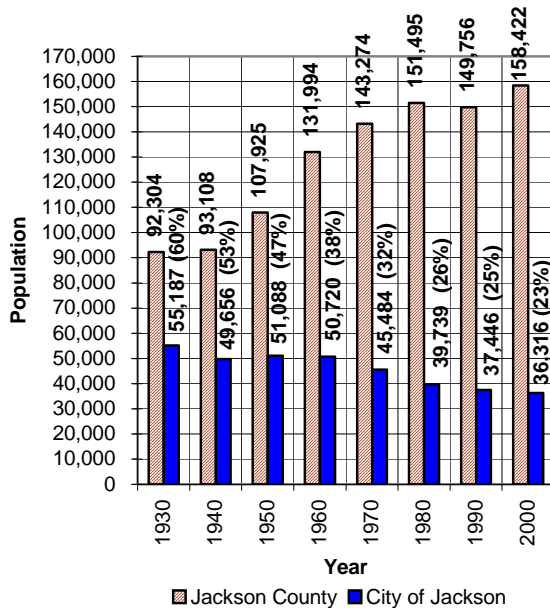
The population of the City was 36,316 in 2000 and comprised 23% of the County's population of 158,422. This percentage has diminished in each decade since 1930 when 60% of the County's population lived in the City. The greatest decline occurred in the 1960's and 1970's. The population of the City is projected to be between 33,305 and 35,706 in 2020, based upon an analysis of the City's historic population trend, recent residential building permits, ongoing housing demolitions and a national trend of fewer people per household.³ *The City's estimated population decreased to 33,364 during the 2005-2007 time period, comprising 20.5% of the County's estimated population of 162,934.*

Total Households and Household Size

In 2000, there were 14,210 households in the City, with an average household size of 2.48 people. The Census Bureau defines a household as "all the people who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied...as separate living quarters." *The City's estimated number of households decreased to 13,798 during the 2005-2007 time period, with a median household size of 2.38 people.*



**Figure 5
Population History**



Families comprised 61.0% of the City's households, compared to 70.2% of County households and 68.0% of State households. However, the City's ratio of family households was similar to that of the other central cities (61.3% - 66.2%), except Kalamazoo, which has 3 colleges and only 48.8% family households. *Families comprised 62% of households during the 2005-2007 time period.*

A family, as defined by the Census Bureau, "consists of a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption."

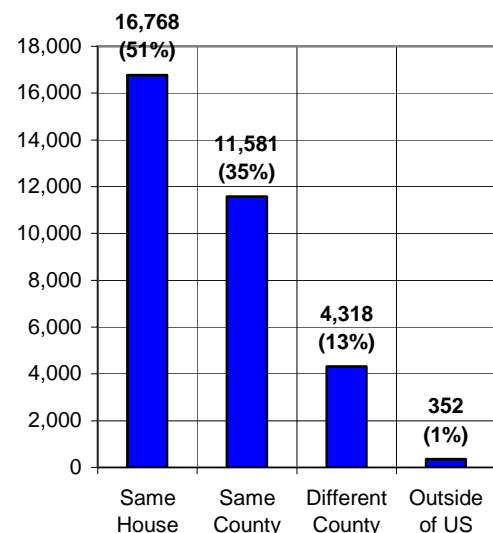
Individuals living alone comprised 32.0% of the City's households compared to 24.6% of the County's households and 26.2% of the State's households. A high number of individuals living alone was a characteristic shared by the other 6 central cities (25.6% - 34.8%). *Individuals comprised 32.4% of households during the 2005-2007 time period.*

Residency

Slightly over half (50.8%) of the City's population over 5 years of age lived in the same house in 2000 as they did in 1995, compared to 59.0% of the County's population and 57.3% of the State's population. Same house residency rates for the other central cities ranged from 40.1% to 61.5%.

In 2000, 35.1% of the City's population lived in a different house, but in the same County as they did in 1995. The moving rate is higher than the County (26.4%) and the State (25.1%) and greater than most of the other central cities (21.0% - 39.2%). It is difficult to place a meaning on this data without knowing if the residents were moving from a house in the City to another house in the City or to a house outside the City. However, the City's continuing population decrease throughout the 1990's would suggest that the City is losing its residents to the surrounding townships. *Over three-quarters of the population lived in the same house for at least a year during the 2005-2007 time period.*

**Figure 6
Residency from 1995 to 2000
City of Jackson**





Community Profile

Race and Ethnicity

According to the Census Bureau, the “concept of race as used by the Census Bureau reflects self-identification by people according to the race or races with which they most closely identify. These categories are sociopolitical constructs and should not be interpreted as being scientific or anthropological in nature. Furthermore, the race categories include both racial and national origin groups.” The Census categorized Hispanics as an ethnicity not a race. Each Hispanic person is also a member of one or more racial categories.

**Table 3
Race and Ethnicity**

In 2000, almost three-quarters (73.9%) of the City’s population was White. African Americans made up the majority (75.4%) of the City’s racial minority population. Even though City residents comprised only 22.9% of the County’s population in 2000, over half (52.3%) of the County’s racial minorities resided in the City. The City of Jackson had the second highest percentage of racial minorities among the other 6 comparable central cities, whose numbers ranged from 9.1% to 29.2% of the population. *Less than half (45.3%) of the County’s estimated racial minorities lived in the City during the 2005-2007 time period.*

	City		County	
	#	%	#	%
Total	36,316	100.0%	158,422	100.0%
White	26,825	73.9%	140,267	88.5%
African American	7,154	19.7%	12,543	7.9%
Native American*	217	0.6%	703	0.4%
Asian	186	0.5%	840	0.5%
Other	601	1.7%	1,315	0.8%
2+ races	1,333	3.7%	2,754	1.7%
Hispanic"	1,469	4.0%	3,493	2.2%

* Native Americans include American Indians, Alaska Natives, Native Hawaiians, and other Pacific Islanders

" Hispanic is an ethnic, not a racial, description. Each Hispanic person is also a member of one or more races.

Hispanic residents comprised 4.0% of the City’s population in 2000. Only 2.2% of the County’s residents were Hispanic, but almost half of them (42.1%) lived in the City. Hispanics made up 3.3% of the State’s population. The City of Jackson had the second lowest percentage of Hispanics among the other central cities, whose numbers ranged from 2.8% to 22.2% of the population. Holland had a Hispanic population of 22.2% due to its large migrant population. *Hispanic residents comprised 3.90% of the City’s population and 2.6% of the County’s population during the 2005-2007 time period.*

Languages Spoken at Home

In 2000, 5.7% of the City’s population aged 5 years and older, spoke a language other than English at home. This rate was higher than the County (4.4%), lower than the State (8.4%) and similar to the rates found in most of the other comparable central cities (4.1% - 9.0%). Only the City of Holland had a significantly higher population (22.5%) that spoke a language other than English at home. Only 2.3% of the City’s population reported speaking English ‘less than very well.’ Over one half of those residents (60.3%) were Spanish speakers.



Community Profile

Disabled Population

In 2000, 20.5% of the City's population over 5 years of age was considered disabled in some way, compared to 17.3% and 17.2% of the populations of the County and the State, respectively. The disabled proportion of the population of the other 6 central cities ranged from 14.2% to 21.0%. The City of Jackson had the highest percent of disabled people in the 21 to 64 age group (60.9%), compared to the County (58.8%), State (59.5%), and every other central city (49.6% - 59.2%). *Disabled individuals comprised 20.8% of the population during the 2005-2007 time period and 65.6% of those people were 21 to 64 years old.*

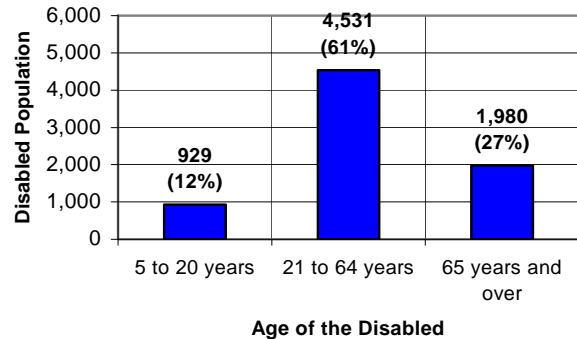
Educational Attainment

The average Jackson resident is less educated than his or her County and State counterparts. In 2000, 22.7% of City residents, over the age of 25, had not earned a high school diploma, compared to 15.8% and 16.6% of County and State residents, respectively. This rate was also higher than every other central city (15.8% - 21.5%) except Port Huron, where 23.2% of residents had not earned a high school diploma. Less than one-quarter (20.4%) of City residents over the age of 25 held an Associate, Bachelor, Graduate or Professional degree. This rate was lower than most of the other central cities (18.6% - 38.7%), the County (24.3%) and the State (28.7%). *During the 2005-2007 time period, 13.9% of City residents did not graduate from high school and 24.4% had obtained at least an associates degree.*

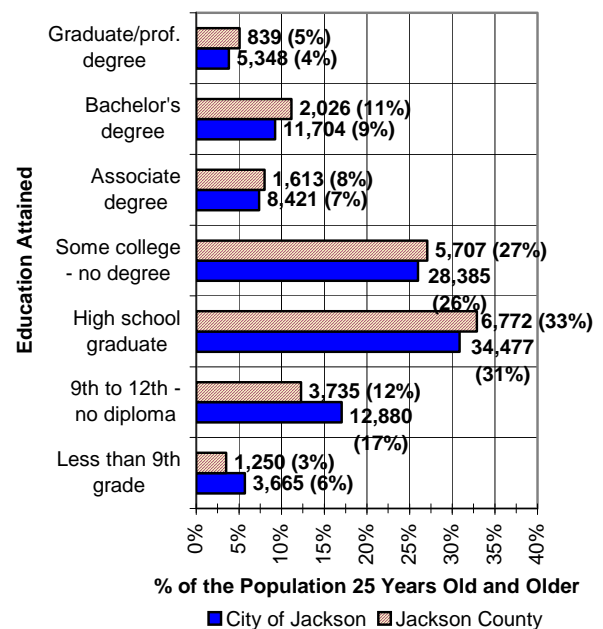
Employment

Over one-half (58.8%) of City residents, at least 16 years of age, were employed in 2000. This rate was similar to the County (58.7%), the State (60.8%) and the other central cities (56.9% - 63.8%). However, the City's 5.2% unemployment rate was slightly higher than the County (3.4%), the State (3.7%) and most of the other central cities (2.1% - 8.4%). More than one-third (36.0%) of the City's population, over the age of 16 in 2000, was not in the labor force, which was similar to the County (37.9%), the State (35.4%) and the other central cities (32.9% - 39.1%). *The City's unemployment rate increased to 7.5% during the 2005-2007 time period.*

**Figure 7
Disabled Population
City of Jackson**



**Figure 8
Educational Attainment**





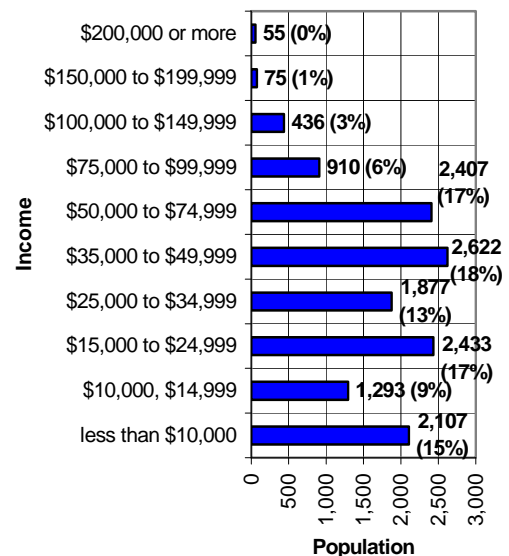
Community Profile

Over one half of employed City residents (56.0%) worked in one of three industry segments in 2000 — manufacturing; education, health, and social services; and retail trade. This rate was comparable with the County (55.5%), the State (54.3%) and the other central cities (53.1% - 65.3%). A greater percentage (22.3%) of City workers were employed in service occupations compared to residents of the County (16.5%), State (14.8%) and the other comparable central cities (14.7% - 20.9%).

Income and Poverty Levels

In 1999, 41.0% of City households made less than \$25,000, in contrast to both the County and the State (26.5%) and most of the other central cities (24.0% - 41.5%). In the next income bracket, 31.6% of City households had an annual income between \$25,000 and \$50,000, a rate comparable to households in the County (31.6%), State (28.9%) and the other central cities (27.1% - 35.2%). Only 27.3% of City households made more that \$50,000 in 1999, which is considerably less than the County (42.5%), State (44.7%) and most of the other central cities (27.8% - 41.2%). The overall lower income in the City of Jackson could be a reflection of the City's younger population. According to the Census, baby boomers make \$10,000 to \$15,000 more than their younger counterparts. *Households making less than \$25,000 increased to 42.9% during the 2005-2007 time period. The City's unemployment rate increased to 7.5% during the 2005-2007 time period.*

**Figure 9
Household Income
City of Jackson**



Generally, housing is the largest expense for households. The Census Bureau defines housing costs as mortgage or rent, real estate taxes, insurance, property upkeep, utilities, homeowner membership fees, land rent and mobile home park fees. High incomes and/or low housing costs can stimulate the local economy by freeing up “disposable income” for families.

In 2000, 12.4% of owner-occupied City households paid at least 35% of their monthly income on a mortgage and related costs. Surprisingly, considering the higher poverty level in the City, this is comparable to the County (10.0%), the State (12.7%) and other central cities (10.7% - 15.2%). However, the City's low housing prices are affordable even to most low-income families. *Owner-occupied City households paying at least 35% of their monthly income on a mortgage and related costs increased to 20% during the 2005-2007 time period.*

Almost one-third (32.1%) of rental households in the City paid at least 35% of their monthly income on gross rent. This is comparable with the other central cities (23.8% - 38.1%) but is higher than the County (28.2%) and State (28.4%). *Rental households paying at least 35% of their monthly income on gross rent increased to 51.4% during the 2005-2007 time period.*

Community Profile



End Notes:

¹ The Federal Insurance Administration, U.S. Department of Housing and Urban Development, revised the flood insurance rate map for the City of Jackson (community panel number 260273 00001 C) on February 8, 1980.

² The 2000 United States Census, the most recent source of reliable demographic information, was used to compile this summary, unless otherwise noted. All percentages in the descriptive text were rounded to the nearest whole number. The data for the graphs can be found in the Appendices.

³ Langworthy, Strader, LeBlanc & Associates, Inc., planning consultants, projected the future population trend for the City.



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New census information is not available for this edition of the comprehensive plan. However, the American Community Survey provides demographic estimates for the 2005-2007 time period. Pertinent updates to the data are appended to the end of paragraphs in italics.

Residential Character

Jackson enjoys a residential base rich in ethnic and economic diversity. The Comprehensive Plan was prepared, and will be implemented, predicated on the understanding that this diverse mix of people is the City's greatest asset. The heritages, experiences, educational levels, talents, and aspirations of all citizens are equally important and critical to Jackson's future growth and development. This chapter provides information about housing characteristics in Jackson and recommendations to make the City's neighborhoods more livable and enjoyable.

The City of Jackson offers buildings rich in architectural detail; plenty of parks and recreational facilities; a highly developed infrastructure; neighborhoods with mature trees and sidewalks; and abundant opportunities for shopping and entertainment within walking distance of residential areas. These quality of life features must be supported by high quality housing if Jackson is to retain and attract new residents. Consequently, owner-occupied high-quality housing is one of the highest priorities for the City of Jackson.



**Table 4
Number of Units in Housing Structures**

	City	County	State
Total	15,241	62,906	4,234,279
1 unit - detached	65.3%	75.1%	70.6%
1 unit - attached	1.9%	1.4%	3.9%
2 units	11.5%	4.1%	3.5%
3 or 4 units	7.0%	3.2%	2.8%
5 to 9 units	4.6%	2.3%	4.0%
10 to 19 units	1.6%	2.0%	3.4%
20 or more units	7.8%	3.8%	5.1%
Mobile homes	0.4%	7.7%	6.5%
Boat, RV, van	0.0%	0.4%	0.2%

The Impact of Housing

Residential housing is typically the predominant land use in an urban environment. The property taxes derived from homes provide the City with substantial tax revenue. However, residential uses also require the greatest level of service from the City such as water and sewer, streets, utilities, and police and fire protection.

Housing Types

The general character of residential development in the City consists of compact neighborhoods with lots that are 1/4 acre in size or less, developed on a grid system of streets. Single-family detached homes comprised over sixty-five percent (65.3%) of the housing stock of the City in 2000. This is low when compared to homes in Jackson County (75.1%) or statewide (70.6%). However, it is within the range of the rates of comparable Michigan central cities (50.1% -



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71.1%), as described in the Community Profile chapter. *Single-family detached homes comprised over sixty-seven percent (67.2%) of the housing units in the City during the 2005-2007 time period.*

The remaining housing units are located in multiple-family structures. This category includes buildings that contain two or more dwelling units (including converted homes and the adaptive reuse of other buildings), apartment buildings, townhouses, attached condos and senior housing. The largest multi-family complex in the City is Alpine Lake, with 268 units. Smaller complexes can be found adjacent to the Downtown and scattered throughout the City.



Population Density

Density, measured in terms of persons per acre, has declined over time throughout the City. The population density in 1960 was 7.7 people per acre, which declined to 5.3 people per acre in 2000¹. Density, measured in terms of housing units per acre, however, has not declined as much. In 1960 there were 2.6 housing units per acre, which has only declined to 2.2 housing units per acre in 2000. This disparity between persons per acre and household units per acre is tied directly to the relative decreases in population, housing units and household size. *The population density of the City was 4.8 people per acre during the 2005-2007 time period.*

Decreasing Household Units

A comparison of the 1960 and 2000 Census data indicates that the City experienced a reduction of 1,602 housing units over the forty-year period. This reduction is attributable to a variety of factors including the demolition of sub-standard housing and residential clearance activities associated with non-residential development.

Rehabilitation of unoccupied housing units and substandard occupied housing units must be encouraged over demolition in order to reverse this trend. Viable housing units that are tagged for demolition due to a redevelopment proposal should be relocated to City-owned vacant lots and repaired to meet current City code and market conditions instead of demolished.

Decreasing Household Size

The average household size has continued to decline in the City, mirroring a nationwide trend. The number of persons per household has declined from 3.1 in 1950 to 2.48 in 2000. The natural consequence of declining household size is the dispersal of the population into more household units. For example, 10,000 people required about 3,226 housing units in 1950. In 2000, 10,000 people required about 4,032 units. If this trend continues, the construction of new housing units will be required just to maintain the current size of the population. *The average size of a City household was 2.38 people during the 2005-2007 time period.*



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Housing Occupancy

The 2000 U.S. Census reported a total of 15,241 housing units within the City of Jackson. Of these, 93.2% (14,210) were occupied, while 6.8% (1,031) were classified as vacant. This was comparable to other central cities, which had vacancy rates ranging from 4.5% to 9.3%. *The housing vacancy rate was 12.9% during the 2005-2007 time period.*

**Table 5
Housing Unit Occupancy**

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	9,107	14,003	12,533	15,241	16,259	23,525	31,798
Occupied	94.4%	92.6%	95.5%	93.2%	93.5%	90.7%	92.5%
Vacant	5.6%	7.4%	4.5%	6.8%	6.5%	9.3%	7.5%

Home Ownership

The City has a significantly higher percentage of renter-occupied housing units (42.4%) than both Jackson County (23.5%) and the State (26.2%). However, Jackson's tenure character falls well within the range (30.5% to 52.3%) of comparable Michigan central cities. The number of owner-occupied housing units in the City decreased consistently between 1960 and 1990 as the number of rental units increased. However, this pattern slowed dramatically between 1990 and 2000, when the number of owner-occupied units fell by only 39 units for a total of 8,181. The number of rental units actually decreased by 483 units for a total of 6,029. *Renter-occupied housing units comprised 40.2% of the City's housing units during the 2005-2007 time period.*

**Table 6
Owner vs. Renter – Central Cities**

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	8,594	12,961	11,971	14,210	15,208	21,348	29,413
Owner	61.9%	57.2%	67.1%	57.6%	69.5%	65.8%	47.7%
Renter	38.1%	42.8%	32.9%	42.4%	30.5%	34.2%	52.3%

**Table 7
Owner vs. Renter Trend in the City of Jackson**

	Total	Occupied		Owner-Occupied		Renter-Occupied	
		Number	Percent	Number	Percent	Number	Percent
1960	16,843	16,139	95.80%	10,636	65.90%	5,503	34.10%
1970	15,756	14,916	94.70%	9,666	64.80%	5,250	35.20%
1980	15,937	15,005	94.20%	8,899	59.31%	6,106	40.69%
1990	15,689	14,732	93.90%	8,220	55.80%	6,512	44.20%
2000	15,241	14,210	93.20%	8,181	57.57%	6,029	42.43%



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Age of Housing Stock

The aging of the City's housing stock will result in increasing demands for housing rehabilitation and modernization. Over half (51.1%) of all housing units in the City were built prior to 1940, according to the 2000 U.S. Census. Slightly more than one quarter (25.8%) of homes in Jackson County, and around one-sixth (16.9%) of homes statewide, were built prior to 1940. The aging housing stock must be maintained and/or rehabilitated. As they come up for sale, the historic homes can be showcased and marketed to new homeowners as an asset to living in the City. *Over fifty-five percent (55.7%) of the City's housing units were built prior to 1940 during the 2005-2007 time period.*

Housing Costs

Housing in the City of Jackson is generally less expensive than the surrounding area. Compared with housing in much of the United States, Jackson is extremely inexpensive. The median value of homes in the City in 2000 was \$64,300, according to the U.S. Census. The median value of homes in Jackson County and the State of Michigan was \$96,900 and \$115,600, respectively. Over half (56.4%) of the homes in Jackson were valued between \$50,000 and \$99,000. Almost a third of the homes (30.1%) were valued at less than \$50,000. *The median value of a home in the City was \$96,900 during the 2005-2007 time period.*

A factor in the variation in housing value between the City and the County is the condition of the City's aging housing stock and the lack of amenities available to the people who live in older homes. The City should encourage the preservation of existing historic residential structures and amenity upgrades such as 2nd bathrooms and other improvements to attract homeowners of all income levels back into the City.



Goals, Objectives and Strategies

Goal: Provide a wide range of residential choices that meet the needs of an economically diverse population in a high quality living environment

Objective 1: Prevent further housing deterioration

- A. **Support a comprehensive housing inspection program.** Housing inspection and enforcement is a key component of neighborhood revitalization. Increased inspection activity is needed. City Council must allocate more funding and staffing for home inspections. The Community Development Department should also review its housing



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inspection and ordinance enforcement policies (e.g., removal of junk, debris, inoperable motor vehicles, etc.) and increase enforcement by augmenting existing staff.

Existing inspection requirements are good, but they are not adequately enforced due to inadequate resources. Currently, the Community Development Department responds to complaints. The codes are enforced equally across the City on a systematic basis. Inspections can be coordinated with complementary efforts such as annual (City sponsored) trash removal programs, household hazardous waste collection programs, property rehabilitation efforts and the like.

In order to lower expenses, the City can streamline/simplify code and ordinance information, inspections and approvals. For example, the various zoning application forms could be revised, packaged into a single document and posted on the City's website. Cross training of staff members in the City's Inspection Department may be necessary. If necessary, the City may need to hire retired or other inspectors in the summer on a contractual basis.

- B. **Develop a point of sale inspection ordinance.** The City's voluntary point-of-sale building inspections could be changed to mandatory inspections at the time a house is sold. A mandatory inspection would require the buyer or the seller to bring the house up to a minimum code level at the time of sale. The Community Development Department currently has a voluntary fee-based inspection program.



- C. **Support a housing rehabilitation program.** The City has seen a net loss of housing stock due to the aggressive demolition of abandoned buildings. Demolitions are an excellent tool to remove dangerous buildings. However, the resulting patchwork of homes in many of the City's neighborhoods is beginning to cause the integrity of the neighborhoods to deteriorate. The City should develop tools and funding to rehabilitate these homes and use demolition only as a last resort.



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- D. **Discourage demolition.** The City should carefully review commercial, office and industrial site plans that encroach on residential neighborhoods and require on-site housing to be demolished to make room for the new development. Whenever possible, homes slated for demolition should be relocated to vacant properties in order to prevent a further loss in housing stock.
- E. **Develop an absentee landlord policy.** The City needs to identify and study issues stemming from the large number of absentee landlords in the City and develop a policy to create greater accountability for out of town landlords.
- F. **Promote inspections as a citizen benefit.** Too many residents view City inspectors as an unwanted and unneeded intrusion and/or cost. They do not realize that the service is there to protect them. The City should institute a promotional program that informs residents of the benefits of inspection.

Objective 2: Create new housing opportunities to stabilize the population

- A. **Encourage Downtown adaptive reuse.** Adaptive reuse strategies can include the conversion of upper story retail buildings to loft apartments, the conversion of vacant office buildings to condos and the conversion of industrial buildings to artist loft/studios.



High-density, market-rate residential development is crucial to revitalizing Jackson's Downtown. The City can encourage adaptive reuse through grants, low-interest loans and technical assistance. For example, the owners of structures within a local historic district or listed on the national or state historic registers are eligible to receive tax credits for renovation projects.

Periodic Downtown marketing studies can lure private reinvestment by showing an unmet demand for housing and the type of families that would be attracted to Downtown living. Young professionals and empty nesters are traditionally two key demographic profiles interested in Downtown residences. New housing choices should be designed to meet their



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needs. For example, a single young professional often wants to share space with another single young professional, but both residents need a private bathroom. Consequently, a number of two-bedroom apartments or condos should be designed with 2 master bedroom suites to attract this demographic profile.

The other key profile, empty nesters, happens to coincide with one of the largest demographic age groups in the City— baby boomers. In the next 20 years, an increasing number of empty-nest baby boomers are also going to be retiring. The 1999 Harvard University Seniors Commission Report projected that by 2020 more than 80% of senior householders will be homeowners. Downtown high-rise condos are an attractive option for empty-nesters who are downsizing their homes and want to spend their leisure time participating in cultural activities within walking distance. As they “age in place”, these seniors will need handicap accessible facilities (all Downtown high-rises already have elevators) and home based services. Consequently, a high concentration of baby boomers in the Downtown will facilitate an efficient senior delivery service.

Converting high rises to housing can serve 3 purposes: revitalizing the Downtown, adding high-density housing to grow the population and offering architecturally distinct rooms with an incredible view, which can be sold at a premium.

Downtown residential development should be permitted to incorporate landscape features (e.g. brick pavers, sculptures, low-level walls, etc.) that are complimentary to the Downtown’s urban character. In order to compete with the lower cost of new construction, the City Building Code should be flexible enough to satisfy health and safety standards but not add burdensome costs to retrofitting existing buildings, whenever possible.

In order for this strategy to work, parking must also be addressed. New parking facilities, most likely in the form of parking structures, must be added in order to adequately serve Downtown residents and patrons. Conversely, parking can be used as a tool for limiting the number of residential units allowed in the Downtown.

- B. **Support neighborhood infill.** Residential infill should blend into the surrounding area for which it is proposed so that over time it feels like it has always been there. This can be accomplished by respecting the established architectural styles and setbacks. This will require changes to the Zoning Ordinance to allow new infill houses to be built in the style and manner of the early 1900’s.

For example, although the current minimum lot width is 60 feet in an R-1 district, many of these City lots are less than 60 feet wide. The combined front and rear yard setback in an R-1 district is 85 feet, yet these same City lots may not even be 85 feet deep. Zoning regulations should not deter opportunities for infill. Overlay zones may be necessary to allow single-family detached homes on small lots to be built consistent with mature neighborhoods.

The City can also establish Neighborhood Enterprise Zones (NEZ), and sell City-owned vacant lots in an NEZ (for a nominal amount) to encourage infill development. The



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Neighborhood Enterprise Zone Act, PA 147 of 1992 (MCL 207.771 et. seq.), offers significant tax advantages that can lure moderate and high-income families to build new homes within the City limits.

The City's current infill capacity was created by aggressive condemnation and demolition policies. Demolishing blighted homes can have a positive impact on a neighborhood when it is sporadic. Unfortunately, the City has demolished so many buildings over the years that some neighborhoods look and feel abandoned. The City should continue aggressive code enforcement. However, instead of demolishing condemned buildings, the City should rehabilitate them and resell them to owners who will occupy them.

- C. **Create incentives for new residential development.** There are a limited number of large vacant parcels left within the City limits. Many of them are on wet soils or are known to contain either naturally occurring or man-made environmental contamination. Federal and State environmental clean-up standards will ensure that the site is safe for human habitation. The City should aggressively pursue funding for environmental assessments, site remediation and land assembly. For areas that are wet, but not designated as a wetland, the City should encourage developments that preserve the wet areas and cluster housing on the dryer land.

The City's need to attract higher income residents should be balanced with the need to increase its overall population. Detached single-family homes require greater spatial needs than multi-family housing. The City should continue to encourage a diversity of housing types such as live/work condos, townhouses, attached and detached single-family housing, duplexes and multi-family housing through mixed-use zoning districts and Planned Unit Developments (PUD's).

Selected sites should be zoned for higher density multi-family development. Site design may vary depending on location. Multi-family housing developments need to locate on arterial streets, as opposed to local streets. High-density development located near lower density residential development (i.e. single family) should incorporate landscaping in a fashion consistent with the area's overall residential character.

Multi-family residential buildings should be varied using color, arrangement and/or materials to emphasize facade elements. The planes of exterior walls should be varied in height, depth or direction. Long facades should include sufficient relief and landscaping to reduce the dominance of the building. The design and construction of new multi-family complexes located in existing neighborhoods should incorporate design themes/styles consistent with the surrounding residential development. Duplexes must also be designed and constructed in a manner consistent with the character of nearby single-family homes.

- D. **Foster partnerships.** Develop strong partnerships between for-profit developers, non-profit groups and community-based organizations to develop programs dedicated to home ownership and rehabilitation assistance.



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Local real estate agencies, builders, lending institutions, and like parties possess a keen interest and heightened awareness of the local real estate market. The City should take advantage of this knowledge and entrepreneurial talent through regular communications and periodic meetings with representatives of the real estate industry to explore community-wide housing needs and opportunities. Qualified private developers should be recruited to develop larger vacant parcels and Downtown high-rises. The City can control site development through a development agreement and incentives (e.g. financial or technical assistance and working with the developer to get the site plan approved). However, City staff needs to coordinate with the appropriate municipal regulatory bodies when attracting new development to the City.

Local business owners have a self-interest in promoting Jackson as a great place to live in order to attract the most talented employees. Larger employers should be approached to help support housing initiatives in the City that make Jackson more attractive to people of diverse incomes.

Non-profit organizations, philanthropic organizations, trade unions and State and Federal housing agencies provide a wide range of home-ownership and home-improvement opportunities. These are in addition to housing rehabilitation and improvement programs administered by the City. Generally, programs are oriented to first-time homebuyers and/or low- and moderate-income households. In certain instances, programs are also available to developers interested in building low- and moderate-income housing. The City can also work with the trades programs at Jackson Community College, the Jackson Area Career Center and Jackson High School to build and rehabilitate homes.

To assist residents and others in identifying home-ownership and home-improvement programs, it is recommended that the City's Community Development Department establish and maintain a directory of basic residential funding opportunities. This information should be periodically disseminated through City newsletters, informational bulletins, educational workshops and like opportunities.

Objective 3: Make all neighborhoods safe, clean and pleasant

- A. **Increase home occupant ownership.** The City needs to maintain a healthy balance between owner-occupied and renter-occupied housing. As the percent of renter-occupied housing increases, the integrity of the neighborhood deteriorates. Although some rental units are well maintained and attract long-term tenants, most tend toward delayed maintenance and transient tenants. To maintain the single-family character of intact neighborhoods, the conversion of single-family dwellings to multiple-family use should be limited. In order to maintain a single-family character, only minimal exterior alterations to those structures should be allowed. The City should also require adequate on-site paved and striped parking and landscaping to mitigate the impact of that parking

The City should concentrate its housing funds toward programs that require home ownership whether it is for down payment assistance, rehabilitation, lead abatement or new in-fill construction. For example, the City currently allocates federal funds through the



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HOME program to the Jackson Affordable Housing Corporation, a local community housing development organization (CHDO), for the acquisition, rehabilitation, and resale of homes.

- B. Minimize the impact of commercial, office and industrial development on residential neighborhoods.** The conversion of older residential areas to non-residential uses represents a common phenomenon for mature communities. As drivers seek shortcuts to their destination, formerly quiet residential neighborhood streets become high traffic areas. The increased traffic volume makes these streets less desirable for residential use and ripe for conversion to commercial and office use.

This conversion is problematic because small residential sites are often not conducive for transition to commercial or office activity. For example, on-site parking tends to be limited or non-existent; sites are often not large enough to properly accommodate delivery traffic and the design and spacing of residential driveways typically does not meet commercial requirements. Consequently, where zoning has allowed this conversion, strips of formerly residential homes have been torn down and replaced with larger office and commercial spaces, further eroding the residential character of the neighborhood.

The Plan does not suggest that all forms of commercial and office activity are inappropriate for placement in or near residential neighborhoods, but those activities should only occur after careful analysis of neighborhood impacts and benefits. This may be accomplished through a comprehensive site plan review (i.e. zoning) process and a tightening of allowed uses in residential zones.

Industrial uses should never be located in a residential neighborhood although they may abut it. Concentrations of existing single-family homes in industrial zones should be protected, and rezoned residential. Conversely, scattered homes in industrial zones should be relocated to accommodate industrial expansion in the future and eliminate the nonconforming uses.

The City's Zoning Ordinance should be reviewed and, as necessary, amended to provide the regulatory means for ensuring that site and building design standards employed for non-residential uses are consistent with neighborhood needs. This may require non-residential uses to employ building and site design measures atypical of industry standards. For example, this may preclude certain forms of site signage, require the use of residential building materials, require additional buffering between the businesses and nearby homes, and other such design and construction considerations.

Commercial, office and industrial uses that have been allowed to penetrate residential areas (i.e. via the zoning process) should be periodically monitored to ensure that all approval conditions (e.g. required greenbelts, fencing, outside storage restrictions, etc.) remain intact.

- C. Update and maintain public infrastructure.** Target and improve infrastructure such as streets, sidewalks, lighting, telecommunications and landscaping, thus providing an incentive for housing investment. In-town residential (i.e. residential development occurring



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along the fringe of the Downtown) should be linked to the Downtown via connected sidewalks and pathways. Outlying residential areas should be connected to the Downtown and other destination spots through a citywide recreation trail, designated bike routes and sidewalks.

Sewer and water upgrades should be coordinated with street resurfacing and reconstruction to maximize efficiencies and minimize the disruption to the neighborhood. The City also needs to coordinate with local utilities and telecommunications providers whenever street improvements are scheduled.

D. Anchor residential neighborhoods with public and quasi-public facilities. Schools, parks, recreation facilities, City buildings and religious institutions can all be anchors for residential neighborhoods. A neighborhood anchor needs to be accessible from all directions and provide a gathering place for organized and chance interactions with neighbors.

E. Increase the positive exposure of City protective services to the public. Healthy neighborhoods are safe neighborhoods. The City should continue and even expand its Police and Community Teams (PACTS) to provide visibility to the police services and to foster a sense of trust among residents. In addition, the Police Department needs to continue aggressive monitoring and response to known drug areas.



Both the Police and Fire departments need to promote the positive contributions they make to the City through frequent press releases, community meetings and by providing speakers at civic and educational functions.

F. Encourage new and existing neighborhood groups. Some of Jackson's neighborhoods have organized a neighborhood association. Consideration should be given to the encouragement of neighborhood associations that would cover each of the City's neighborhoods. Those associations can be very helpful pursuant to such matters as:

- Planning, coordination and implementation of neighborhood improvement programs.
- Enhancing communication between "City Hall" and local residents.
- Carrying out the objectives of the City's neighborhood revitalization activities.
- Implementation of crime-watch and neighborhood protection efforts.

G. Develop neighborhood beautification strategies. Develop street, sidewalk and tree maintenance programs with neighborhood residents as the primary facilitators. The City should continue to sponsor neighborhood clean-up programs such as:



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- **Neighborhood pride-week.** An annual “Neighborhood Pride-Week” in which trash collection efforts are extended “free-of-charge” to neighborhood residents for the collection of non-hazardous household trash and debris such as old appliances, furniture, construction debris, and other materials that may not be subject to pick-up via normal trash collection means.
- **Hazardous waste collection sites.** Designate sites for the disposal of hazardous residential waste such as paint, vehicular fluids and other chemicals.
- **Street tree planting program.** Homeowners may request that the City plant a tree in the street parkway (the area between the sidewalk and street). The City and property owner can either share the cost or the City can donate a tree to the property owner who is then responsible for planting and caring for the tree.
- **Leaf collection.** Continue a fall and spring leaf collection pick-up schedule “free of charge” to collect leaves and yard waste that residents have placed at the curb. This program also includes the composting of the leaves. The compost is then made available for use by City residents.
- **Recycling.** Work with other local units of government, trash haulers, and interested residents/businesses to develop a citywide recycling program.
- **Adopt-a-garden.** The City owns numerous lots in residential neighborhoods that may not be appropriate to build on due to the size of the property. The City should encourage adjacent homeowners to purchase these lots and maintain them. The City could use the funds it currently spends to mow, trim trees and remove garbage from those lots to help the homeowner purchase landscaping and gardening materials the first year. In the long term, the property would be returned to the tax rolls and the City would also save money on maintenance. If the City must maintain ownership of a property due to City access issues (such as a sewer line running under the property), the lots can be maintained by adjacent homeowners as gardens.
- **Sidewalks.** All new development must include the installation of concrete sidewalks along public roadways.

Objective 4: Historic preservation

- A. **Inventory historic resources.** Jackson is one of the oldest cities in Michigan. Since the history and character of the City cannot be replicated, it needs to be preserved. Many of the historic buildings in the City could not be constructed today due to the high cost of labor and materials. Unless efforts are made to preserve historic residences, the buildings will be permanently lost as they deteriorate and are demolished over time.

A comprehensive inventory of all historic resources should be undertaken. According to the State Historic Preservation Office (SHPO), a historic resource is a publicly or privately owned building, structure, site, object, feature or open space that is significant in history, architecture, archaeology, engineering, or culture at the local, state or national level. They are typically, but not always, at least 50 years old.

The comprehensive historic resource survey should be shared with the community and decision-making bodies. For example, it can help the Planning Commission and Historic



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District Commission make informed decisions and decrease the turnaround time for the historic review of federally funded projects.

- B. **Create additional historic districts.** Both the State and the Federal government provide tax credits for the restoration of qualifying properties. In order to encourage historic preservation, the State of Michigan enacted laws that made it easier to receive tax credits for homes within historic districts. Local historic districts provide legal protection of historic properties, thereby decreasing the possibility of their demolition.
- C. **Provide homeowners with resources to restore their homes.** Property owners are often wary of historic preservation because they fear a loss of control over their property and additional expense to maintain it. These fears must be alleviated through education about the types of structural changes that require a design review process and the tax benefits that can help lower the cost of rehabilitation.

Historic districts can stabilize failing neighborhoods by increasing property and resale values. Data should be gathered on the home values in historic districts vs. non-historic districts.

The Historic District Commission should work with local construction companies and building supply stores to hold “how to” preservation workshops. Informational pamphlets and “how to” videos should be made available to the public. The Historic District Commission could also work with Jackson Public Schools to introduce students to historic preservation.

- D. **Encourage historic crafts.** Skilled craftspeople are needed to develop businesses related to historic preservation. Examples include making reproduction moldings, siding, shingles, door and window sashes, paint and landscaping designs. Many fine old buildings are altered because the owners cannot find duplicate materials or craftspeople to work on them. The City should encourage the development of training programs in these crafts at Jackson High School, Jackson Community College, and/or other institutions.
- E. **Add standards to help ensure building architecture complements and respects the historic resources in Jackson.** A design review committee made up of a broad section of people including architects and preservationists should develop design standards for the community. Again, the Review committee needs to be sensitive to people’s fears regarding historic preservation, and allow flexibility and processes for financial hardship cases.
- F. **Review zoning and building codes for historical compatibility and affordability.** Building codes and zoning ordinance provisions that require the use of certain materials and designs should be adapted for use in historic districts. For example, zoning ordinance provisions that limit the height of garages prevent the construction of carriage-house type garages that would blend in with a historic neighborhood. Zoning ordinance provisions that require excessive parking spaces may also result in the loss of historic structures. The Michigan Rehabilitation Code for Existing Buildings should be utilized when appropriate in order to reduce rehabilitation costs.



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- G. **Find appropriate stewards for residential properties that are too large or expensive to maintain as single-family residences.** Rather than allow large residences to be converted to multi-family housing, office or retail space, the City should seek out non-profit caretakers of the property who will maintain the historical integrity, open the homes up for occasional public tours and keep the property in the public domain. Stewards could include historical societies, museums, local preservationists or service agencies.
- H. **Promote heritage tourism.** A 1998 nationwide survey by *Partners in Tourism* found that the number one cultural activity for travelers was visiting a historic site. 92.4 million travelers included a cultural activity in their travel plans and 61% added an extra day to their trip. Heritage tourists are typically older, better educated and have more money to spend than the average tourist.²

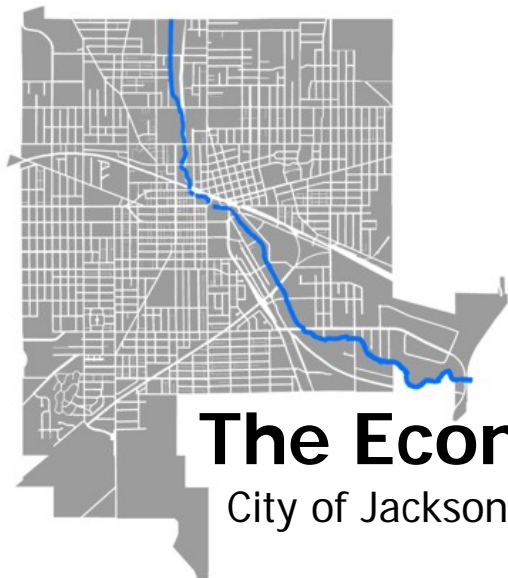


Neighborhoods and Housing

End Notes:

¹ Population density is derived by dividing the total acreage of the City for a certain time period into the population of the City for that same time period.

² "Preservation Shore to Shore: Planning to Preserve: Michigan's State Historic Preservation Plan 2001-2006"



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The City of Jackson is the economic center of Jackson County and is supported in large part by its own commercial, office and industrial institutions. Residents can live, work, and do much of their shopping and recreating in the City. Those opportunities also draw non-residents to the City on a daily basis. The City of Jackson must preserve and expand the opportunities for working, shopping, and recreation if it is to maintain or increase its economic importance in south-central Michigan. This chapter of the Comprehensive Plan describes the current employment picture and the commercial, office, healthcare and industrial land uses in the City.

Employment

In order to fully understand the employment situation of the City of Jackson it is important to know the types of jobs held by its residents as well as the opportunities for employment within its municipal limits and the surrounding area.

New census information is not available for this edition of the comprehensive plan. However, the American Community Survey provides demographic estimates for the 2005-2007 time period. Pertinent updates to the data are appended to the end of paragraphs in italics.

Jobs Held by City Residents

According to the 2000 U.S. Census, almost two-thirds (66.5%) of employed City residents had jobs in 4 industry categories:

- Manufacturing – 23.7%
- Educational, health and social services – 20.3%
- Retail trade – 11.9%
- Arts, entertainment, recreation, accommodation and food services – 10.5%

Each of the remaining 9 categories comprises less than 6.0% of the employed population of the City (see Table 8). *The share of manufacturing jobs for employed city residents declined to 17.9% during the 2005-2007 time period.*

Jobs by Employment Sector

The 1997 U.S. Economic Census indicated that 11 Jackson County employment sectors provided an average annual salary of at least \$29,000 (@ \$14 an hour) for a full-time job:

- **Management of companies and enterprises** – establishments involved in such activities as banks and other holding companies as well as corporate subsidiaries and regional and management offices.
- **Utilities** – establishments involved in the provision of electrical power, natural gas, steam supply, water supply and sewage removal.
- **Mining** – establishments involved in extraction practices as well as mining.
- **Information** – establishments involved in activities such as publishing, motion pictures, sound recordings, broadcasting, telecommunications and data processing.
- **Finance and insurance** – establishments such as monetary authorities (e.g., central banks), credit and security intermediary activities and insurance carriers.
- **Wholesale trade** – establishments engaged in the wholesale trade of durable and non-durable goods.



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- **Manufacturing** – establishments involved in the manufacture of items such as plastic and rubber products, fabricated metal products and machinery.
- **Professional, scientific, and technical service** – establishments such as law offices, accounting, architectural, engineering and advertising firms.
- **Construction** – establishments involved in activities such as general contracting, heavy construction and special trades.
- **Transportation and warehousing** – establishments such as air, rail, truck and pipeline transportation; courier and messenger services, warehousing and storage.
- **Healthcare and social assistance** – establishments such as hospitals, ambulatory healthcare services, nursing and residential care facilities.

Of the remaining Jackson County job sectors, 7 provided an average annual salary of less than \$18,500 (@ \$9 an hour) for a full time job. No salary information was available for Public Administration (see Table 8).

National Labor Trends

The Bureau of Labor Statistics (BLS) predicts that there will be at least 58 million job openings in the United States by 2010. BLS estimates that 22 million of those jobs will be new positions and the remaining 36 million will result from retirements and people leaving the labor force. However, the labor force is expected to fall more than 4.8 million workers short of meeting demand because of the decline in birth rates and impending retirement of the largest age-group, baby-boomers.

The Michigan Department of Career development has identified the ten fastest growing occupations as:

- Computer engineers
- Systems analysts
- Computer support specialists
- Desktop publishing specialists
- Database administrators
- Laborers, landscaping/groundskeeping
- Paralegals & legal assistants
- Hand packers and packagers
- Respiratory therapists

Most of these fast growing occupations are high-tech and require high skills but fall into the category of requiring an Associate's degree or on-the-job training.

Commercial and Office Uses

Commercial land use in Jackson as a percent of developed areas increased slightly from 7% in 1971 to 8% in 1992. As noted in the Neighborhoods and Housing chapter, the increase in the percent of commercial land use is probably due to the decrease in residences rather than an aggregate increase in commercial land use. Commercial and office uses can sometimes be separated into distinct districts, such as an office park or a shopping mall/plaza. In many cases, such as Downtown, they are commingled and need to be addressed together.

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**Table 8
Jackson County Employment**

Employment by Industry and NAICS Sector ¹	Average Annual Salary ²	Employment of City Residents	
		#	%
Manufacturing			
Manufacturing	\$34,454	3,703	23.7%
Educational, health & social services			
Healthcare & social assistance	\$29,059	3,173	20.3%
Educational service	\$12,207		
Retail trade			
Retail trade	\$15,651	1,854	11.9%
Arts, entertainment, recreation, accommodation & food services			
Arts, entertainment & recreation	\$11,152	1,643	10.5%
Accommodation & food service	\$8,448		
Professional, scientific, management, administrative & waste management services			
Management of companies & enterprises*	\$65,017	921	5.9%
Professional, scientific, & technical service	\$33,584		
Admin. & support & waste management & remediation	\$14,392		
Other services (except public administration)			
Other services (except public administration)	\$18,450	886	5.7%
Public administration			
No information was provided	N/A	730	4.7%
Construction			
Construction*	\$33,562	698	4.5%
Transportation & warehousing & utilities information			
Utilities*	\$58,361	622	4.0%
Transportation & warehousing*	\$31,981		
Finance, insurance, real estate & rental & leasing			
Finance and insurance*	\$36,278	572	3.7%
Real estate & rental & leasing	\$15,785		
Wholesale Trade			
Wholesale trade	\$35,784	487	3.1%
Information			
Information*	\$37,287	285	1.8%
Agriculture, forestry, fishing, hunting & mining			
Mining*	\$40,501	27	0.2%

¹ The 2000 U.S. Census reported employment by residency using 13 different industry categories. The 1997 U.S. Economic Census reported employment by establishment, using the 19 North American Industry Classification System (NAICS) sectors. The NAICS sectors were placed under the 2000 Census categories in this report for ease of comparison.

The 2000 U.S. Census reported employment information for City residents. It is important to note, however, that City residents are not necessarily employed within the City. In most cases, NAICS employment information was reported for Jackson County but due to limitations on disclosure some information was only reported for the State of Michigan, indicated by an asterisk. (*).

² The average annual salary for each of the 19 NAICS sectors was arrived at by dividing the annual payroll by the number of employees reported in the 1997 Economic Census.



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Commercial and Office – General vs. Local

General commercial uses typically engage in the sale of goods and commodities, including entertainment, rather than in services. Large offices, including government and firms with many employees and/or a large customer base, however, are also included in this category. General commercial and office uses are decentralized in Jackson and include the Downtown, as well as along E. Michigan and N. West Avenues.

Local commercial and office uses are often smaller in terms of land use and business size. The primary market for their goods and services are the neighborhoods surrounding them. Local commercial and office areas can affect neighborhoods negatively if they are allowed to grow too large. Several neighborhoods within the City include a linear corridor of local retail, service, and office businesses.

The pattern of commercial and office land uses developing along corridors has remained unchanged since the adoption of the City's 1989 Plan. There is a general lack of transitional areas and buffers between those corridors and the adjoining residential development. In some areas of the City, the conversion of land from residential to commercial and office uses has isolated the remaining residential structures.



Retail

New retail development continues to locate in Jackson Crossing Mall, which is within the City limits, and its adjacent area (i.e. West Avenue and Wisner Street). For example, Target, Kohls and Best Buy were added to the Mall in the latter half of the 1990s and a Home Depot store opened in 2003.

However, over the last 35 years, the City has lost much of its retail significance within the County to the surrounding townships. According to the 1997 Economic Census, the City of



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Jackson was home to 237 retail trade establishments. Those businesses comprised 42% of the retail trade establishments in Jackson County, which declined from 46% in 1992, 48% in 1972 and 67% in 1967.

Downtown

Downtown Jackson has lost most of the prominence it once held within the County (and beyond) as a shopping area. This decline is due in part to the City's loss in population. In 1970, City residents comprised 31.7% of the County population and only 22.9% in 2000. City residents have moved out of the City to follow the perceived advantages of a more rural life style. As people moved out of the City into the surrounding townships, retailers followed. With the increased prominence of the automobile, new businesses located in malls with extensive free parking available at the front entrance to the stores. Often, new buildings are more appropriate to modern merchandising methods such as drive-in windows, extensive floor space on ground-level floors and facades that can be changed quickly to reflect new styles or changes in tenants.



Large department stores that used to anchor the Downtown retail market, such as Jacobsons and Fields, have disappeared, leaving an enormous retail void in the Downtown. In order to compete with the perception that malls were more car-friendly than Downtown, buildings were abandoned and torn down to provide surface parking lots for shoppers and employees. The Downtown, once a contiguous high-density hub, is now an incongruous mix of high-rises, low-rises and surface gaps. The rerouting of the main commercial artery (BL 94) around the periphery of the Downtown has had the effect of reducing accessibility to the Downtown (at least in the minds of passing motorists).



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Downtown Jackson is evolving into an office, governmental and entertainment center with specialized retail and service uses, which is different than its former role as the primary retail center in the County. This Plan supports that scenario by recommending more housing near the Downtown, encouraging commercial services to serve Downtown residents/employees and making physical improvements to make the Downtown more attractive.

Healthcare Facilities

Jackson residents have a wide variety of healthcare options available to them. Allegiance Health is the largest provider of healthcare services, ambulatory services, health education and wellness programs.



Allegiance Health is a regional healthcare center which provides specialty services (e.g., cardiac/pulmonary rehabilitation, pain management, diabetes center, radiation oncology and a sleep disorder center) in addition to the traditional services associated with a 325-bed hospital. Allegiance Health also offers many outreach services (e.g., home meals, support for respite care, adult immunizations, and prescriptions for the under-served), and support for the Center for Family Health, where the under-served receive primary health services, regardless of their ability to pay.

Allegiance Health is expanding which gives the City greatly improved healthcare facilities. However, the ever-present need for additional parking to serve hospital patients, employees, and visitors compels the hospital to replace homes with parking lots, which create large voids and alter the neighborhood's sense of place. The need for healthcare must be balanced with the needs of the neighborhood.



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Industrial Uses

Industry is very important to the economic health of the City. Industrial land uses occupied 512 acres of land, or 13.4% of the City's developed land in 1992. This is an increase from 1963 when it only comprised 9% of the developed area. Most growth has been the result of the expansion of industries adjacent to their existing sites.



Currently, industrial uses are scattered throughout the City. Some of these uses abut residential areas and are remote from expressway interchanges. Nearly all of the major industrial plants in the City are located along railroad lines.

The largest concentration of industrial land use is in the southeast quadrant of the City. This area has expanded to meet the requirements of the industrial demand on the City and prospective businesses looking to locate in Jackson. For example, The City developed Micor Industrial Park for new industrial development in the late 1970's. In the 1990's, the City expanded the Park by 44 acres, built access roads and sold the platted parcels at below market rates, which attracted 6 new manufacturing businesses. The City needs to continue to recruit industries to the Micor Industrial Park, as well as to abandoned and underutilized industrial sites.

Jackson offers many advantages sought by industries – easy access to highways and railroads, a trained workforce and responsive local and state governments. Jackson also has many viable industries that can continue to serve as a catalyst for complementary uses.

Some obsolete industrial sites within the City have been vacated and await redevelopment. Recent brownfield legislation and other programs can help the City make the redevelopment of those sites financially feasible.



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Goals, Objectives, and Strategies

Goal: Increase employment opportunities within the City.

Objective 1: Recruit diverse and high-wage employers

The City should actively promote itself as an attractive location for establishments in a wide range of employment sectors that pay high wages such as:

- Management of companies and enterprises
- Utilities
- Information
- Transportation and warehousing
- Wholesale trade
- Finance and insurance
- Professional, scientific and technical services

Currently no more than 6% of the City's residents are employed in any of these sectors. Therefore, increases in the number of jobs in any of these sectors will diversify the City's economy and help prevent the City and its residents from becoming dependent on any one industry. This strategy should also extend to the manufacturing sector. The City should not become dependent on one manufacturing industry such as automobile parts.

However, every community depends upon service sector jobs that pay low-wages. For example, one of the City's goals for revitalizing Downtown and the surrounding area is to create an arts and entertainment district. This may result in bringing people Downtown to visit and spend their money at retail, art, entertainment and food venues.

Objective 2: Reinvigorate the economic viability of the City

A. **Strengthen the City's economic development program.** The new \$103 million Consumers Energy Headquarters in the Downtown should be utilized as a catalyst to recruit new businesses. This public/private partnership should be showcased to illustrate that the City of Jackson is worth investing in. To keep the momentum going, the City should support the following programs either in-house or through other local agencies:

- Encourage the restoration of older buildings near the new Consumer's Energy building.
- Establish a business retention and expansion program.
- Maintain a highly visible and active economic development staff with specific and measurable goals to evaluate successes.
- Use focus groups comprised of select local developers and merchants to better understand the market and their needs.
- Prepare loan pool incentive packages with local lending institutions for start-up businesses and the expansion of existing small businesses (e.g. small business loans, start-up loans and loans for low-income and minority entrepreneurs).



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- Move the Chamber of Commerce, the Enterprise Group, Small Business Development Center, Jackson Area Manufacturing Association and the Convention and Visitor's Bureau to a centralized, prominent location.

B. Economic Development Partnerships. The City should work with other agencies to implement economic development strategies. A cross-segment of local businesses, business development agencies, local government officials and local educational institutions created a joint strategic plan called the "1997 Overall Economic Development Program for Jackson County." That plan (and any updates) should be implemented.

A Comprehensive Economic Development Strategy (CEDS) for the Jackson, Hillsdale, and Lenawee County area is currently under preparation by the Region 2 Planning Commission. The purpose of the CEDS is to bring together the public and private sectors in the three-county region to create an economic roadmap to diversity and strengthen the regional economy. The CEDS process recognizes the importance of integrated economic development and the need to be flexible to adapt to global economic conditions and capitalize on the region's unique advantages to create high wage jobs and achieve diversification. The City of Jackson's participation in the CEDs process is based upon the recognition of the importance of growth and development of the regional economy.

The Economic Plan included, but is not limited to, the following strategies:

- Promote Jackson County as a desirable place to locate or expand businesses. For example, the Jackson Area Chamber of Commerce promotes a comprehensive community image campaign aimed at both internal and external audiences. Jackson's Downtown Development Authority (DDA) should continue to promote the Downtown.
- Continue working relationships with other agencies and businesses to benefit the economic development of Jackson County. For example, Consumers Energy Company has expanded existing programs to educate manufacturers on energy utilization through program development and personal assistance where appropriate. Collaborative efforts such as the 2002 "Call for Business" are important promotional tools. The City should also forge strong working relationships with the Michigan Economic Development Corporation (MEDC) and other State agencies.
- Provide suitable facilities for incoming or expanding businesses. For example, the Enterprise Group maintains an inventory of industrial properties (and potential industrial properties) in Jackson County. That inventory should be expanded to include brownfields and other sites that are underutilized. The industrial and commercial property inventories compiled by various agencies in the Jackson area should be coordinated and marketed jointly.
- Assure the long-term viability of an economic development effort in Jackson County. One way of accomplishing this objective is to ensure that Jackson has a highly trained workforce capable of adjusting to new industries. For example, Jackson Community College offers training on subjects such as computer-integrated manufacturing and computer assisted drafting.
- Market analysis should be used to bring non-Michigan sales opportunities to the attention of Jackson manufactures.

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- Participate in the development, on-going refinement, and implementation of the Region's Comprehensive Economic Development Strategy.

Objective 3: Create a vibrant, healthy Downtown

- A. **Target market analysis.** The City, Downtown Development Authority (DDA), Michigan State Housing Development Authority (MSHDA) and the Michigan Economic Development Corporation (MEDC) provided financial support for a Downtown marketing study in 2003. The analysis determined that the potential market for Downtown Jackson housing is comprised primarily of younger singles and couples (54%) and empty nesters and retirees (41%). It also revealed that the entertainment offerings in the Downtown should target 18 to 44 year-olds, which comprise 35% of the adult population of Jackson County.
- B. **Establish a City/County/court complex system.** A study has been completed regarding a joint facility for the Jackson County Sheriff's Office and the Jackson Police Department. City and county law-enforcement agencies should be encouraged to co-locate whenever possible in order to bring all the courts and law enforcement agencies Downtown.
- C. **Provide basic retail shops.** Restaurants and specialty shops are beginning to fill the Downtown, which this Plan endorses. However, residents and employees have to leave the Downtown to do basic shopping such as groceries, medicine and office supplies in the Downtown. A number of these basic retail establishments must be recruited along with restaurants and specialty retail shops.
- D. **Encourage a retail shopping/restaurant loop.** The DDA and the City should encourage development that will produce a "retail loop," which is a connected pattern of storefronts that create a natural flow for pedestrian traffic. A retail loop can be created along Michigan Avenue from Blackstone Street and Francis Street. Pedestrians should be able to move comfortably along Michigan Avenue and be able to cross the street at regular intervals. In addition, storefronts and restaurants need to have large windows to attract customers. Many renovations miss this important factor by replacing large storefront windows with smaller openings.
- E. **Support outdoor activities.** A vibrant Downtown is alive with people. Outdoor special events such as parades, festivals and sidewalk sales draw people to the Downtown and market it to potential customers. Outdoor restaurant seating encourages people to spend money at retail establishments on a daily basis.
- F. **Improve parking.** The public perception continues to be that parking is a problem in the Downtown. Therefore, the City should make it easier for visitors/shoppers to park Downtown. This can be accomplished by offering incentives to entice downtown employees to park in out-lots, erecting a public parking deck west of Mechanic street and by improving downtown parking enforcement.

The City can also free up parking by continuing to make the Downtown walkable/bikeable. Safe walking and biking routes to the Downtown should continue to be created. Future streetscape enhancements should include bike racks, drinking fountains and benches.



- G. **Make other physical improvements to the Downtown.** Many improvements to the physical appearance of the Downtown have been made. For example, the most recent streetscape improvements (Cortland and Jackson Streets) were made in 2006. Efforts like this must continue. In addition, the City must technologically “wire” the Downtown to recruit both commercial and residential development.

Objective 4: Make Jackson a center for diverse cultural and artistic activities

- A. **Develop arts and culture venues.** In order to become a center for cultural activities such as dance, theater and music, the City needs to provide adequate performance and rehearsal space. The Potter Center at Jackson Community College and the Michigan Theatre provide the primary indoor performance space in the County for both local and national acts. The City should support an art and cultural needs assessment of local arts and cultural organizations to find out what types of performance and rehearsal space are needed.

The Downtown was once home to many theaters and now only one remains. The Historic Michigan Theatre is a local landmark. It currently hosts movies and other shows. The City should continue to support the restoration of this community treasure because it is an important venue for indoor cultural activities.

The City appears to have a variety of outdoor performance venues. Bucky Harris Park provides a small stage for amplified music, ceremonies and pageants. The City's outdoor amphitheater and linear park along the Grand River provides another outdoor venue for live, amplified music. Ella Sharp Park has ample grounds to provide for large outdoor festivals, concerts and ceremonies. The County Fairgrounds also has an outdoor arena for concerts and shows.

In addition, the City often closes its downtown streets for festivals, street fairs and “cruise nights”. These activities should be coordinated with local merchants to showcase the Downtown's retail businesses and restaurants. For example, merchants could have sidewalk sales during Cruise Nights or other festivals, and musical stages could be near the restaurants to cross-book performers for greater exposure to the public.

- B. **Support arts & cultural events.** The City should encourage, fund and market local arts and cultural events as an economic tool. Nationwide studies show that arts and cultural events infuse billions of dollars into local economies and can be a catalyst for revitalization. Arts and cultural events attract both tourists and residents. People look at quality of life issues when deciding where to live. A vibrant, active arts and cultural community is important for individual enrichment and community pride.
- C. **Attract public art.** All public projects provide an opportunity to incorporate art into the design. Suggested types of locations for public art include, but are not limited to, parking structures, walls, trails and sidewalks.



- D. **Support an arts colony.** Artists typically need large spaces in which to perform or create their art. Abandoned industrial warehouses provide the ideal structure for artist loft/studios because the spaces are big, ceilings are high, huge windows provide natural light and the acquisition cost is low. Although artists are typically low- to moderate-income, their concentrated presence can cause ancillary benefits. An arts colony should include residences and galleries for the artists, art supply stores and other retail shops, places for public art, coffeehouses and jazz clubs and other performance spaces.

The first phase of the Armory Arts Village —a project which is transforming the old prison/national guard armory located at the north end of Mechanic Street into a mixed-use development containing live/work for artists as well as other opportunities for housing, retail and the arts— is already complete. The River Artswalk, an extension of the Intercity Trail, will also traverse the Village. The City must work with the developer of the project to ensure its completion.

Objective 5: Facilitate the establishment of new industrial plants and the expansion of existing industrial developments

- A. **Redevelop brownfields.** A comprehensive brownfield inventory is needed. This inventory should include abandoned, underutilized and fully utilized brownfield sites. The City should continue to vigorously redevelop abandoned industrial areas through site restoration. The City should use Brownfield Authority (BRA) tax incentives for projects that meet the City's private investment goals and job creation objectives. The BRA should continue to utilize Federal funding sources such as the U.S. Environmental Protection Agency's site assessment and revolving loan fund and pursue additional funding when needed. The BRA should apply for state funding such as the Michigan Department of Environmental Quality's site assessment and Clean Michigan Initiative (CMI) grants when available.

The City currently owns several brownfields that should be marketed to maximize the exposure to potential new industries. In addition, the City's Renaissance Zones should be marketed heavily because the 12-year tax-free designation is quickly running out. The City should work with state officials to extend the terms of the renaissance zones.

When feasible and necessary, the City should work with the Jackson County Land Bank Authority and act as the developer to assemble problem properties for redevelopment. The City or Land Bank Authority may hold properties while legal and environmental problems are dealt with. Once a clean title is acquired and environmental concerns are addressed they can be marketed to the private sector.

- B. **Retain, diversify, and attract business.** The City should continue to develop its retention visit program. The purpose of the program is to conduct visits with local companies to assist with diversification efforts. By doing so businesses are made aware of incentives available to them through various government or non-profit agencies. Retention efforts should be focused on the region's base economic employers, which includes utilities,



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manufacturing, retail, educational services, and health and human services. Business attraction efforts should target life sciences, advanced manufacturing (such as alternative energy or food processing), and travel and leisure (including arts and culture).

- C. **Continue partnerships.** The City should work with neighboring townships, the Enterprise Group, Region 2 Planning Commission, Jackson County's Brownfield Redevelopment Authority and the Jackson County Land Bank Authority to promote the reuse of the City's brownfield sites, as opposed to locating new industries on greenfields. To foster township participation, the City can periodically host intergovernmental meetings with township officials to explain the City's brownfield efforts and conduct tours of brownfield sites. The City should continue to work with local employment agencies to develop and utilize programs that provide opportunities for education and training for future job placement.

Goal: Eliminate commercial, office and industrial conflicts with residential neighborhoods

Objective 1: Target the location of new commercial, office, and industrial developments

- A. **Enforce the Zoning Ordinance.** In many areas of the City, commercial, office and even industrial activities are slowly infiltrating residential neighborhoods. For example, the 1992 existing land use map shows commercial activity (i.e. offices, personal service establishments and various types of retail uses) occupying space within residential neighborhoods. It is common to find dwellings converted to commercial and office uses interspersed with owner and/or renter-occupied housing along major streets.

However, small residential sites are often not conducive for transition to commercial, office, or industrial activities. For example, on-site parking tends to be limited or non-existent and residential building setbacks are minimal, leaving limited opportunity for adequate buffering of the commercial operation from adjacent homes. Sites are often not large enough to properly accommodate the on-site movement of commercial delivery traffic. The design and spacing of residential driveways typically does not meet commercial requirements.

The City should strictly enforce zoning laws that are intended to protect adjacent property owners and control the development of the City. While the Plan does not suggest that all forms of commercial activity are inappropriate for placement in or near residential neighborhoods, such activity should only occur after careful analysis of neighborhood impacts and benefits. General commercial and office developments should be consolidated into a number of distinct districts. Industrial uses should be directed toward areas with relatively convenient access to freeway interchanges, rail access and where there are already concentrations of industrial uses. Decentralization of industrial development throughout the City should be avoided, particularly in small pockets. This should be accomplished through a comprehensive zoning map review process and subsequent re-zoning.



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- B. **Discourage nonconforming uses.** Redevelopment of nonconforming commercial, office and industrial establishments should be discouraged. Those allowed should be strictly regulated and monitored on a regular basis for infractions.

Objective 2: Ensure that medical facility expansion is compatible with the surrounding neighborhood.

- A. **Establish a Healthcare Area.** The grounds of Allegiance Health and the former Doctor's Hospital, combined with the facilities associated with the hospitals, are sufficiently large enough and distinct in use to warrant specific designation as a unique land use area within the Comprehensive Plan. The Zoning Ordinance should delineate a Medical or Healthcare District within which the hospitals and associated facilities may expand or otherwise improve as the market demands.

A Healthcare District will allow the hospitals to plan and implement future projects within the context of a recognized Comprehensive Plan area. It will also provide the City with the opportunity to plan, program and implement future area improvements (i.e. infrastructure improvements, streetscape, etc.) based on the recognition of the Healthcare District. The establishment of the District will minimize levels of uncertainty and/or anxiety experienced by residents currently impacted by the northward expansion of the hospitals. It will also support their neighborhood improvement efforts.

- B. **Build parking decks.** A significant number of residences have been demolished to construct both medical facilities and surface parking lots to accommodate the increased number of visitors to the new medical facilities. In the future, the City should require Allegiance Health and other large medical facilities to construct parking decks rather than surface parking lots (which are often empty at night and on weekends).

Objective 3: Require Context Sensitive Development

- A. **Develop design guidelines.** Zoning Ordinance overlay design guidelines, where appropriate, should be developed by the City to ensure that new developments are compatible with the existing architecture. For example:
- **Parking.** Parking should be accommodated on-site and confined to parking lots in rear and side yards. Front yard parking should continue to be prohibited. Where feasible, parking and entry drives should be shared.
 - **Street access.** Commercial and office uses should be located on arterial streets, as opposed to local residential streets.
 - **Clustered development.** Wherever possible, commercial and office development should be consolidated or clustered, as opposed to developing in linear, strip fashion.
 - **Market relationship.** The market for commercial uses should be dependent upon the neighborhoods in which they are located, as opposed to depending on regional markets.



- **Signs.** Signage should be limited in size, type, and placement. Signs should be sized to reflect the neighborhood character as opposed to typical corporate signs. Where groupings of businesses exist, signage and other site design elements should adhere to a uniform theme so that visual clutter is avoided.
- **Design character.** Generally, commercial and office facilities should retain a building and site design character consistent with the neighborhood area. For example, a building designed and constructed with a modern, hi-tech character is not appropriate in a neighborhood comprised primarily of mature single-family homes of an historic character.
- **Landscaping.** Increase the types and amounts of landscaping required for commercial, office and industrial developments outside of the Downtown. On-site landscaping should be of sufficient type and density to block or screen views, especially those of parking lots and utilities. Street landscaping should complement the building and site.

The following additional considerations should be given to neighborhood commercial and mixed-use developments:

- **Operational character.** Planned commercial and office uses in neighborhood commercial and mixed-use developments should generate low levels of vehicular traffic and should maintain limited hours of operation.
 - **Outdoor site use.** Outdoor storage should be prohibited. Outdoor displays and sales should also be prohibited except for limited periods associated with neighborhood festivals or events.
 - **Buffers.** Require adequate buffering and screening between residential and non-residential uses. Screening should be comprised of a landscape buffer of sufficient width and planting density to mitigate compatibility impacts associated with views, noise and like factors.
- B. **Incompatible uses should be mitigated.** An existing building out of character with its surroundings should be modified in order to reduce its negative impact. Encouraging aesthetic improvements or changes to operations often accomplish this. In cases where the conflict is extreme, the City should work towards eliminating incompatible uses.
- C. **Upgrade public infrastructure.** The City should target commercial, office, and industrial areas it wishes to promote for infrastructure upgrades and streetscape enhancements as a means of encouraging the redevelopment/rehabilitation of individual properties.
- D. **Revise parking standards.** The City should revise standards on the amount and location of parking. Standards should be based on the demands of specific use types. The required location of on-site parking should be based on the character of the district within which the parking area will be located, as well as its impact on adjoining property and uses. Where possible, shared parking among multiple uses should be encouraged. Internal landscaping should continue to be required for large parking areas.



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Objective 4: Rigorously Enforce Building and Site Maintenance Codes

- A. **Enforce City codes.** Building and site maintenance code enforcement of commercial and industrial properties should be rigorously pursued within the provisions of existing statutory and staff capacity.
- B. **Monitor intrusive development.** Commercial and industrial uses that have been allowed to penetrate residential areas (i.e. via the zoning process) should be periodically monitored to ensure that all approval conditions (e.g. required greenbelts and fencing, outside storage restrictions, etc.) remain intact. If found to be in non-compliance, appropriate enforcement measures should be taken.
- C. **Promote inspections as a benefit to business.** Too many businesses view City inspectors as an unwanted and unneeded intrusion and/or cost. They do not realize that the service is there to protect them. The City should institute a promotional program that informs businesses of the benefits of inspection.



Community Services

City of Jackson Comprehensive Plan



Community Services

Municipal Services

City of Jackson residents are represented at all levels of government. In addition to those representatives that are elected nationwide and statewide, the residents of Jackson elect councilpersons to represent the City's 6 wards. The Mayor is elected citywide.

Local governments are the primary service providers for their residents. In exchange for higher taxes (e.g., property and sometimes income), Jackson and other cities and villages generally provide a greater level of service than townships. Jackson is also the county seat, making it an important governmental center for all residents of Jackson County.

Many of the public institutions in Jackson are located Downtown. This has both positive and negative consequences. Citizens benefit from high-quality public facilities that are centrally-located and easily accessible. Because public property is tax-exempt, large tracts of public or quasi-public property could bring tax revenues to the City if privately held.

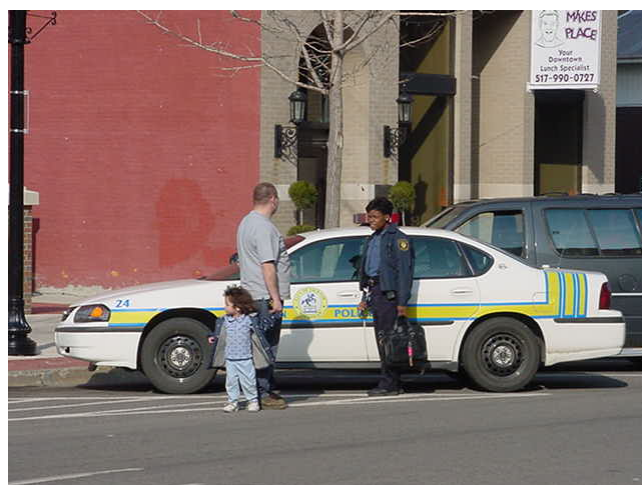
Police and Fire

The Jackson Police Department continues its efforts with community policing, encouraging the public to take ownership in the community and work together to address problems. In 2002 Police and Community Teams, also referred to as PACT's, were created to allow for a more focused delivery of services by the Department.

PACT's are comprised of one sergeant and a minimum of four officers. They are assigned geographical responsibility for a specified area, where the team will work collaboratively with the community to reduce crime and solve neighborhood problems. The PACT works directly with other law enforcement agencies, government agencies, local businesses, and community residents to solve neighborhood problems related to crime, the fear of crime, disorder, and blight. This cooperation affords the street officer the opportunity to identify long term solutions to problems within our community.

By integrating traditional patrol strategies with non-traditional geographical based problem oriented methods, the Jackson Police Department has been able to transform our Patrol Division into a proactive group of community problem solvers.

The mission of the Jackson Fire Department is "to continuously seek improvement in fire and life safety within our community." The Department has developed several innovative fire prevention and education programs in order to accomplish that goal. Primary among them is the "Peace of Mind" project, where (in conjunction with the





Community Services

South Central Michigan American Red Cross and the American 1 Federal Credit Union) a Fire Department representative conducts a voluntary risk and fire safety assessment of a residence.

A 2002 survey by the Corporation for a Skilled Workforce reported that the response times of the City's Police and Fire departments were significantly faster than they were in the outlying townships. This is a noteworthy advantage to living in an urban environment. Low-density population areas cannot afford to have numerous police personnel and multiple fire stations servicing them.

Finally, there may be opportunities for enhanced communication, cooperation, and possible consolidation of police and fire services between the City of Jackson and adjacent townships or the County of Jackson. The recently completed study of the possibility of a metropolitan fire authority and the study of enhanced cooperation between the Jackson Police Department and the Jackson County Sheriff's Department point to potential enhancements of services and cost efficiencies. The City will review such proposals and implement them where deemed advantageous.

Water and Wastewater Services

The City provides water and sewer service in Jackson and its surrounding area.

- A. **Water Department.** The Water Department provides service to homes and businesses in the City of Jackson, Southern Michigan Prison and portions of Blackman Township. Water service is also pumped to small parts of Leoni Township and Summit Township. The Water Department pumps around 2.5 billion gallons of water per year to approximately 50,000 individuals. The Water Department has two well fields and a water treatment plant and pumping station. The treatment plan has the capacity to soften and pump 24 million gallons of water per day. Softened water is pumped to a ground storage reservoir and then pumped to customers. In recent years the Water Department has been following an aggressive water main replacement program in the City of Jackson.
- B. **Wastewater Department.** The wastewater treatment plant serves the City of Jackson and all or parts of Southern Michigan Prison, Summit Township, Blackman Township, Spring Arbor Township, Sandstone Township, Rives Township and Napoleon Township. The Plant removes about 95% of the solids, 95% of the ammonia type constituents and 85% of the phosphorus from the processed wastewater. It also disinfects the wastewater to further reduce any disease causing microorganisms that may remain. The cleaned water is then discharged into the Grand River.

Department of Public Works

The Department of Public Works (DPW) is responsible for the maintenance of City-owned streets, storm sewers and catch basins, snow plowing, and leaf pickup. It administers the City's sidewalk and noxious weed programs and provides support for many of the different civic events and programs that happen throughout the City. The DPW also performs sanitary sewer maintenance for the City's sewer customers.



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Other Public and Quasi-Public Services

This section briefly describes the infrastructure, facilities and services provided by other public and quasi-public organizations.

Parks and Other Public Spaces

Parks and other public spaces enhance the quality of life for Jackson residents. The Jackson City Parks and Recreation Plan provides a detailed summary of the recreational facilities in the City and a blueprint for future expansion of the park system. The City has more than 700 acres of land in park and recreation use including the following:



- **Ella Sharp Park.** This park offers over 562 acres including an Olympic-size swimming pool, an 18-hole golf course, the Ella Sharp Museum complex, planetarium and nature trails.
- **Jackson County's Sparks Foundation Park.** Located partially within the City limits, the park totals 665 acres. The most notable feature of this park is the illuminated Cascade Falls that attracts thousands of visitors every year.
- **The Jackson County Fairgrounds.** The Fairgrounds host the annual county fair, numerous concerts, horse racing and other events.
- **Martin Luther King Center.** This community park contains a community center, green space, playground equipment, a picnic shelter, 2 outdoor multi-use courts, 2 ball fields, and benches and sidewalks. It also serves as a trailhead for the Inter-City Trail.
- **Nixon Park.** This park is a multi-purpose recreational facility providing a skateboard park, outdoor swimming pool, softball fields, playground equipment and a picnic area.
- **Loomis Park.** This community park is bounded on 3 sides by residential neighborhoods and offers a recreation center as well as facilities for tennis, basketball, picnics and sledding.
- **Neighborhood parks.** A total of 11 neighborhood parks/playgrounds provide neighborhood anchors for the City. Those parks provide playground equipment and areas for organized recreation activities such as field and court games.
- **Other City parks.** Pocket parks, sculpture parks and various other spaces are accessible to the public. Streets can also be public spaces with distinct characteristics. Michigan Avenue in Downtown Jackson is a vibrant public space enclosed by tall buildings and enhanced with streetscape elements (e.g., trees, benches, planting areas, etc.) and the occasional street vendor.

Historic Preservation

Jackson has many historic structures which add to the character of the community. In recognition of this fact, the City created the Under the Oak Historic District, which surrounds the site of the 1st state convention of the Republican Party held on July 6, 1854 as well as more



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than 40 other local historic districts (sites). The City's Historic District Commission continues to add new properties to its inventory of historically recognized properties. Jackson properties are also on state and national listings of historic structures/properties.

Property owners need the permission of the Historic District Commission before making substantial changes/improvements to the exterior of structures located in local historic districts. In return, property owners are eligible to receive tax credits for improvements to historic structures approved by the State Historic Preservation Officer. Please see the 4th objective under the neighborhoods and housing goal for specific historic preservation strategies.

Arts and Cultural Facilities

The historic 1,400-seat Michigan Theatre is an important venue. Although it is still in need of significant community support to preserve the structure and renovate the interior, the Theatre hosts a variety of activities such as films, concerts, plays, storytelling and public meetings. If renovated successfully, the Michigan Theatre can be an anchor tenant for entertainment venues in the Downtown. Several Downtown restaurants already offer musical entertainment in the evenings and on weekends. The Downtown is also home to the Jackson Symphony Orchestra's practice and teaching facilities, and a multitude of outdoor festivals, concerts and street fairs.

Outdoor performance facilities are located at Bucky Harris Park, Ella Sharp Park, the County Fairgrounds and the riverwalk amphitheatre. Jackson has a rich variety of indoor facilities for arts and cultural events, including houses of worship, restaurants, bars, school auditoriums and banquet facilities.

The Ella Sharp Museum contains Ella Sharp's 19th century Hillside Farmhouse and Merriman-Sharp Interpretive Center, the one-room Dibble Schoolhouse, and other historic structures. The Andrews Gallery of Wildlife Art, the Jackson History Gallery, and 3 other galleries featuring traveling and "in-house" exhibitions are located in the facility. Finally, a full slate of educational and entertaining programming including lectures, school out-reach, field trips, tours, gallery walks, community free events, and the popular Art & Wine Festival are hosted by the museum.

The Arts and Cultural Alliance of Jackson County (ACAJC) is a nonprofit organization dedicated to strengthening, supporting, and promoting arts and culture throughout Jackson County. For example, the Alliance is responsible for the placement of public art throughout the City. Funded through the City, the program beautifies the City, exposes the general public to a wide variety of sculptures, and provides a venue for Midwestern artists to display their work. Various other programs aimed at promoting art and culture as essential parts of the community are also promoted by the ACAJC and other arts organizations. Finally, the Alliance also facilitated the county-wide effort which culminated in the [Greater Jackson Community Cultural Plan](#), a strategic plan which identifies cultural resources, community needs and opportunities, and action steps to respond to those needs and opportunities.

Jackson District Library – Carnegie Branch

The Jackson District Library began in 1864 as a reading room for the Young Men's Club. It became a library and outgrew its location 4 times before it found a permanent home. Andrew



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Carnegie donated \$70,000 to construct the present library building in Downtown Jackson in 1906.

The voters of Jackson County and the City of Jackson approved a 1-mill tax levy to support a single library system in 1977. The County Library merged with the Jackson Library in 1978, becoming the Jackson District Library. The Carnegie building became the District's main branch. The Carnegie Branch was designated a State Historical Site in 1979 and a National Historic Site in 1980. It circulated 182,260 books to 37,033 borrowers in 2001.

The library is conducting a space analysis and exploring the potential for a major expansion of the facility at the existing Carnegie site while preserving the historic building.

Educational Facilities

Jackson Public Schools provide primary and secondary education in the City. The system includes 10 elementary schools, 1 middle school and 1 high school. The public school system also operates the Hurst Planetarium (open to the general public), which is located within Ella Sharp Park. The Jackson County Intermediate School District provides supplemental educational services such as special education, adult education, gifted and talented programs and vocational education. Jackson is also home to over 10 private schools; most of which are affiliated with religious institutions.



Additional vocational and higher educational services in and around the City include the Jackson Area Career Center, Jackson Community College, Baker College, Spring Arbor University, KSA Academy and the New Tribes Bible Institute. In addition, several public universities and private colleges are within easy commuting distance from the City including, but not limited to, the University of Michigan, Michigan State University, Western Michigan University, Albion College, Eastern Michigan University, Hillsdale College and Albion College.

Healthcare Facilities

Jackson residents have a wide variety of health care options available to them. Allegiance Health provides health care services, ambulatory services, health education and wellness programs. The County Health Department, Family Independence Agency (FIA), the County



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Medical Care Facility and the Center for Family Health (Allegiance Health) all offer health services for under-served and special-needs populations.

Solid Waste Disposal

Independent waste haulers provide solid waste collection and disposal in the City. The Jackson County Resource Recovery Facility is used for the disposal of commercial and residential waste. All waste haulers in the County are required to deposit their waste at the County facility. The facility also includes an incinerator that burns household garbage, generating steam and electricity. The electricity is used to power the facility and excess electricity is sold to the Southern Michigan Prison.

Jackson County has one of the highest tipping fees in the state due to several factors. The low-volume of waste tipped is not cost effective for a facility of its size. A multi-million dollar bond to build the facility will not be paid off until 2013. Incineration as a primary waste disposal method is expensive.

The City does not have a comprehensive recycling program. However, some haulers provide recycling services to their customers. The City and the County need to work together for a regional solution to solid waste disposal that is less costly, diverts recyclable materials from the waste stream and causes less environmental pollution.

Parking

Downtown parking is provided in municipal and private surface parking lots and parking structures. The Downtown had at least 5,891 parking spaces in 2010. On-street parking spaces numbered 464 and off-street spaces numbered at least 5,430. Of those off-street spaces, 2,680 were municipally-owned and at least 2,750 were privately-owned. Jackson controls up to 49.4% of off-street parking spaces allowing the City flexibility to alleviate parking pressures through a parking plan.

As buildings are torn down and replaced with surface parking, a checkered pattern emerges, with large voids between storefronts. The City should address this problem by instituting guidelines for new lots and for improving existing lots. Another solution would be to consolidate the surface parking into a parking structure with retail on the first floor. The Downtown Development Authority recognizes the need for public parking lot improvements, including resurfacing and reconstructing surface parking facilities.

Transportation

Transportation has always been a major influence on Jackson's development pattern. Jackson was founded because of its accessibility to both the Grand River and because it was the crossing place of two major trails – the St. Joseph and the Washtenaw. Jackson's industrial areas were initially developed along the Grand River and then adjacent to railroad tracks, in order to transport raw materials and manufactured products. The Interstate highway system changed the pattern of development after the 2nd World War, as trucking became a viable



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alternative transportation mode. Current residential and commercial development patterns follow roadways. Paving and widening roads to facilitate faster and more efficient vehicular movement has directly contributed to urban sprawl. It is now possible for people to live increasingly farther from their places of employment.

Modes of Travel

Jackson's transportation system is "multi-modal" and includes the following:

- A. **Public Transportation.** The Jackson Transit Authority (JTA) provides bus service to all citizens of Jackson County. The JTA currently provides Reserve-A-Ride, Para-Transit Services and a Medical Shuttle in addition to its 8 fixed routes. The Greyhound Bus Lines operate out of JTA's Downtown Transfer Center.
- B. **Rail Service.** The Norfolk Southern's Detroit-Chicago mainline runs through Jackson, parallel to I-94. A secondary line runs between Jackson and Lansing. Amtrak operates daily passenger trains between Detroit and Chicago over the Norfolk Southern tracks.
- C. **Air.** The Jackson County Airport, Reynolds Field, is located just west of the City. The airport currently occupies over 700 acres of land, approximately 250 of which developed for the layout of runways, taxiways, and hangar areas. Military aircraft routinely use the airport, although it is designated for general aviation. Commercial airlines no longer serve Jackson.
- D. **Roadways.** The City of Jackson has over 160 miles of roadways, according to the State's Act 51 Map (see figure 3). Of that total, approximately 55 miles are major streets, 100 miles are local streets and 9 miles are state highways. The City's Department of Public Services is responsible for the maintenance and upkeep of all City streets. The State of Michigan owns the state highways and provides the City funding to maintain them.
- E. **Non-motorized transportation.** The City of Jackson is moving toward a more friendly non-motorized transportation system for people to bike or walk to their destination including, but not limited to schools, shopping, and employment sites. The City has active walking and biking clubs that take advantage of the best routes available.

Many current and planned street improvements now include bike routes in the right-of-way (ROW) through the efforts of the Walkable Communities Task Force, the City Council's official pedestrian and bicycle advisory group. City engineers are committed to the inclusion of bike paths whenever they can be included in future street improvement projects.

Continuous improvements to all modes of transportation are key to the economic health of the City of Jackson and the quality of life of its residents.

Master Street Plan

The current edition of the Master Street Plan (MSP) is a major upgrade from the 1972 edition. For example, the 1972 MSP contained many one-way and four-lane roadways. In contrast, the current edition of the MSP reflects the way many of the roadways are currently built and how the City would like to change others. Those changes are based on the Thoroughfare Plan, which was completed in 2002 with the assistance of an engineering consultant.



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Based on the Thoroughfare Plan, the following MSP changes were implemented:

- The one-way pair of Cooper and Milwaukee Streets was converted to two-way traffic in 2004.
- Milwaukee Street was renamed Cooper Street and Airline Drive was renamed South Cooper Street. Consequently, Cooper Street is now two-way from city limit to city limit. The one-way portion of Cooper Street was renamed Francis Street.
- Along with changing the names of the one-way streets, Liberty Street was changed to East Washington Avenue and Bridge Street was changed to East Morrell Street.
- In conjunction with the Thoroughfare Plan, traffic signal timing was approved for changes in 2002 in order to coordinate all of the signals in the City, based on a 70-second cycle length. The Michigan Department of Transportation (MDOT) changed the cycle lengths along North West Avenue to 90 seconds after that corridor was widened in 2005.

Proposed in the Thoroughfare Plan, the following MSP changes have yet to be implemented:

- The two-way conversion of Lansing Avenue and Steward Avenue.
- The two-way conversion of Glick Highway and Washington Avenue.

The following MSP projects await implementation:

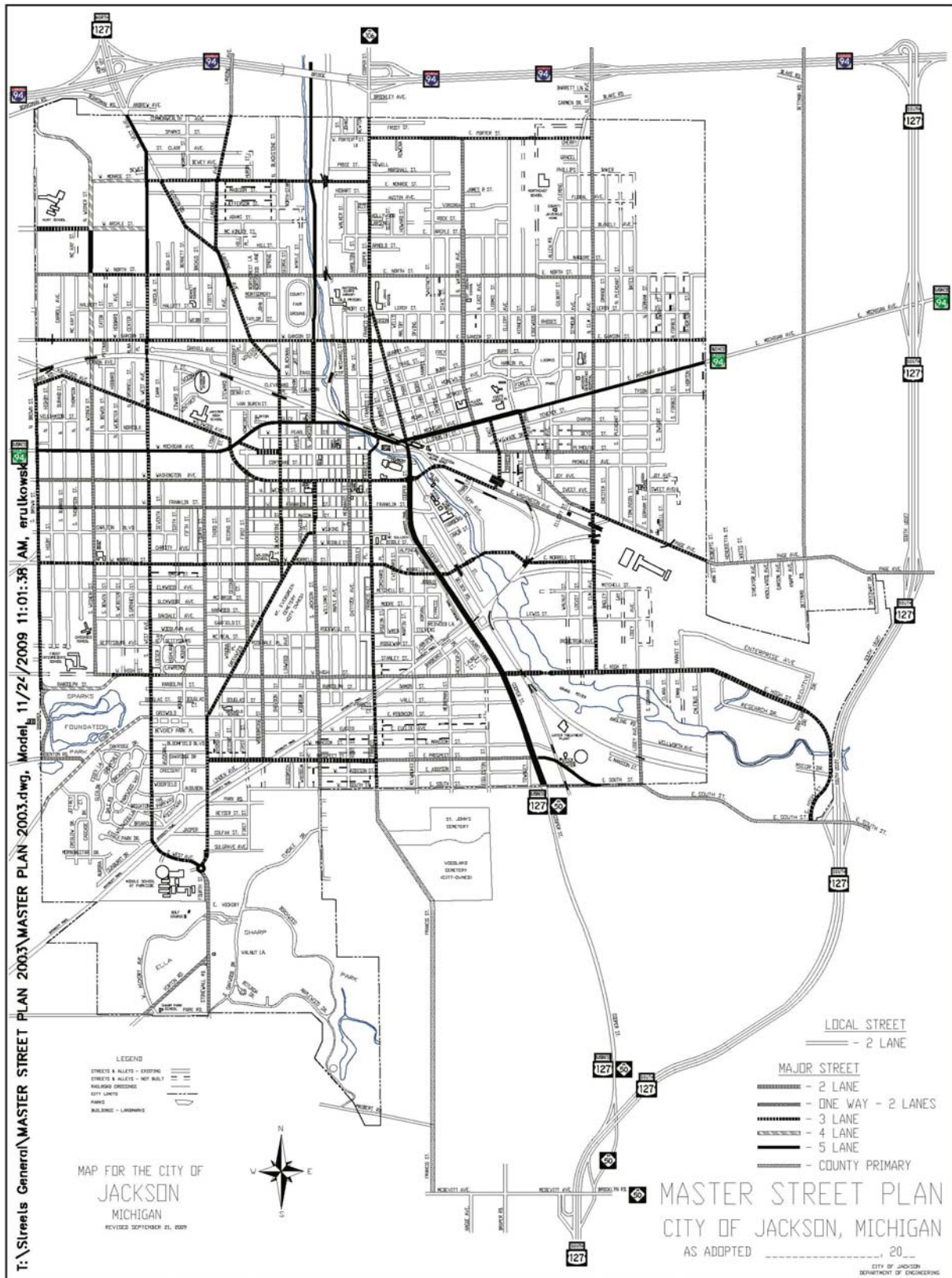
- Three lane cross sections of:
 - Prospect Street from Fourth Street to Francis Street
 - High Street from Executive Drive to South Street
 - High Street from South Cooper Street to Losey Avenue
 - Brown Street from Randolph Street to Daniel Road
- Road extensions (same as in 1972 MSP)
 - Porter Street from Ellery Street to Elm Avenue
 - Blackstone Street from Morrell Street to Greenwood Avenue

Goals, Objectives and Strategies

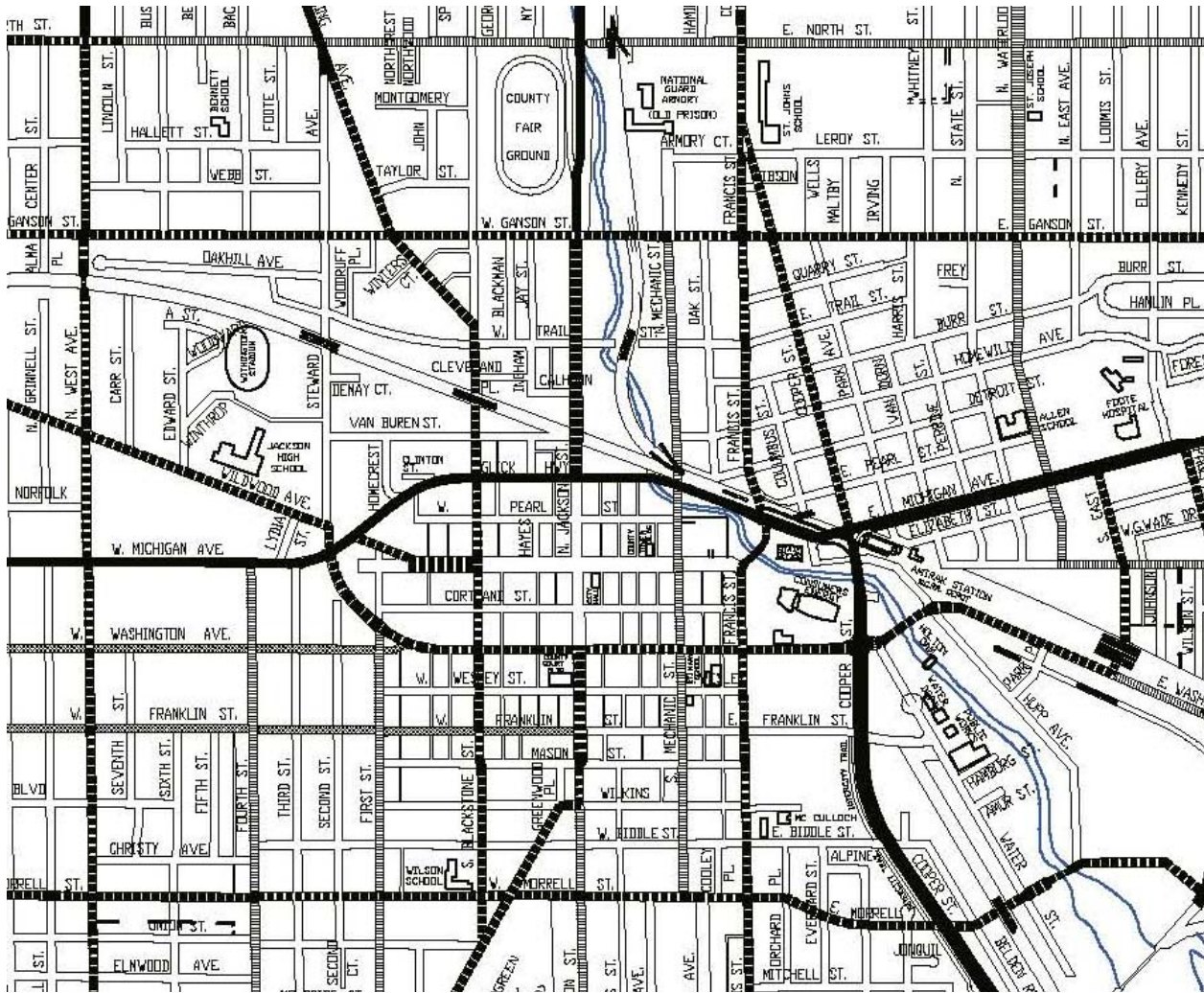
Goal: Provide the residents of Jackson high quality community and cultural facilities and services.

Jackson needs to both maintain existing community facilities and services and plan for future needs. The City must anticipate the needs of an aging population (i.e., baby boomers entering retirement) as well as for young people. The City must aggressively provide continued and additional services for all age and economic groups in response to a growing diversity of ages.

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Downtown Jackson and the Surrounding Area



LOCAL STREET
 ——— - 2 LANE

- MAJOR STREET
- - 2 LANE
 - - ONE WAY - 2 LANES
 - - 3 LANE
 - - 4 LANE
 - - 5 LANE
 - - COUNTY PRIMARY

MASTER STREET PLAN
 CITY OF JACKSON, MICHIGAN

Community Services



Proposed future developments must consider the availability and the capacity of community facilities, services and infrastructure. The existing infrastructure and facilities will need periodic repairs and updating, and must be expanded as necessary to accommodate growth.

Objective 1: Update municipal infrastructure and facilities to meet the current and future needs of the entire community.

- A. **Modernize City facilities and offices.** The City should [continue to] modernize its facilities and offices in order to attract and retain quality employees and reinforce a positive image to the public as well as potential developers.
- B. **Monitor the water, wastewater and storm water sewer systems.** The City should continue to monitor the efficiency, capacity and health aspects of the water and sewer systems and identify improvements through a Capital Improvement Program (CIP). Those improvements should be coordinated with related improvements, such as repaving streets, and the construction of new developments.
- C. **Develop a water and sewer extension policy.** The City should develop a policy for the future extension of water and sewer outside of the City. Water and sewer rates both outside and inside the City limits should be analyzed every two years to ensure that rates adequately cover operating costs and capital improvements.
- D. **Incorporate visual arts.** The City should incorporate visual arts into municipal streetscapes, parks and facilities. The City should recognize a neutral decision-making body such as a Public Art Advisory Board to select works of art for public spaces. This Board should include representatives from the arts and parks and recreation communities.
- E. **Maintain the existing infrastructure.** A well-maintained infrastructure is very important to perceived neighborhood quality. Cracked sidewalks, streets with potholes and broken curbing portray images of neighborhood instability, declining property values and ruin. It is therefore imperative that neighborhood infrastructure be regularly inspected and maintained.
- F. **Share infrastructure improvement costs with prospective developers.** The City should work with prospective developers to share the cost of infrastructure improvements when it is in the best interest of the City. For example, sidewalks are important for resident safety and mobility. Developers should be required to provide sidewalks in their developments. In addition, some neighborhoods have discontinuous sidewalks. The City and adjacent landowners should share the cost of bridging those gaps.
- G. **Develop a master plan for City cemeteries.** The City should develop a plan that establishes needed improvements/expansions to its cemeteries. The plan should include a comprehensive schedule as well as a capital improvement program.

Objective 2: Continue to improve protective services

- A. **Evaluate Police and Fire department needs.** The City should continue to evaluate Police and Fire department needs for adequate and updated facilities and equipment. A



Community Services

well-trained staff is also needed in order to ensure a high level of protection and good response times throughout the City.

- B. **Develop a joint law enforcement facility.** The City should develop a joint law enforcement administrative facility with the Jackson County Sheriff's Department and the Michigan State Police if the opportunity arises. Doing so will increase coordination and reduce unnecessary facility costs.
- C. **Promote public participation.** The City should continue the significant effort made over the past several years by its protective services to increase the level of positive exposure and interaction with residents. Such endeavors help foster feelings of neighborhood safety and community stability. This should include:
- Expanding neighborhood crime watch programs.
 - Expanding community policing programs.
 - Developing a Citizen's Police Academy.
 - Instituting additional, visible patrols for high-crime areas.
- D. **Reduce the influence of drugs.** The City should institute a strict program to eliminate drug-related crime from abandoned homes, street corners and front porches. Drugs threaten the safety of neighborhoods. Burglary, theft and violent crimes are higher in known drug areas. Property values begin to deteriorate in neighborhoods once the socioeconomic distress of their residents and urban blight become apparent. A police department criminal survey showed that a small number of people were responsible for a large number of crimes. Criminal arrests and drug rehabilitation programs are both necessary to prevent crime.

Objective 3: Continue to provide an outstanding parks and recreation system.

- A. **Implement the Joint Recreation Plan.** General development policies should be based on the City of Jackson and Jackson County Joint Recreation Plan. In turn, that plan should be updated every five years with the implementation of the Comprehensive Plan in mind.
- B. **Update recreational equipment.** The City should continue to update its recreational equipment in order to meet the changing recreational needs of residents, including changes in activities. Good examples are the skate-park located in Nixon Park and the Intercity Trail.
- C. **Reduce long-term maintenance costs.** The City should use quality materials and equipment when developing/improving recreation areas in order to reduce long-term maintenance and replacement costs. Whenever feasible, vandal resistant facilities should be built.
- D. **Use CPTED techniques.** The City should gradually redesign its parks and recreation facilities using Crime Prevention Through Environmental Design (CPTED) techniques.
- E. **Partner with other recreation providers.** The City should expand its recreation partnerships with private sources, non-profit organizations, clubs, schools, developers, the County and townships.



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- F. **Connect Parks.** The City should improve the neighborhood park network throughout the City. Where feasible parks should be linked through a system of non-motorized pathways. The City should continue to work with the Region 2 Planning Commission, the Fitness Council of Jackson, the County and surrounding townships to implement the Jackson County Regional Trailway Study 2002 (an overall trail system throughout Jackson County). This strategy is also included in the Joint Recreation Plan.

Objective 4: Protect and Manage the City's natural resources

The City's natural areas are continually threatened by development. Development converts natural areas to urban uses. Construction run-off can clog watershed drains, brownfield sites can spread contamination, pesticide and herbicide use can pollute the Grand River and non-native invasive plants can take over native species and disrupt the ecosystem. Several actions can be taken such as:

- A. **Inventory wildlife and habitat.** The City can enlist the help of volunteers to inventory plants, mammals, amphibians, breeding birds, butterflies and the like that inhabit the City in order to monitor the health of the natural areas. Non-native species can be identified and removed. In addition, the City should continue to work with the Upper Grand River Watershed Initiative to implement a long-term stream monitoring system in the City. Volunteers can take stream samples and track water quality and contaminants. This information can be used to help discover point and non-point sources of pollution.
- B. **Purchase sensitive areas.** The City should consider purchasing sensitive areas such as wetlands and forests for urban recreation, education and to protect wildlife habitat. Recreational trails should be sensitive to the surrounding environment and should include educational materials for users to increase public understanding and support for the natural environment. To safely move from habitat to habitat, wildlife need corridors that do not have paved surfaces and vehicular obstacles.
- C. **Implement strong stormwater management.** The City should continue to work with the Drain Commissioner, the Upper Grand River Watershed Initiative and other experts to develop best management practices for stormwater discharges. The resulting best management practices should be codified and used in the design review process for new developments. Informational material should be developed for businesses, developers and citizens to help build community-wide understanding of how normal practices contribute to environmental pollution.
- D. **Minimize impervious surfaces.** Impervious surfaces such as roads, parking lots and buildings collect oil and other contaminants that wash away during storms directly into the Grand River. Buildings and parking should be designed to maximize vegetation, take advantage of natural storm basins and manage runoff on-site. Trees, shrubs and groundcover should be planted on public property, required in new developments and encouraged in existing developments.
- E. **Use healthy lawn and garden practices.** The City is the largest property owner in Jackson and can set an example for the rest of the community on how to safely take care of



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its lawns and gardens. The City can use its own property as demonstration sites for residents.

- Grass and leaves should be mowed over, left in place and recycled into the soil.
- Organic fertilizer and natural pest control measures should be used whenever possible instead of herbicides and pesticides.
- Diversify plants and trees to encourage beneficial insects and pest resistance.
- Native species should be used whenever possible.

F. **Purchase green fleets.** The City needs to stay abreast of the new legislation requiring municipal fleets to purchase alternative-fueled vehicles. Both the Federal and State government have grant programs for alternative-fuel municipal fleets. The City has the opportunity now to implement these new requirements and plan for future infrastructure such as alternative-fuel filling stations that will be necessary as the private market embraces these new technologies.

G. **Ensure environmental equity.** According to the US Environmental Protection Agency (EPA), lower-income communities and minority populations have historically been the recipients of many sources of pollution. Air pollution from industrial sites, toxic contamination from incinerators and brownfields, contamination of ground and source water, and lead exposure from aged housing structures are just a number of the environmental hazards low-income communities may face daily.

The entire City of Jackson is included in the City's Brownfield Plan because a large number of sites in a widespread area are likely contaminated. As noted previously, the City's residential and commercial/industrial areas are not always segregated. Neighborhood input and impact need to be considered when new industries are located here and when environmental response activities take place.

Objective 5: Develop, enhance and encourage other public spaces.

A. **Preserve open space.** The City should encourage the preservation of open spaces to provide places for people to gather throughout the daytime and evening hours. While this is particularly important in the Downtown, open spaces should also be developed in large commercial areas.

- Open spaces should be placed next to areas that generate pedestrian activity such as street corners, shops, restaurants and high-density residential areas.
- Outdoor dining/sidewalk cafes should be encouraged in the Downtown, but also in other locations where compatible with adjacent land uses.
- Open spaces can be enhanced with planter boxes, low walls, sculptures, fountains and park benches to provide seating options and focal points for visitors.

B. **Define streets with streetwalls or landscaping.** Streets can be important public spaces. They should be designed with pedestrians in mind. Landscaping and streetwalls are an important part of establishing vibrant spaces. Streetwalls should be incorporated into the landscape fronting parking lots in order to define public spaces and obscure parking areas.



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Objective 6: Facilitate continuing education and training opportunities for City residents.

- A. **Community Cultural Plan.** The City should support the implementation of the Greater Jackson Community Cultural Plan, including continuing to fund the installation of public art throughout the City and supporting the efforts of the Arts and Cultural Alliance of Jackson County and other organizations to provide interactions between artists and the general public.
- B. **Employment and Housing.** The employment and housing goals and objectives listed in other chapters of the Plan will only be successful if City residents have the education and training necessary to obtain well-paying jobs that will enable them to purchase and maintain their own homes. The City should cooperate with various educational providers to provide continuing education and training opportunities to its residents.

Objective 7: Implement the Comprehensive Plan.

Responsibility for the implementation of the objectives and strategies of this document should be assigned to the pertinent City departments, agencies, commissions and other public bodies. This action plan should also establish a timeline for the implementation of each objective and strategy. The Planning Commission should work cooperatively with the other pertinent public bodies to develop the action plan.

Goal: Provide a safe and efficient multi-modal transportation system.

Objective 1: Continuously improve traffic operations and safety (i.e., reduction in the number or severity of crashes) along arterial roadways

- A. **Utilize signal technology.** Utilize new signal technology to improve traffic flow along major arterial roads and at intersections with long delays for greater movement at peak periods. The City's signal study recommended removal of 15 signals and an implementation strategy for coordinating signals to improve traffic flow. The City should conduct a periodic review of all traffic signals to ensure that they are still needed.
- B. **Rename City streets.** A few City streets should be renamed in order to provide consistent names which make it easier to navigate City roadways.
- C. **Reduce peak hour traffic volumes.** Work with major employers to reduce peak-hour traffic volumes through demand management (i.e., employee incentives for transit use or ridesharing, modifications to typical work shifts, etc.).
- D. **Require traffic impact studies.** Require new developments that are expected to generate over 100 peak-hour trips to have a traffic impact study. Such studies ascertain the roadway improvements needed to retain (or even improve) the level of service found along public streets before the proposed development is built.

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Objective 2: Use transportation management tools to help the road system operate more efficiently

- A. **Implement the thoroughfare plan.** Implement the findings of the thoroughfare plan. Ensure that the thoroughfare plan is coordinated with the Comprehensive Plan.
- B. **Implement the master street plan.** Implement the City's master street plan. Ensure that the thoroughfare plan is coordinated with the Comprehensive Plan.
- C. **Participate in JACTS.** Continue to work with other communities, transportation agencies and economic development organizations in the Jackson metropolitan area through the Jackson Area Comprehensive Transportation Study (JACTS), the state designated Metropolitan Planning Organization, to maintain an area-wide Long Range Transportation Plan. Annually identify projects and coordinate funding.
- D. **Coordinate with other infrastructure improvements.** Transportation improvements should be cost effective (i.e., long term consideration of life-cycle maintenance costs), coordinated with other infrastructure improvements and should protect the existing public investment.
- E. **Implement the Federal transportation management systems.** Continue the implementation of the federal transportation management systems for bridges, pavement conditions, congested corridors and alternative modes of travel. This process requires a thorough evaluation of road-widening projects.

Objective 3: Improve key corridors to and in the Downtown.

- A. **Improve directions.** Improve visitor movement through the City with clear signs directing them to key destinations from freeway interchanges. The directional signs to Downtown are a good example of a clearly identifiable route.
- B. **Upgrade the appearance along major connecting corridors.** Upgrade the appearance of the major connecting corridors in the City. This can be done with street trees, medians, entry features and other landscape elements. Residential and commercial code enforcement along corridors should be increased. Designate one interchange as the major entry to the Downtown, and upgrade its appearance (i.e. Cooper Street) or develop a new alternative parkway from I-94.
- C. **Evaluate traffic flow in the Downtown.** Implement the recommendations of the detailed evaluation of traffic flow in the Downtown. Emphasize the elimination of some or all of the one-way traffic system and reconstruction of the confusing circulation system at its eastern and western ends.

Objective 4: Local streets should complement neighborhood character.

- A. **Reevaluate one-way streets.** Jackson still has several one-way streets. Although one-way streets have benefits in certain situations, they typically produce increased speeds and are often confusing. The one-way system is well established but that does not mean



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changes could not result in improvements. A conversion back to two-way streets should be evaluated on a case-by-case basis. Such evaluations should consider public comment; access needs; the effect of a possible shift in travel patterns; parking; current levels of service; circulation for school buses, emergency vehicles and trucks; potential increases in crash frequency; the cost of any reconstruction and signal changes before any changes are made.

- B. **Monitor traffic counts and operating speeds.** Monitor traffic counts and operating speeds along local streets. When counts or speeds appear to be abnormally high, City staff should work with neighborhood representatives to determine the cause of the problem and agree upon appropriate actions. Such actions may include select enforcement actions, reduction of speed limits, road reconstruction or traffic calming measures (e.g., lane narrowing, speed humps, small roundabouts, etc.).
- C. **New streets should complement the existing system.** Street systems in major new developments should complement the existing network, including street and pedestrian system connections. New residential streets should be designed similar to existing quality neighborhoods in the City (i.e., relatively narrow with sidewalks and curb lawns).
- D. **Segregate commercial traffic.** Segregate commercial (truck) traffic from neighborhoods as much as possible. Commercial traffic should stay on arterial roadways.

Objective 5: Encourage alternative modes of travel to the automobile for both transportation and recreational purposes.

Pedestrian and other non-motorized activity is often sacrificed in order to move vehicles through the City. Automobiles increase congestion, contribute to poor air quality, cause water and noise pollution, damage roads and have high end-of-life-cycle expenses. Any efforts the City makes to decrease dependency on the automobile will have a long-term environmental impact.

- A. **Allow for mixed land uses.** Mix land uses, where consistent with other policies, to make non-motorized travel convenient and practical and to reduce trip length. This includes supporting convenient neighborhood retail/services, high-density residential development Downtown and in the Arts Colony Area north of Downtown, including the continued development of the Armory Arts Village.
- B. **Improve the bicycling and walking environment within neighborhoods.** Work with the Walkable Communities Task Force to design a pedestrian- and bicycle-friendly City. The City's destination-based bike plan map that incorporates bike lanes into roadways that are designated for reconstruction or resurfacing should be maintained and implemented (the bike plan map may be found on page 83 of this Plan). In addition, the walking environment within neighborhoods can be improved through multiple non-motorized connections from residential areas to other neighborhoods, schools, parks and neighborhood commercial centers. Sidewalks should be required in all new residential developments.
- C. **Support and coordinate with the JTA.** Continue to support transit service and facility improvements for the Jackson Transportation Authority (JTA). Coordinate with the JTA to

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ensure transit needs are considered with major new development or redevelopment projects (e.g., on-site drop-off locations) and non-motorized routes and trails (see section B above).

- D. **Support improved passenger rail service.** The City should support and work with other communities, AMTRAK, MDOT and transportation organizations to improve passenger rail service, including provisions for any future high-speed rail system between Detroit and Chicago. This includes reconstruction of inadequate crossings, maintenance of the rail lines, improvements to passenger facilities and retention of a Jackson stop.
- E. **Develop an intermodal transit center.** Many cities have combined rail, intercity bus, city bus, and taxi facilities in a single transit center to promote intermodal connectivity and encourage the use of public transportation. The City should support the development of an intermodal center. The existing underutilized Amtrak depot could be redeveloped for these uses. This would also preserve the 1873 depot and express buildings which are so deeply intertwined with Jackson's history.
- F. **Create an intermodal system.** Partner with the Jackson Area Comprehensive Transportation Study (JACTS) to explore the feasibility of creating an intermodal system.
- G. **Foster pedestrian friendly Downtown and commercial corridors.** Pedestrian circulation within the Downtown and along commercial corridors should be designed to:
- **Improve access to Downtown and community facilities.** Connect the Downtown and community facilities with existing and proposed pathways throughout Jackson, as well as emphasize main points of entry/exit for development parcels.
 - **Clearly identify crosswalks.** Use advance warning signs, variations in materials and/or pavement markings to clearly identify crosswalks.
 - **Link pedestrian routes.** Pedestrian routes should be linked to building entrances, through parking lots if needed. This connection should be provided via a sidewalk. However, in some applications, clearly delineated crosswalks may be more practical.
 - **Eliminate shortcuts.** Provide pedestrian connections in appropriate locations, closely space plant material, and employ other design methods in order to eliminate shortcuts through landscaped areas.
 - **Barrier-free access.** Upgrade existing non-motorized facilities to meet barrier free standards.
- H. **Foster bicycle friendly Downtown and commercial corridors.** Bicycle circulation within the Downtown and along commercial corridors should be designed to:
- **Eliminate conflicts between automobile traffic and non-motorized facilities.** Physically separate automotive and non-automotive lanes, where feasible, in order to eliminate conflicts between vehicles, pedestrians and bicyclists.
 - **Bike racks and benches.** Provide bike racks and benches where appropriate and encourage businesses to provide on-site bicycle racks.
 - **Provide facilities.** Promote and encourage active work-trip commuting through the provision of covered bicycle storage areas and lockers.



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Objective 6: Regulate the number and locations of access points to improve operations and safety.

- A. **Evaluate proposed access points.** Each access point along an arterial road diminishes its ability to move traffic. Each access point also creates a conflict point that can contribute to crashes. Access to each proposed development must be carefully evaluated to ensure minimum disruption to traffic flow and to reduce or separate conflict points. To some degree, this can be accomplished through site plan and subdivision review.
- B. **Adopt access management standards.** More specific access management standards should also be considered. These standards would include a minimum separation between a driveway and other driveways or intersections on both sides of a roadway. The City should allow only one access point to a site, with additional access accepted only if spacing standards can be met. In some cases, shared access through joint driveways or service roads may be beneficial.

In locations where access is already poorly spaced, closure or redesign of access points should be addressed when uses change, expansions are proposed, or street improvement projects are undertaken. In other situations, existing lot frontage is limited and compliance may not be practical. The following list provides desired access spacing, as recommended by MDOT:

- 25 mph 130 feet
- 30 mph 185 feet
- 35 mph 250 feet
- 40 mph+ 300 feet

Where this spacing cannot be achieved, the City should attempt to provide spacing within the next category. For example, if 250 feet spacing is not practical along a street posted at 35 mph, the spacing should be as close to that dimension as possible and not less than the 185 feet shown for a 30 mph street.

Objective 7: Implement a traffic-calming program

- A. **Adhere to traffic calming principles.** A primary goal of traffic engineering is to provide efficient, fast, and safe movement of traffic through the roadway network. However, sometimes traffic engineering goals conflict with neighborhood safety goals. In order to alleviate this conflict, traffic calming measures can be employed.

The Institute of Transportation Engineers defines traffic calming as "the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users." Traffic calming measures, which include regulatory features as well as the design of roadways, cause drivers to slow down and become more attentive. Traffic calming is a way to impede speeding in residential areas through visual and physical means. The physical change is in the road parameters and the psychological change is the "feel" of the driving environment and the corresponding reduction in the speed of vehicles. The reduction in speed reduces crashes,



air pollution, congestion levels and noise pollution and generally improves the environment of the roadway.

- B. Incorporate traffic calming measures into the design during the planning stages.** It is important to incorporate traffic calming measures during the planning and design phases of new residential areas. This greatly reduces future problems and will help maintain the value of the neighborhood. The cost of traffic calming measures when incorporated in the planning and design phases of the project is minimal. However retrofitting an existing intersection or residential roadway segment with traffic calming measures could be significantly expensive.

The following should be considered when implementing a traffic-calming program:

- **Approach from an area-wide perspective.** Traffic calming measures should be looked at from an area-wide traffic calming perspective.
- **Control speed, not volume.** Traffic calming measures should be used as speed controls rather than volume controls to prevent the diversion of through-traffic to parallel residential streets.
- **Use landscaping and street edge treatments to highlight the presence of traffic calming measures.** It is important to highlight the presence of traffic calming measures through landscaping and street edge treatments. These measures complement the engineering design by softening the appearance of speed humps and enhancing the appearance of more aesthetic measures such as chicanes and traffic circles. Also, landscaping measures can enhance engineering measures and make them more effective and safer by highlighting their presence.
- **Coordinate with emergency services.** Traffic calming devices should be designed in coordination with emergency services to ensure that safe emergency vehicle access is maintained to all areas. Details such as mountable curbs and gutters can often help resolve the problem.
- **Implement a risk management program.** A risk management program should be implemented to minimize liability issues through proper design, signage, and lighting of traffic calming devices.

Objective 8: Assess and revise standards on the amount and location of parking.

- A. Prevent excessive standards.** Standards should be based on the demands of specific use types. Ensure that requirements for parking are not excessive and do not unnecessarily cause the removal of homes, vegetation or other developments (e.g., historic districts).
- B. Determine an appropriate location.** The required location of on-site parking should be based on the character of the district within which the parking area will be located, as well as its impact on adjoining property and uses.
- C. Encourage shared parking.** Where possible, shared parking among multiple uses should be encouraged.
- D. Require internal landscaping.** Internal landscaping should be required for large parking areas.



Future Land Use Plan

City of Jackson Comprehensive Plan



Future Land Use Plan

The future land use plan is an important component of the Comprehensive Plan. It provides the basis upon which future zoning decisions are made. The future land use plan is comprised of a map and descriptive text.

The future land use plan is based on a number of factors including:

- Existing land use
- Existing zoning
- Existing plans
- Infrastructure capacity
- Compatible uses
- Community facilities and parks
- Economic factors
- Demographic characteristics
- Environmental issues and features
- Traffic and circulation
- Community goals, objectives and strategies
- Citizen opinion and input
- Regional influences

Factors Impacting Future Land Use

Recommendations shown on the Future Land Use Map and described in this and other chapters of the Comprehensive Plan are based on the following factors:

- A. **Existing development.** The condition and evolution of residential, commercial/office and industrial development, which are described in the “Neighborhood and Housing” and “The Economy” chapters of the Plan, must be taken into account when planning for future development.
- B. **Existing Land Use Survey.** Surveys of the City's actual land use have been undertaken periodically over the last 30 years. The Region 2 Planning Commission completed the most recent inventory in 1992. The survey provides a snapshot in time of how land areas were used. While some changes have occurred since 1992, the general pattern has remained consistent.

Of the 6,957 acres of land within the City limits in 1992, 3,868 acres (56%) were developed. Most of the City's developed land was devoted to housing (46.5%), followed by parks (18.3%), industrial (13.2%), institutions (11.4%) and commercial establishments (8.0%). The rest of the land was used for streets, railroads and utilities (2.6%). Much of the underdeveloped land included areas with environmental constraints or single-family lots that had either never been built upon or had a home that was demolished.



**Table 9
1992 Existing Land Use**

	Acreage	% of Developed Area
Single-family residential	1,598.9	41.3%
Two-family residential	88.8	2.3%
Multiple-family residential	110.3	2.9%
Mobile home	0.6	0.0%
Residential total	1,798.6	46.5%
Local commercial	107.2	2.8%
General commercial	202.0	5.2%
Commercial total	309.2	8.0%
Parks	706.1	18.3%
Institutional	439.6	11.4%
Transportation and utilities	101.6	2.6%
Light industrial	214.0	5.5%
Heavy industrial	298.6	7.7%
Industrial total	512.6	13.3%
Total developed area	3,867.7	

- C. **Zoning District Patterns and Trends.** Reasonable land use control is necessary to guide community development, prevent the intermingling of incompatible land uses and to create a desirable living and working environment. Zoning is the legal device local governments utilize to implement their comprehensive plans and thereby achieve a compatible environment. Zoning should be based upon the future land use plan. A zoning ordinance establishes districts in which similar and compatible land uses are permitted and incompatible land uses are prohibited. Development densities are controlled through the establishment of minimum lot sizes and yard requirements within each district.

The City of Jackson's first comprehensive zoning ordinance was adopted in 1962. A major revision occurred in 1988, and minor refinements have been made periodically. Currently, about 43.7% of the City is zoned for single-family residences. The One-family (R-1) Zoning District is predominant in the northeast and the southwest areas of the City. Substantial residential districts are located in the south-central and north-central sections of the City.

The second largest area (19.7%) is General Industrial (I-2). Most of the land in the I-2 District is located in the City's southeast side. It is the most common zoning classification in that part of the City.

The amount of land within each zoning district has remained similar to the 1970 distribution. However, one change is worth noting. Between 1971 and 1995 (the date of the last zoning analysis) there was a shift from one- and two-family districts to multi-family districts. There was an 8.6% reduction (287.7 acres) in the number of acres zoned one-family (R-1) and a 26.1% reduction (220.6 acres) in the number of acres zoned one- and two-family (R-2).



Future Land Use Plan

The multiple-family (R-3), high-density apartment and office (R-4), mobile home park (R-5) and residential and low-intensity office (R-6) districts showed significant gains, increasing by a total of 459 acres. Individual requests to rezone one or two homes over time are not noteworthy. However, this incremental loss of single-family residential over a long period has been staggering. This aggregate loss should be remembered each time there is a request to rezone single-family residential lots to another land use.

Overall, the City's zoning pattern shifted between 1970 and 1995, reducing the area zoned for all residential use by 49.3 acres. Most of that land was converted to commercial uses. Industrial land showed little change with the exception of the 1985 annexation of 40 acres into the Micor Industrial Park. Zoning districts are not static nor are they an exact cookie-cutter delineation.

Table 10
City of Jackson Zoning: 1970 - 1995

	Acres		Percent		Change	
	1970	1995	1970	1995	Net	%
1-family (R-1)	3,328.2	3,040.5	48.3%	43.7%	-287.7	-8.6%
1- and 2-family (R-2)	846.6	626.0	12.3%	9.0%	-220.6	-26.1%
Multiple-family (R-3)	294.8	428.5	4.3%	6.2%	133.7	45.4%
High density apartment and office (R-4)	188.9	460.5	2.7%	6.6%	271.6	143.8%
Mobile home park (R-5)	--	9.5	--	0.1%	9.5	--
Residential and low-intensity office (R-6)	1.0	45.2	0.0%	0.6%	44.2	4420.0%
Total residential acreage	4,659.5	4,610.2	67.6%	66.3%	-49.3	-1.1%
Neighborhood (C-1)	54.4	25.0	0.8%	0.4%	-29.4	-54.0%
Community (C-2)	124.8	180.4	1.8%	2.6%	55.6	44.6%
Central (C-3)	128.2	130.4	1.9%	1.9%	2.2	1.7%
General (C-4)	238.5	287.5	3.5%	4.1%	49.0	20.5%
Planned Building Group (PB)	54.4	65.1	0.8%	0.9%	10.7	19.7%
Total commercial acreage	600.3	688.4	8.7%	9.9%	88.1	14.7%
Light (I-1)		288.8		4.2%		
General (I-2)		1,368.6		19.7%		
Total industrial acreage	1,634.7	1,657.4	23.7%	23.8%	22.7	1.4%
Total acreage	6,894.5	6,956.0				

Zoning districts can be changed when there is evidence that the land should be zoned for a more appropriate use, and the future land use plan map supports the change. The appropriateness of a proposed change is determined by surveying surrounding land uses and determining the capacity of available public services and infrastructure. A request for a zoning district change does not automatically warrant a change, but often signals a need to reevaluate the land use. For example, rezonings approved by the City since the 2003 edition of the plan was adopted were also examined. Subsequently, various changes were made to the Future Land Use Map to reflect those changing land use patterns.



Future Land Use Plan

Vacant and Underutilized Properties

No database exists which identifies vacant property within the City of Jackson. However, the City Assessor's parcel database was utilized to identify properties that are likely to be vacant or underutilized. Identifying all of the non tax-exempt properties within the City with a state-equalized value (SEV) of \$1,000 or less did this. Over 1,100 parcels of varying sizes were identified. A windshield survey was then conducted to verify the data in some areas of the City, where it became obvious that some of the identified properties were absorbed into the yards of neighboring houses. Because of this factor, the parcels are referred to as *vacant and underutilized*. This information can be a useful economic development tool. Further refinement of the data may promote opportunities for new development within the City.

Future Land Use Categories

The future land use map is a guide intended to assist decision-making. The future land use plan focuses on stabilizing, maintaining and enhancing community character and balancing the City's mixture of land uses. The proposed land use areas are described below.

- A. **Residential areas.** Residential areas can be classified as a single-family neighborhood, a one- and two-family neighborhood, a medium-density residential neighborhood, or a high-density residential complex:
 1. **Single-family neighborhoods.** These areas are comprised exclusively of single-family residences. Most neighborhoods are developed on a grid system of streets. The plan recommends maintaining the current well-balanced mixture of single-family residential neighborhoods.
 2. **One- and two-family neighborhoods.** One- and two-family residences comprise these neighborhoods, which are very similar in nature to their single-family counterparts. Owner-occupancy of homes and duplex units should be encouraged in order to ensure the upkeep of residences. One- and two-family neighborhoods can serve as a transitional area between single-family homes and other types of uses.
 3. **Medium-density neighborhoods.** These neighborhoods are comprised of medium-density complexes as well as the single-family homes and duplexes that predominate. Medium-density residential complexes contain 3 to 6 dwelling units (e.g., apartments, townhouses, etc.) Medium-density neighborhoods exist around the perimeter of the downtown commercial area. Additional land is available in the City for new medium-density residential complexes. The neighborhoods often serve as a transitional area between single-family homes and other types of uses.
 4. **High-density residential complexes.** High-density residential complexes are comprised of apartment blocks and condominiums with 7 or more units. The complexes are scattered throughout the City. Mobile-home parks are also included in this category.



Future Land Use Plan

Sites for new high-density residential complexes are recommended in the northwest corner of the City.

B. **Commercial areas.** Commercial uses are located in 4 distinct types of commercial areas: office transition areas, local commercial areas, a general commercial area and a downtown commercial area.

1. **Office transition areas.** Office transition areas have a commercial appearance and are often located adjacent to institutions and other commercial areas. Apartments should be encouraged on the upper floors of office buildings. Office transition areas can also be used to transition between residential neighborhoods and other more intensive uses.
2. **Local commercial areas.** These areas are comprised of low-intensity commercial and office uses intended to serve City residents and businesses. Most local commercial enterprises are located on small lots next to city major streets. They generate low volumes of traffic and require limited parking.

Since local commercial enterprises are often located close to residential neighborhoods, and many of them abut residential properties, they should include design elements that are compatible with residential uses. Second floor apartments should be allowed. Uses should not include outdoor storage or sales. Limited outdoor display areas should only be allowed where it is appropriate.

3. **General commercial area.** The Jackson Crossing Mall and several large multi-tenant strip shopping centers dominate the City's general commercial area. A wide variety of national franchise stores, fast food and sit-down restaurants and personal service establishments are located in the general commercial area, which is served by a network of busy city streets and adjacent to an Interstate 94 interchange (i.e., North West Avenue and I-94).

General commercial enterprises tend to be located on large sites, have larger buildings, provide more expansive off-street parking and include truck-unloading areas. Typically, at least some parking is located in front yards. They should be separated from surrounding residential areas through the use of larger setbacks, landscaping barriers and transitional land uses.

4. **Downtown commercial area.** This commercial area includes a wide range of uses typical of a traditional Downtown, which is situated in a compact and pedestrian-oriented environment. Buildings are typically built up to the street right-of-way, with parking provided on the street, to the rear of buildings and in nearby municipal parking lots.

The downtown commercial area should continue to move towards an office, governmental, retail and entertainment center. Retail stores and restaurants should be encouraged to locate on the first floor of buildings with offices, apartments and



Future Land Use Plan

residential condominiums located on the upper floors. First-floor commercial uses will help to stimulate sidewalk-level activity. Upper-floor residences will create a 24-hour population within the Downtown. Office and governmental institutions increase daytime activity.

C. **Mixed-use areas.** Several mixed-use areas should be encouraged to continue to evolve in the City:

1. **Arts colony area.** The proposed arts colony will allow for a combination of studios, residential lofts, galleries, retail shops and entertainment venues within a compact area. The proposed colony is located in the vicinity of the Armory Arts Village—the mixed-use arts-related development located within the grounds of the old state prison/national guard armory—and the Jackson County Fairgrounds. Its close proximity to the downtown commercial area should create a symbiotic relationship between the two entertainment districts. Existing industrial buildings will be utilized to house the diverse uses proposed for this area.
2. **Healthcare area.** The establishment of this area allows for the growth of Allegiance Health and the other medical care facilities that augment those institutions. The area is designed to direct that growth to the south, helping to stabilize the neighborhood around Loomis Park. New clinics and other ancillary medical facilities should be encouraged to locate in the area. The residential buildings within the area will be allowed to remain as conforming uses.
3. **Historic office area.** This area is comprised of properties adjacent to West Michigan Avenue and between that thoroughfare and Wildwood Avenue. Offices, bed and breakfast establishments, apartments, and single-family homes should be allowed in the area. Uses must be housed within existing residential structures or new structures built to complement them (e.g., peaked roofs, varying building lines, etc.). Front entrances should be linked to the public sidewalk and no front yard parking should be allowed

D. **Industrial areas.** Industrial land uses are located in 2 distinct areas:

1. **Industrial commercial areas.** These areas include a hybrid of uses sharing the characteristics of both low-intensity “light” industrial and “heavy” commercial uses. Businesses often include a retail component that desires visibility along busy city streets as a principal or accessory use. Common characteristics include outdoor storage or display areas and overhead doors. Representative uses include automobile repair and body shops, car dealerships, lumberyards, landscaping and lawn services and contractor yards.
2. **General industrial areas.** These areas include more intensive “heavy” industrial uses in terms of external impacts. Typical uses include outdoor storage, large lots for parking/loading and higher amounts of truck traffic than most uses in other industrial categories. Noise, odors and long hours of operation are also typical characteristics of such uses. Most of the land planned for general industrial uses are located in the



Future Land Use Plan

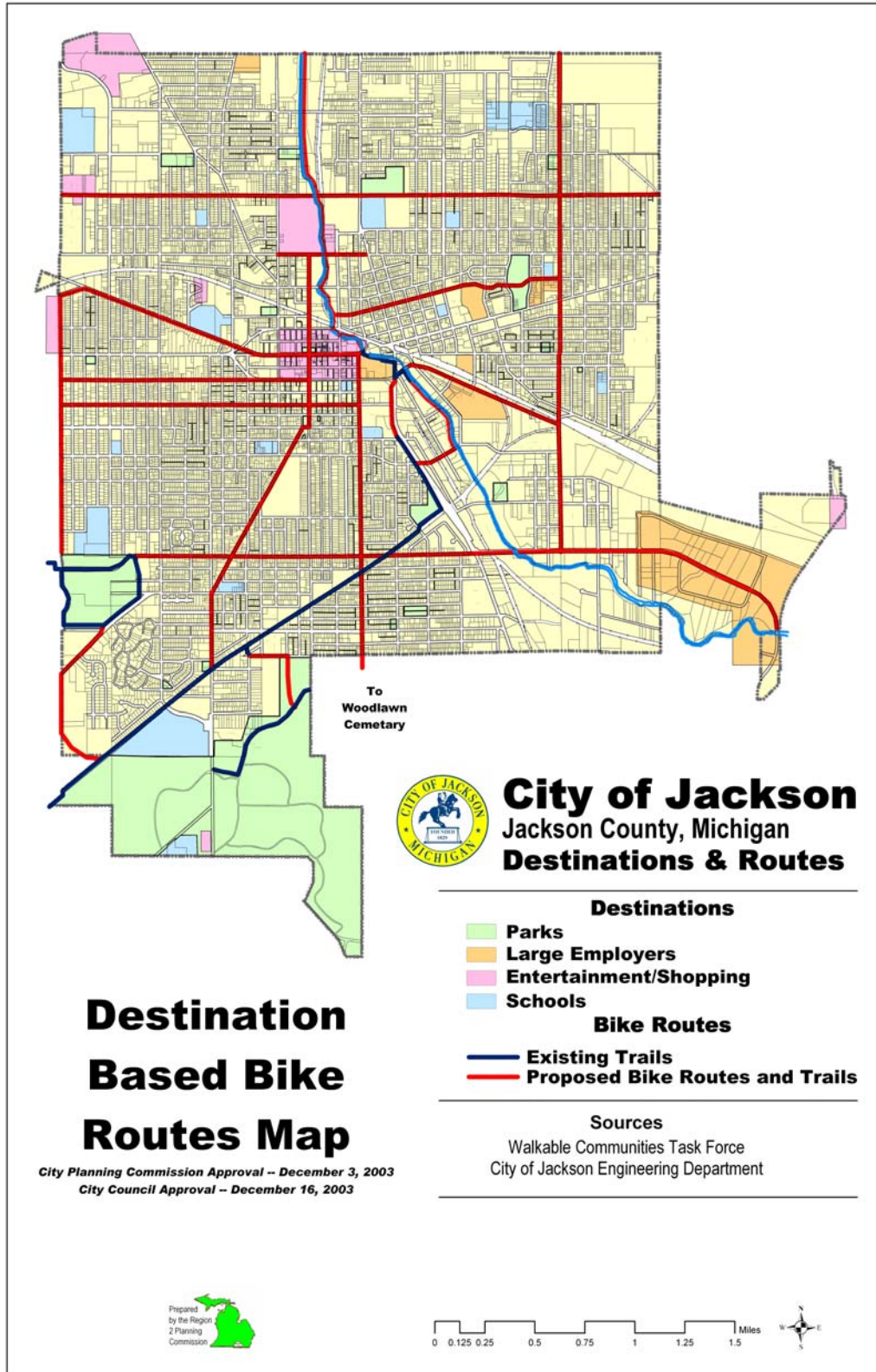
southeast section of the City. Significant general industrial districts, however, are also located in the east-central and west-central sections of the City.

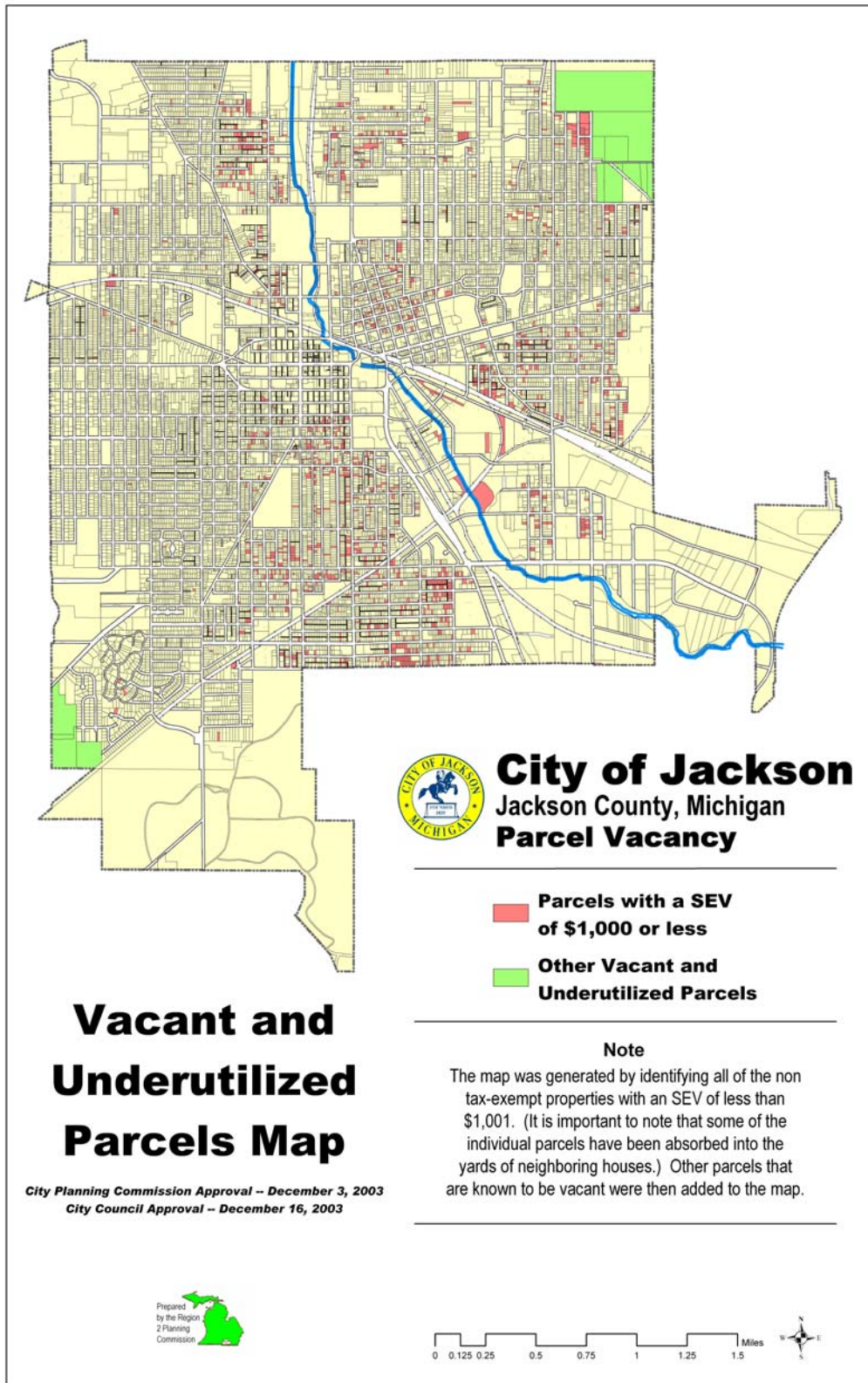
E. **Public/quasi-public areas.** Public and quasi-public land uses are located in two types of areas:

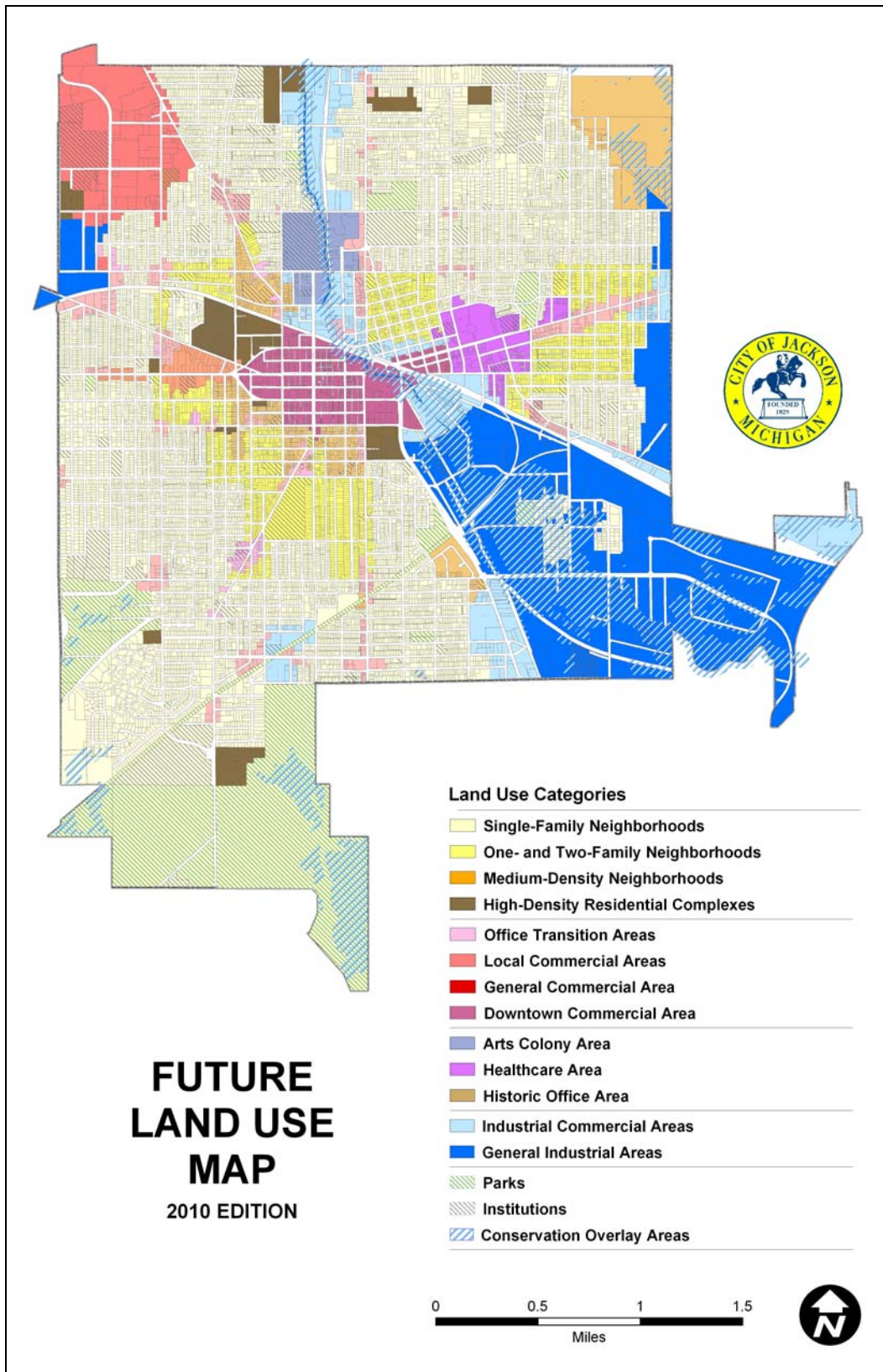
1. **Parks.** The City and Jackson County provide the majority of the parkland found in the community. Local service clubs donated/funded several of the parks. Schools, which are included under the institutional category, also provide additional parkland. The Inter-City Trail is also included within this category.
2. **Institutions.** Institutions include governmental and nonprofit office buildings, schools, churches (and other faith-based organizations/facilities) and cemeteries. However, only institutions with a large physical presence are shown on the future land use map. The downtown commercial area is set aside for office, governmental, retail and entertainment center. Because of this factor, no institutions or parks are shown within the area.

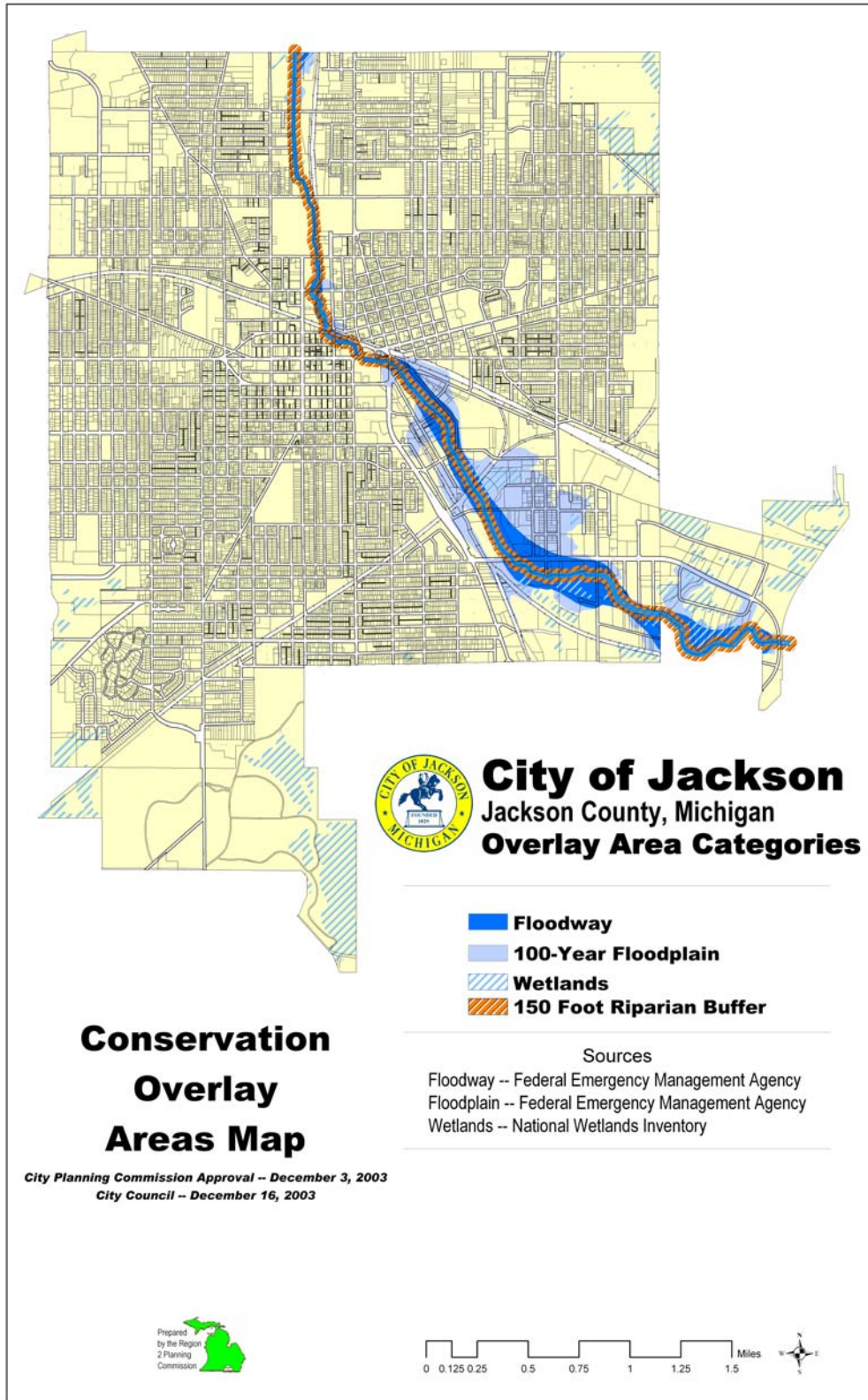
F. **Conservation overlay areas.** Properties within the conservation overlay must be treated in an environmentally sensitive manner. Restrictions in addition to those advocated for the underlying future land use categories should be developed and implemented in conjunction with the zoning ordinance. Conservation areas are divided into the following categories:

1. **Floodway.** The floodway, as defined by the Federal Emergency Management Agency (FEMA), is where the water is likely to be deepest and fastest in the event of a flood. It is the area of the floodplain that should be reserved (kept free of obstructions) to allow floodwaters to move downstream.
2. **100-year floodplain.** The 100-year floodplain, according to FEMA, is where the flood elevation has a 1% chance of being equaled or exceeded each year. It is the standard used by the National Flood Insurance Program (NFIP) for floodplain management and to determine the need for flood insurance.
3. **Wetlands.** Wetlands have certain soil, vegetative and hydrological characteristics and are protected from development by federal and state laws. They can store large volumes of water during times of flooding. Wetlands also filter storm-water runoff as it returns to streams, other surface bodies of water, and/or aquifers.
4. **150 foot riparian buffer.** A riparian buffer is a strip of land kept free of development and planted in native species. It helps to filter and slow the speed of storm-water runoff, increasing the quality of surface waters. The City of Jackson and other landowners along the Grand River should be encouraged to establish the proposed buffer when opportunities arise.











Goals, Objectives and Strategies

Goal: Accommodate a variety of land uses and development densities that are compatible with the character of the surrounding land uses; enhance the appearance of the community; can be supported by City infrastructure, facilities and services; enhance the tax base and respect the abundance of natural features.

Objective 1: Modernize the City's zoning ordinance.

- A. **Create new zoning districts.** Create new zoning districts that reflect the actual built character, needs and goals in certain sections of the City such as the Healthcare and Arts Colony areas identified on the future land use plan map.
- B. **Revise the zoning map.** Revise the zoning map to bring it into greater compliance with the future land use plan map.
- C. **Protect concentrations of homes.** Concentrations of single-family homes in industrial zones (e.g., "Frogtown") should be rezoned residential. Conversely, scattered homes in industrial areas should be removed or relocated to accommodate industrial expansion in the future.
- D. **Preserve historic character.** Add standards to help ensure that new building architecture complements and respects the historic structures in Jackson, such as the Historic Office area identified on the future land use plan map. Revise dimensional standards to ensure redevelopment is compatible with the best elements of the existing character. Use the Historic District Commission as a resource to develop design standards and policies.
- E. **Improve aesthetics.** Increase the types and amounts of landscaping required for commercial and industrial projects. Revise standards on the amount and location of parking. Provide more specific standards for signage and lighting. Tighten home business regulations to prevent the continued erosion of neighborhoods and help direct businesses to underutilized commercial areas.

Objective 2: Recruit qualified developers for desired projects.

Jackson is not considered a high-growth area, and as a result does not attract much new development. The City should actively develop programs to recruit developers with experience and good reputations for urban infill residential, mixed-use, and other projects. A marketing study will help to demonstrate project viability. A Request for Proposal (RFP) package should be prepared with some general concepts for sites selected for development or redevelopment



Future Land Use Plan

along with information on programs the City has available to support the development. Some key sites to consider for this program are: the former Hayes Hotel, the previous Downtown headquarters for Consumers Energy, the Jackson Drop Forge site, the remaining portion of the former Goodyear plant and remaining sites in the Micor Industrial Park.

Objective 3: Improve the image of the City.

- A. **River Corridor Improvements.** Improve views to the Grand River throughout the City through the establishment of a 150-foot riparian buffer, part of a comprehensive effort to improve water quality in Jackson County. The buffer can contain non-motorized paths and destination points along the riverfront. This vision can be realized through the acquisition of land and/or easements along the Grand River, as well as cooperative agreements with owners of riverfront property.
- B. **Pursue expansion of a “Downtown Campus” to complement the new Consumers Energy headquarters.** The City should explore the creation of a high-tech education and communications business campus as a complement to the new Consumers Energy corporate office facilities. The campus could be comprised of satellite campuses of Jackson Community College, Spring Arbor University and one or more of the State’s major universities; a corporate retreat center; and, other business and institutional facilities. A multi-faceted facility of this type would be advantageous to Downtown Jackson, as it continues to evolve into the office, retail, governmental and entertainment center advocated in this Plan.

It is recognized that this development option is likely to involve substantial public sector investment. Partial funding for the project could be generated through capital or operational costs associated with a corporate retreat center, rental of office space, and/or other revenue generating opportunities. Unfortunately, this option may take many years to develop or reach complete fruition. However the long-term benefits to the City and Jackson County could be substantial.

C. Preserve and enhance the City’s scenic quality

- **Acquire additional open space.** Acquire additional open space for active and passive recreation opportunities, for creation of an overall county pathway system, including the proposed riparian buffer and to provide parks for new developments.
- **Create zoning incentives.** Create zoning incentives to provide open space and preserve natural and other unique features, such as cluster options or overlay zoning.
- **Seek out grants.** The City should leverage its financial and technical resources with outside funding to maximize opportunities. For example, the City should seek out Michigan Department of Natural Resources (MDNR) and Clean Michigan Initiative (CMI) grants for land acquisition and park improvements. However, grant seeking is time consuming. The City should consider designating a staff person to find and write grants.



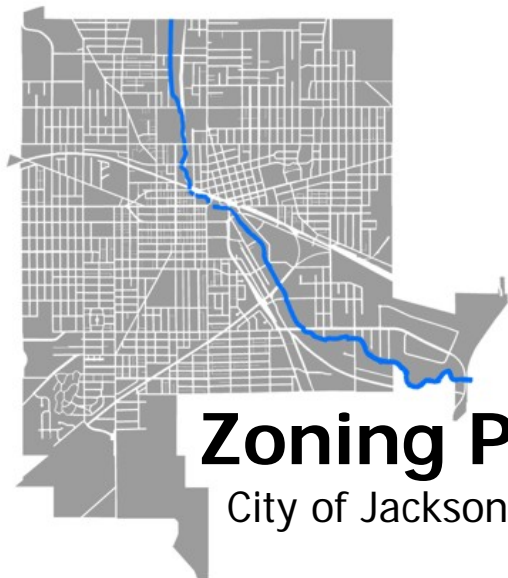
Future Land Use Plan

Objective 4: Work cooperatively with adjacent communities, the school district and other agencies and groups to evaluate and respond to issues of regional significance, coordinate decisions and share resources.

- A. **Participate in planning and funding.** Participate in planning and funding for areas that impact more than one community, such as roadway corridors, greenways, the river corridor, image enhancements along I-94, recreation, the airport area, master plan for wireless communication towers, etc.
- B. **Expand participation.** Expand participation in multi-jurisdictional committees to include business and community service representatives, where appropriate, to expand the communication forum to issues such as healthcare and parks and recreation.
- C. **Develop a desired blue print or vision.** Develop a desired blue print or vision for the metropolitan area and then work toward realization of that vision, including the publication of a summary of the City and county comprehensive plans as one document. This effort may also include programs that improve the image of the Jackson area as a quality community in which to live and to retain and attract businesses.
- D. **Share resources.** Share resources to improve communication technology and maximize funding levels through standard agreements for franchises, cable television, wireless communication towers, Internet services, etc.
- E. **Encourage educational and training programs.** Encourage educational and training programs for local officials and City staff. City officials and staff must keep abreast of the latest laws, technologies and funding opportunities to provide high quality services to the community and to avoid legal problems.
- F. **Pursue Act 425 of 1984 agreements.** The City needs to grow its tax base. Most of the recommendations in this Plan are targeted at growth within the City's boundaries. Growth through annexation is highly political and can have long-term negative impacts on the City's relationship with adjoining townships. The City should explore joint economic development projects with the townships using PA 425 to share additional tax revenue and foster cooperation.

Objective 5: Improve proposed zoning and sign ordinance notification and coordination efforts.

- A. **Notify and coordinate with the ZBA:** Notify the City's zoning board of appeals (ZBA) about proposed amendments to the zoning and sign ordinances. ZBA members should also be invited to participate in the public hearings held on proposed amendments.
- B. **Notify and coordinate with adjacent communities:** Notify an adjacent community about potential district changes (rezonings) and other zoning functions when they occur along a common boundary with the City.



Zoning Plan

City of Jackson Comprehensive Plan



Zoning Plan

What is the Zoning Plan?

The Comprehensive Plan provides the legal basis for zoning in the City of Jackson. Accordingly, the Plan is required to contain a special plan element known commonly as the zoning plan by Michigan's planning and zoning enabling acts. As noted in the Michigan Planning Guidebook (May 2008), "special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations."

The MPEA —the Michigan Planning Enabling Act (PA 33 of 2008), as amended— requires "a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises" because the City has an adopted zoning ordinance (Sec. 33 (2) (d)). The MZEA —the Michigan Zoning Enabling Act (PA 110 of 2006), as amended— requires the Planning Commission to adopt and file with the City Council "a zoning plan for the areas subject to zoning" in Jackson (Sec. 305 (a)). Finally, the MPEA also requires the zoning plan to "include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map" (Sec. 33 (2) (d)).

Zoning is a tool to implement the goals and policies of the comprehensive plan and it is the intent of the zoning plan to promote rezonings which are consistent with the comprehensive plan. However, it is important to note that timing is an important factor. The zoning ordinance has a short-term focus of up to 5 years while the comprehensive plan has a long-range focus of 20 or more years in the future. Accordingly, not all areas on the future land use map should be rezoned until the infrastructure is in place to service the new development.

Zoning Districts

Article 2 of the zoning ordinance —Chapter 28 of Jackson's Code of Ordinances— divides the City into the following zoning districts.

- A. **One-family residential district (R-1).** The R-1 district "is established for low to medium density single-family residential neighborhoods. The regulations are intended to stabilize, protect and encourage the residential character of the district and prohibit all activities of a commercial nature." Development is limited to single unit dwellings and home occupations as well as certain conditional uses that are compatible and convenient to the residents in the district (Sec. 28-36).
- B. **One- and two-family residential district (R-2).** The R-2 district allows for "a compatible commingling of one- and two-family dwellings. The regulations are intended to stabilize and encourage the residential character of the district and to prohibit all activities of a commercial nature." Development is limited to one- and two-family dwelling units and home occupations as well as certain conditional uses that are compatible and convenient to the residents in the district (Sec. 28-37).
- C. **Multiple-family residential district (R-3).** The R-3 district "is established for multiple-family residential use. The regulations are designed to protect and promote a more intensive residential character than the R-1 and R-2 districts and to prohibit all commercial

Zoning Plan



activities. All types of residential structures are permitted, but the predominant type will be multiple-family dwellings, including apartments, townhouses and conversions of single-family dwellings into multiple units" (Sec. 28-38).

- D. **High density apartment and office district (R-4).** The R-4 district is intended to be a transitional area allowing "for high density residential uses located close to the central business district. The district permits all types of residential use [as well as] limited professional and business development." Uses permitted in the district include apartments, clinics, offices, clubs and headquarters for group organizations (Sec. 28-39).
- E. **Mobile home park district (R-5).** The R-5 district is "limited to the prefabricated types of single-family mobile dwelling units and other uses characteristic of a residential area. This district is not intended to exclude mobile home subdivisions or individually sited mobile homes from locating in other residential districts. Rather it is designed to allow for a greater density and flexibility in design that is otherwise allowed in residential districts by setting standards for a mobile home park development. Mobile home park regulations are approved by the state mobile home commission and are found in the supplemental provisions section of this chapter" (Sec. 28-40).
- F. **Residential and low-intensity office district (R-6).** The R-6 district is another transitional area "designed to maintain low intensity uses in those areas of the city where changing traffic volumes and patterns can generate more intensive land uses. This district encourages a mixture of low intensity residential uses and administrative or professional office uses that generate little pedestrian or automobile traffic. It is specifically intended to prohibit commercial establishments of a retail nature that are involved with the sale or repair of goods, wares or merchandise" (Sec. 28-41).
- G. **Neighborhood commercial district (C-1).** The C-1 district is "established to service the daily and weekly household or personal needs of abutting residential neighborhoods. It permits the retailing of commodities classed by merchants as "convenience goods," such as groceries and drugs, and the furnishing of certain personal services such as beauty and barber shops. This district is small, located at the intersection of two streets, and is usually surrounded by residential districts. The regulations of this district are designed to encourage development of designated uses and services needed for the neighborhood without creating a strong commercial atmosphere" (Sec. 28-42).
- H. **Community commercial district (C-2).** The C-2 district is "composed of certain land and structures used primarily to provide all types of 'convenience goods,' as described in the C-1 district, and limited types of 'durable shoppers goods,' such as household furnishings, hardware, and apparel. The district also permits services such as gasoline stations and branch banks. The district usually occupies more area than a C-1 district, is located on or near arterial streets, and is designed to serve more than one neighborhood" (Sec. 28-43).
- I. **Central commercial district (C-3).** The C-3 district "represents the focal point of the city's commercial, office and civic activity. It is designed to provide retailing, personal services, parking and business services for the entire urban area. The district also supports



mixed use developments that include residences as well as commercial and office space. Residential use is encouraged on the upper level floors of structures. The district, located at the area of convergence of arterial streets and highways, is surrounded on all sides by districts which are given over to general business, light industrial, office and high density residential uses or some combination. Recognized as the 'central business district' of the metropolitan area, the regulations are designed to (Sec. 28-44):

- Encourage a strong, compact central core.
 - Realize and enhance the existing character of certain areas.
 - Encourage primary parking areas in proximity to the uses they serve and to discourage auto and pedestrian interaction.
 - Provide and maintain green spaces that can act as activity areas for employees and shoppers."
- J. **General commercial district (C-4).** The C-4 district is "composed of certain land and structures used to provide all types of retail goods and services for the residents of the city and surrounding communities. The district also provides wholesale supply services, warehousing facilities, intracity truck transfer services and limited types of fabrication in support of the central business district and industrial districts. The regulations are intended to encourage development of the district in a manner compatible with its best uses and to protect any abutting residential districts" (Sec. 28-45).
- K. **Light industrial district (I-1).** The I-1 district "is designed to provide suitable space for industrial uses that operate in a safe, nonobjectionable and efficient manner, and so require a minimum of buffering measures from adjoining nonindustrial zoning districts. These uses generate a minimum of noise, glare, odor, dust, vibration, air pollutants, water pollutants, fire, explosive or radioactive hazards, or other harmful or obnoxious matter. Any use allowed as a permitted or conditional use in the C-4 district, except the planned building group shopping center and the work release (halfway) house, shall be considered a valid permitted or conditional use in this district" (Sec. 28-46).
- L. **General industrial district (I-2).** The I-2 district is "designed to provide suitable space for industrial operations of all types and adult entertainment enterprises that can comply with all provisions of this chapter and can assure protection of the public interest and surrounding property and persons. The City of Jackson, in adopting this section, recognizes, the secondary blighting effects caused by concentration of adult entertainment uses proven in other areas of the state and nation. Any use allowed as a permitted or conditional use in the I-1 district, except those expressly listed in the C-4 district, shall be considered a valid permitted or conditional use in this district" (Sec. 28-47).
- M. **Planned unit development district (PUDD).** The PUDD district is "designed to offer an alternative to the fixed provisions typical to traditional zoning districts by creating a separate district. The PUDD regulations offer flexibility in development design by using performance criteria to regulate development. Where these criteria are deemed appropriate, a PUDD approval process, as the basis for land use control, can replace the dimensional and use



specifications of traditional districts” (Section 28-48). An approved PUDD results in the rezoning of the property.

N. **Other Planned Development Districts.** Article 3 of the zoning ordinance also contains two other types of planned unit developments:

1. **Planned unit residential development (PURD)**

The PURD is an overlay district. Regulations “are intended to offer an alternative to the fixed provisions of the R-1, R-2, R-3, R-4, R-5 and R-6 zoning districts. The planned unit residential development regulations provide flexibility in development design by using performance criteria to regulate residential development. Where these techniques are deemed appropriate, the dimensional and use specifications of the R-1, R-2, R-3, R-4, R-5 and R-6 districts can be replaced by a planned unit residential development approval process as the basis for land use control” (Sec. 28-137).

2. **Planned building group shopping centers (PB)**

The PB is also an overlay district which allows for the development of a shopping center in any commercial zoning district subject to the following conditions (Sec. 28-154):

- a. “The need for the proposed center at the proposed location has been demonstrated by the applicant by means of market studies and such other evidence as the city planning commission may require.
- b. The proposed shopping center is adequate in size to provide shopping facilities for the population which reasonably may be expected to be served by such facilities.
- c. The proposed shopping center is at a location where traffic congestion can be reduced to a minimum by presently projected improvement of access thoroughfares, and the plan shows the location of entrances, exits and internal arrangement for driving lanes and parking.
- d. The plan provides for a shopping center consisting of one (1) or more groups of buildings of integrated and harmonious design with adequate and properly arranged traffic and parking facilities and landscaping, which will be an attractive and efficient shopping center, convenient and safe to use, and which will fit harmoniously into, and will have no adverse effects upon the adjoining or surrounding development.
- e. The uses permitted in the proposed shopping center shall be those of retail business and service uses and no residential or industrial uses shall be permitted.”

Dimensional Standards

Bulk, height, and setbacks for each district are included in the Zoning Ordinance. Table 11 summarizes the requirements for residential properties located in Sec. 28-73. The requirements



Zoning Plan

for commercial properties located in Sec. 28-74 are summarized in Table 12. The industrial property requirements located in Sec. 28-75 are summarized in Table 13.

**Table 11
Residential Bulk, Height, and Setback Requirements**

	R-1	R-2	R-3	R-4	R-6
Min. lot area					
1-Family	7,500 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	7,500 sq. ft.
2-Family	NA	12,000 sq. ft.	8,000 sq. ft.	5,000 sq. ft.	7,500 sq. ft.
3-Family	NA	NA	10,000 sq. ft.	For each dwelling over 2 in 1 building, additional area is required	NA
4-Family	NA	NA	12,000 sq. ft.		NA
Over 4-Family	NA	NA	For each dwelling over 2 in 1 building, additional area is required		
Office	NA	NA	NA	NA	7,500 sq. ft.
Min lot width					
1-Family	60 ft.	60 ft.	60 ft.	NA	60 ft.
2-Family	NA	60 ft.	65 ft.	NA	60 ft.
3-Family	NA	NA	80 ft.	NA	NA
4-Family	NA	NA	100 ft.	NA	NA
Over 4-Family	NA	NA	NA	NA	NA
Office	NA	NA	NA	NA	60 ft.
Max. principal bldg. lot coverage	NA	NA	NA	35% of interior lot 45% of corner lot	NA
Front yard	35 ft.	35 ft.	25 ft.	25 ft.	35 ft.
Side yard**					
1-Family	8/20 ft.	8/20 ft.	10/25 ft.	The setbacks are determined by the number of stories:	8/20 ft.
2-Family	NA	8/20 ft.	12/28 ft.	1-1.5 = 5/12 ft.	9/20 ft.
3-Family	NA	NA	12/28 ft.	2-2.5 = 6/14 ft.	
4-Family	NA	NA	10/22 ft.	3 = 8/18 ft.	NA
Over 4-Family	NA	NA	10/22 ft.		NA
Office	NA	NA	NA		8/20 ft.
Min. rear yard					
1-Family	50 ft.	50 ft.	40 ft.	The setback = building height.	50 ft.
2-Family				The min. setback is 25 ft. and the max. is 80 ft. max.	50 ft.
3-Family					NA
4-Family					NA
Over 4-Family					NA
Office	NA	NA	NA		50 ft.
Max. height	30	30	45 ft.	45 ft.	25 ft.

*Side yard requirements are expressed by two (2) numbers (x/xx ft.) The first number is the minimum width of one yard and the second number is the minimum total widths of both side yards required.

R-5 districts--All permitted uses, except mobile home parks, shall conform to the provisions in the R-1 district of this chapter.



Zoning Plan

**Table 12
Commercial Bulk, Height, and Setback Requirements**

	C-1	C-2	C-3	C-4
Min. lot area	NA	NA	NA	NA
Min. lot width	NA	NA	NA	NA
Max. principal bldg. lot coverage.	NA	NA	NA	NA
Min. front yard	25 ft.	20 ft.	None	15 ft.
Min side yard (only required when the lot adjoins any R district or abuts a street)	15 ft.	10 ft.	1/2 the height of the building but not < 20 ft.	1/2 the height of the building but not < 20 ft.
Min. rear yard	10 feet except when abutting any R district, then 20 feet	10 feet except when abutting any R district, then 20 feet	10 ft. for buildings not exceeding 3 stories. If more than 3 stories, 10 feet plus 2 1/2 feet for each additional story	10 feet except when abutting any R district, then 20 feet
Height (max.)	25 ft.	25 ft.	3 times the horizontal distance from the centerline of the street to the structure	40 ft.

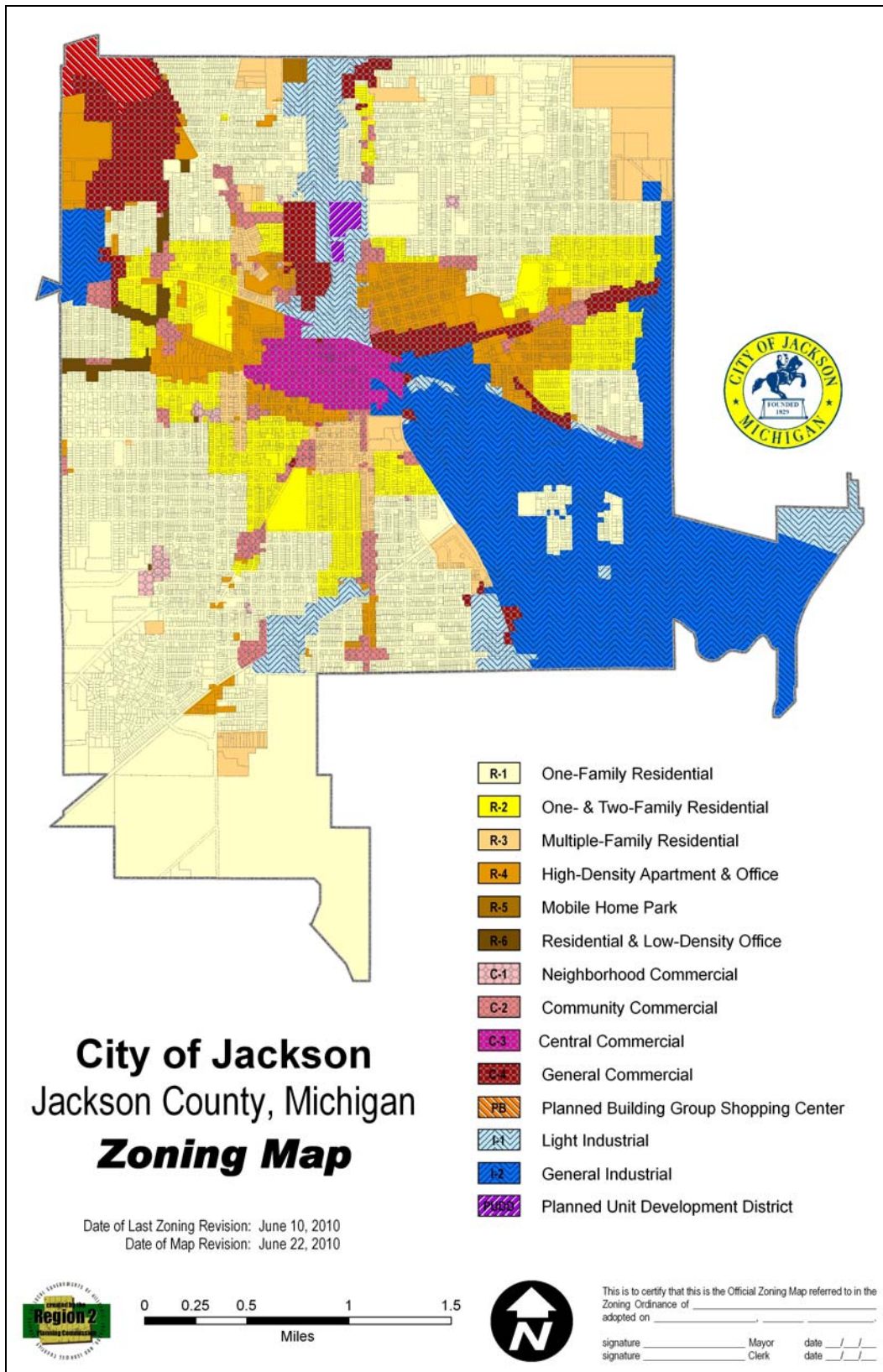
**Table 13
Industrial Bulk, Height, and Setback Requirements**

	I-1	I-2
Lot area (min.)	NA	NA
Lot width (min.)	NA	NA
Lot coverage of principal building (max.)	NA	NA
Front yard	25 ft.	40 ft.
Side yard	10 ft.	10 ft.
Rear yard	20 ft.	30 ft.
Building height	35 ft.	90 ft.

Rezoning Criteria

The most common zoning application of the land use plan is during the rezoning process. Accordingly, a rezoning should be required to meet set criteria in order to be considered consistent with the land use plan. The following standards satisfy this requirement:

- A. Is the proposed rezoning consistent with the policies and uses proposed for that area in the City's Comprehensive Plan?





- B. Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
- C. Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- D. Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

Relationship to the Future Land Use Map

The remainder of this chapter equates the various zoning districts included on the zoning map with the various categories included on the future land use (FLUP) map.

- A. **Residential areas.** The following residential areas are included on the FLUP map:
 - 1. **Single-family neighborhoods.** Single-family neighborhoods are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - One family residential (R-1)
 - Planned unit residential development (PURD)
 - 2. **One- and two-family neighborhoods.** One- and two-family neighborhoods are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - One- and two-family residential (R-2)
 - Planned unit residential development (PURD)
 - 3. **Medium-density neighborhoods.** Medium-density neighborhoods are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - Multiple-family residential (R-3)
 - Mobile home park (R-5)
 - Planned unit residential development (PURD)
 - 4. **High-density residential complexes.** High-density neighborhoods are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - Multiple-family residential (R-3)
 - Mobile home park (R-5)
 - Planned unit residential development (PURD)

Zoning Plan



B. **Commercial areas.** The following commercial areas are included on the FLUP map:

1. **Office transition areas.** Office transition areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - High-density apartment and office (R-4)
 - Residential and low-density office (R-6)
 - Neighborhood commercial (C-1)
 - Community commercial (C-2)
 - Planned unit development district (PUDD)
2. **Local commercial areas.** Local commercial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - Neighborhood commercial (C-1)
 - Community commercial (C-2)
 - Planned building group shopping center (PB)
 - Planned unit development district (PUDD)
3. **Downtown commercial area.** Downtown commercial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - Central commercial (C-3)
 - Planned building group shopping center (PB)
 - Planned unit development district (PUDD)
4. **General commercial area.** General commercial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - General commercial (C-4)
 - Planned building group shopping center (PB)
 - Planned unit development district (PUDD)

C. **Mixed-use areas.** The following mixed use areas are included on the FLUP map:

1. **Arts colony area.** The arts colony area is addressed generally on the future land use map. The following zoning districts equate to those areas:
 - High-Density Apartment and Office (R-4)
 - Planned unit development district (PUDD)
2. **Healthcare area.** The arts colony area is addressed generally on the future land use map. The following zoning districts equate to those areas:
 - High-Density Apartment and Office (R-4)
 - Planned unit development district (PUDD)

Zoning Plan



3. **Historic office area.** The historic office area is addressed generally on the future land use map. The following zoning districts equate to those areas:

- High-Density Apartment and Office (R-4)
- Planned unit development district (PUDD)

D. **Industrial areas.** The following mixed use areas are included on the FLUP map:

1. **Industrial commercial areas.** The historic office area is addressed generally on the future land use map. The following zoning districts equate to those areas:

- General commercial (C-4)
- Light industrial (I-1)
- Planned unit development district (PUDD)

2. **General industrial areas.** The historic office area is addressed generally on the future land use map. The following zoning districts equate to those areas:

- General industrial (I-2)
- Planned unit development district (PUDD)

E. **Public, quasi-public, and conservation overlay areas.** The following public and quasi-public areas are included on the FLUP map:

1. **Parks.** Although addressed generally on the future land use map, no zoning districts equate to parks. They refer to existing parks in most cases.

2. **Institutions.** Although addressed generally on the future land use map, no zoning districts equate to institutions. They refer to existing institutions in most cases.

3. **Conservation overlay areas.** Although addressed generally on the future land use map, no zoning districts equate to conservation overlay areas. They refer to the following development limitations:

- Floodway
- 100-year floodplain
- Wetlands
- Wellhead protection area
- 150-foot riparian buffer



Appendices

City of Jackson Comprehensive Plan



Appendix A-1
Demographic Comparison
City of Jackson, Jackson County and State of Michigan

Demographic Comparison
City of Jackson, Jackson County and State of Michigan

Population

	City	County	State
Population	36,316	158,422	9,938,444

Age of the Population

	City	County	State
Total	36,316	158,422	9,938,444
Under 5 Years	3,289	10,397	672,005
5 to 9 Years	3,212	11,656	745,181
10 to 14 Years	2,764	11,889	747,012
15 to 19 Years	2,548	10,611	719,867
20 to 24 Years	2,509	8,863	643,839
25 to 34 Years	5,748	21,497	1,362,171
35 to 44 Years	5,293	26,639	1,598,373
45 to 54 Years	4,148	22,487	1,367,939
55 to 59 Years	1,368	7,899	485,895
60 to 64 Years	1,104	6,104	377,144
65 to 74 Years	2,026	10,534	642,880
75 to 84 Years	1,655	7,367	433,678
85 Years and Older	652	2,479	142,460

5 Years and Older	33,019	147,975	9,268,782
16 Years and Older	26,546	122,154	7,630,645
18 Years and Older	25,544	117,825	7,324,677
25 Years and Older	21,942	104,880	6,415,941
65 Years and Older	4,333	20,380	1,219,018

Median Age	31.3	36.6	35.5
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Race & Ethnicity of the Population

	City	County	State
Total	36,316	158,422	9,938,444
White	26,825	140,267	7,966,053
African American	7,154	12,543	1,412,742
Native American*	217	703	61,171
Asian	186	840	176,510
Other	601	1,315	129,552
2+ races	1,333	2,754	192,416

Hispanic"	1,469	3,493	323,877
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* Native Americans include American Indians, Alaska Natives, Native Hawaiians, and other Pacific Islanders

" Hispanic is an ethnic, not a racial, description. Each Hispanic person is also a member of one or more races.

Demographic Comparison
City of Jackson, Jackson County and State of Michigan

Households			
	City	County	State
Total	14,210	58,168	3,785,661
Family Households*	8,666	40,840	2,575,699
Nonfamily Households	5,544	17,328	1,209,962
1-Person Households"	4,545	21,314	993,607
Avg. Household Size	2.48	2.55	2.56
Avg. Family Size	3.12	3.03	3.10

* Family households are comprised of families

" 1-person households are a sub-set of nonfamily households

Housing Unit Occupancy			
	City	County	State
Total	15,241	62,906	4,234,279
Occupied	14,210	58,168	3,785,661
Vacant	1,031	4,738	448,618

Vacancy Rate of Housing Units			
	City	County	State
Homeowner	1.5%	1.4%	1.6%
Rental	7.9%	6.4%	6.8%

Occupied Housing Units			
	City	County	State
Total	14,210	58,168	3,785,661
Owner	8,181	44,503	2,793,124
Renter	6,029	13,665	992,537

Household Size			
	City	County	State
Owner	2.55	2.64	2.67
Renter	2.38	2.27	2.24

Disabled Population 5 Years of Age and Older			
	City	County	State
Total disabled	7,440	27,464	1,711,231
5 to 20 years	929	2,967	197,611
21 to 64 years	4,531	16,147	1,017,943
65 years and over	1,980	8,350	495,677

Demographic Comparison
City of Jackson, Jackson County and State of Michigan

Educational Attainment of the Population
25 years of Age and Older

	City	County	State
Total	21,942	104,880	6,415,941
Less than 9th grade	1,250	3,665	299,014
9th to 12th - no diploma	3,735	12,880	765,119
High school graduate	6,772	34,477	2,010,861
Some college - no degree	5,707	28,385	1,496,576
Associate degree	1,613	8,421	448,112
Bachelor's degree	2,026	11,704	878,680
Graduate/prof. degree	839	5,348	517,579

Residency of the Population in 1995
5 Years of Age & Over

	City	County	State
Total	33,019	147,975	9,268,782
Same House	16,768	87,254	5,307,228
Same County	11,581	39,049	2,324,137
Different County	4,318	20,645	1,477,755
Outside of US	352	1,027	159,662

Language the Population Speaks at Home
5 Years of Age & Over

	City	County	State
Total	33,019	147,975	9,268,782
English only	31,143	141,475	8,487,401
Other than English	1,876	6,500	781,381

Employment of the Population
16 Years of Age & Over

	City	County	State
Total	26,546	122,154	7,630,645
Employed	15,601	71,695	4,637,461
Unemployed	1,371	4,155	284,992
Armed Forces	30	67	4,010
Not in Labor Force	9,544	46,237	2,704,182

Demographic Comparison
City of Jackson, Jackson County and State of Michigan

Employment of the Population by Occupation
16 Years of Age & Over

	City	County	State
Total	15,601	71,695	4,637,461
Management, professional & related	3,591	19,701	1,459,767
Service	3,476	11,829	687,336
Sales & office	3,475	17,613	1,187,015
Farming, fishing & forestry	0	281	21,120
Construction, extraction & maintenance	1,162	6,741	425,291
Production, transportation & material moving	3,897	15,530	856,932

Employment of the Population by Industry
16 Years of Age & Over

	City	County	State
Total	15,601	71,695	4,637,461
Agriculture, forestry, fishing, hunting & mining	27	777	49,496
Construction	698	4,072	278,079
Manufacturing	3,703	16,887	1,045,651
Wholesale Trade	487	2,454	151,656
Retail Trade	1,854	8,665	550,918
Transp. & warehousing & utilities information	622	4,199	191,799
Information	285	1,399	98,887
Finance, insurance, real estate & rental & leasing	572	2,831	246,633
Prof., scientific, mngt., administrative & waste management services	921	4,057	371,119
Educational, health & social services	3,173	14,261	921,395
Arts, entertainment, recreation, accomodation & food services	1,643	5,024	351,229
Other services (except public administration)	886	3,419	212,868
Public administration	730	3,650	167,731

Demographic Comparison
City of Jackson, Jackson County and State of Michigan

Household Income in 1999			
	City	County	State
Total	14,215	58,318	3,788,780
less than \$10,000	2,107	4,293	313,905
\$10,000, \$14,999	1,293	3,736	219,133
\$15,000 to \$24,999	2,433	7,399	469,100
\$25,000 to \$34,999	1,877	7,457	470,419
\$35,000 to \$49,999	2,622	10,620	624,326
\$50,000 to \$74,999	2,407	13,050	778,755
\$75,000 to \$99,999	910	6,585	432,681
\$100,000 to \$149,999	436	3,696	324,966
\$150,000 to \$199,999	75	662	79,291
\$200,000 or more	55	820	76,204
Median income	\$31,294	\$43,171	\$44,667

Per Capita Income			
	City	County	State
Per capita income	\$15,230	\$20,171	\$22,168

Poverty of the Population			
	City	County	State
Families	1,318	2,675	192,376
Individuals	6,944	13,417	1,021,605
Individuals 18+	4,047	8,280	668,670
Individuals 65+	449	1,167	96,116

Number of Units in Housing Structures			
	City	County	State
Total	15,241	62,906	4,234,279
1 unit - detached	9,946	47,246	2,988,818
1 unit - attached	286	857	164,910
2 units	1,755	2,597	146,414
3 or 4 units	1,070	2,030	118,067
5 to 9 units	694	1,445	169,946
10 to 19 units	241	1,261	144,848
20 or more units	1,182	2,380	216,573
Mobile homes	61	4,846	277,158
Boat, RV, van, etc.	6	244	7,545

Demographic Comparison
City of Jackson, Jackson County and State of Michigan

Year Housing Structures were Built			
	City	County	State
Total	15,241	62,906	4,234,279
1999 to 3/2000	27	1,241	91,872
1995 to 1998	85	3,604	272,594
1990 to 1994	251	3,497	259,389
1980 to 1989	513	5,138	446,197
1970 to 1979	1,257	10,238	722,799
1960 to 1969	1,406	8,562	602,670
1940 to 1959	3,919	14,395	1,123,299
1939 or earlier	7,783	16,231	715,459

Median Rooms in a Housing Unit			
	City	County	State
Median rooms	5.5	5.7	5.5

Vehicles Available per Housing Unit			
	City	County	State
Total	14,210	58,168	3,785,661
none	2,220	4,362	290,240
1	6,032	18,510	1,277,655
2	4,504	24,031	1,541,576
3 or more	1,454	11,265	676,190

Housing Units Lacking Complete Facilities & Services			
	City	County	State
Plumbing facilities	53	193	16,971
Kitchen facilities	94	291	17,844
Telephone service	975	1,684	99,747

Occupants per Room in a Housing Unit			
	City	County	State
Total	14,210	58,168	3,785,661
1 or less	13,744	56,945	3,670,947
1.01 to 1.5	335	950	75,755
1.51 or more	131	273	38,959

Demographic Comparison
City of Jackson, Jackson County and State of Michigan

Home Values			
	City	County	State
Total	7,609	34,639	2,269,211
less than \$50,000	2,289	4,107	224,603
\$50,000 to \$99,999	4,288	14,295	711,684
\$100,000 to \$149,999	667	8,893	603,454
\$150,000 to \$199,999	235	4,464	339,716
\$200,000 to \$299,999	114	2,134	252,044
\$300,000 to \$499,999	13	548	104,079
\$500,000 to \$999,999	3	184	27,642
\$1,000,000 or more	0	14	5,989
Median home value	\$64,300	\$96,900	\$115,600

Mortgage Status & Selected Monthly Costs for Home Owners			
	City	County	State
Total	7,609	34,639	2,269,175
Mortgaged	4,814	22,656	1,580,828
less than \$300	85	237	9,917
\$300 to \$499	887	2,075	106,879
\$500 to \$699	1,557	5,018	254,041
\$700 to \$999	1,545	7,780	460,678
\$1,000 to \$1,499	606	5,648	459,859
\$1,500 to \$1,999	102	1,365	176,098
\$2,000 or more	32	533	113,356
Median Monthly Costs	\$684	\$846	\$972
Not Mortgaged	2,795	11,983	688,347
Median Monthly Costs	\$232	\$251	\$288

Selected Monthly Owner Costs as a % of Household Income			
	City	County	State
Total	7,609	34,639	2,269,175
less than 15.0 %	3,422	15,875	947,804
15.0% to 19.9%	1,437	6,501	416,803
20.0% to 24.9%	953	4,572	297,909
25.0% to 29.9%	464	2,617	188,161
30.0% to 34.9%	317	1,421	112,427
35.0% or more	947	3,469	288,961
not computed	69	184	17,110

Demographic Comparison
City of Jackson, Jackson County and State of Michigan

Gross Rent for a Rental Housing Unit			
	City	County	State
Total	5,981	13,361	976,313
less than \$200	655	1,067	53,844
\$200 to \$299	565	919	52,030
\$300 to \$499	2,117	4,217	275,832
\$500 to \$749	1,946	4,838	373,820
\$750 to \$999	421	1,370	122,289
\$1,000 to \$1,499	50	216	42,865
\$1,500 or more	0	67	12,867
no cash rent	227	667	42,766
median rent	\$462	\$505	\$546

Gross Rent as a % of Household Income			
	City	County	State
Total	5,981	13,361	976,313
less than 15.0 %	1,068	2,848	203,605
15.0% to 19.9%	817	1,972	144,994
20.0% to 24.9%	718	1,674	120,980
25.0% to 29.9%	609	1,342	97,918
30.0% to 34.9%	527	920	66,101
35.0% or more	1,918	3,766	277,644
not computed	324	839	65,071



Appendix A-2
Demographic Comparison – Percentages
City of Jackson, Jackson County and State of Michigan

Demographic Comparison - Percentages
City of Jackson, Jackson County and State of Michigan

Population			
	City	County	State
Population	36,316	158,422	9,938,444

Age of the Population			
	City	County	State
Total	36,316	158,422	9,938,444
Under 5 Years	9.1%	6.6%	6.8%
5 to 9 Years	8.8%	7.4%	7.5%
10 to 14 Years	7.6%	7.5%	7.5%
15 to 19 Years	7.0%	6.7%	7.2%
20 to 24 Years	6.9%	5.6%	6.5%
25 to 34 Years	15.8%	13.6%	13.7%
35 to 44 Years	14.6%	16.8%	16.1%
45 to 54 Years	11.4%	14.2%	13.8%
55 to 59 Years	3.8%	5.0%	4.9%
60 to 64 Years	3.0%	3.9%	3.8%
65 to 74 Years	5.6%	6.6%	6.5%
75 to 84 Years	4.6%	4.7%	4.4%
85 Years and Older	1.8%	1.6%	1.4%
5 Years and Older	90.9%	93.4%	93.3%
16 Years and Older	73.1%	77.1%	76.8%
18 Years and Older	70.3%	74.4%	73.7%
25 Years and Older	60.4%	66.2%	64.6%
65 Years and Older	11.9%	12.9%	12.3%

Race & Ethnicity of the Population			
	City	County	State
Total	36,316	158,422	9,938,444
White	73.9%	88.5%	80.2%
African American	19.7%	7.9%	14.2%
Native American*	0.6%	0.4%	0.6%
Asian	0.5%	0.5%	1.8%
Other	1.7%	0.8%	1.3%
2+ races	3.7%	1.7%	1.9%
Hispanic"	4.0%	2.2%	3.3%

* Native Americans include American Indians, Alaska Natives, Native Hawaiians, and other Pacific Islanders

" Hispanic is an ethnic, not a racial, description. Each Hispanic person is also a member of one or more races.

Demographic Comparison - Percentages
City of Jackson, Jackson County and State of Michigan

Households			
	City	County	State
Total	14,210	58,168	3,785,661
Family Households*	61.0%	70.2%	68.0%
Nonfamily Households	39.0%	29.8%	32.0%
1-Person Households"	32.0%	36.6%	26.2%

* Family households are comprised of families

" 1-person households are a sub-set of nonfamily households

Housing Unit Occupancy			
	City	County	State
Total	15,241	62,906	4,234,279
Occupied	93.2%	92.5%	89.4%
Vacant	6.8%	7.5%	10.6%

Occupied Housing Units			
	City	County	State
Total	14,210	58,168	3,785,661
Owner	57.6%	76.5%	73.8%
Renter	42.4%	23.5%	26.2%

Disabled Population <i>5 Years of Age and Older</i>			
	City	County	State
% of Pop	20.5%	17.3%	17.2%
Total disabled	7,440	27,464	1,711,231
5 to 20 years	12.5%	10.8%	11.5%
21 to 64 years	60.9%	58.8%	59.5%
65 years and over	26.6%	30.4%	29.0%

Educational Attainment of the Population <i>25 years of Age and Older</i>			
	City	County	State
Total	21,942	104,880	6,415,941
Less than 9th grade	6%	3%	4.7%
9th to 12th - no diploma	17%	12%	11.9%
High school graduate	31%	33%	31.3%
Some college - no degree	26%	27%	23.3%
Associate degree	7%	8%	7.0%
Bachelor's degree	9%	11%	13.7%
Graduate/prof. degree	4%	5%	8.1%

Demographic Comparison - Percentages
City of Jackson, Jackson County and State of Michigan

Residency of the Population in 1995
5 Years of Age & Over

	City	County	State
Total	33,019	147,975	9,268,782
Same House	50.8%	59.0%	57.3%
Same County	35.1%	26.4%	25.1%
Different County	13.1%	14.0%	15.9%
Outside of US	1.1%	0.7%	1.7%

Language the Population Speaks at Home
5 Years of Age & Over

	City	County	State
Total	33,019	147,975	9,268,782
English only	94.3%	95.6%	91.6%
Other than English	5.7%	4.4%	8.4%

Employment of the Population
16 Years of Age & Over

	City	County	State
Total	26,546	122,154	7,630,645
Employed	58.8%	58.7%	60.8%
Unemployed	5.2%	3.4%	3.7%
Armed Forces	0.1%	0.1%	0.1%
Not in Labor Force	36.0%	37.9%	35.4%

Employment of the Population by Occupation
16 Years of Age & Over

	City	County	State
Total	15,601	71,695	4,637,461
Management, professional & related	23.0%	27.5%	31.5%
Service	22.3%	16.5%	14.8%
Sales & office	22.3%	24.6%	25.6%
Farming, fishing & forestry	0.0%	0.4%	0.5%
Construction, extraction & maintenance	7.4%	9.4%	9.2%
Production, transportation & material moving	25.0%	21.7%	18.5%

Demographic Comparison - Percentages
City of Jackson, Jackson County and State of Michigan

Employment of the Population by Industry				
16 Years of Age & Over				
	City	County	State	
Total	15,601	71,695	4,637,461	
Agriculture, forestry, fishing, hunting & mining	0.2%	1.1%	1.1%	
Construction	4.5%	5.7%	6.0%	
Manufacturing	23.7%	23.6%	22.5%	
Wholesale Trade	3.1%	3.4%	3.3%	
Retail Trade	11.9%	12.1%	11.9%	
Transp. & warehousing & utilities information	4.0%	5.9%	4.1%	
Information	1.8%	2.0%	2.1%	
Finance, insurance, real estate & rental & leasing	3.7%	3.9%	5.3%	
Prof., scientific, mngt., administrative & waste management services	5.9%	5.7%	8.0%	
Educational, health & social services	20.3%	19.9%	19.9%	
Arts, entertainment, rec- reation, accomodation & food services	10.5%	7.0%	7.6%	
Other services (except public administration)	5.7%	4.8%	4.6%	
Public administration	4.7%	5.1%	3.6%	

Household Income in 1999				
	City	County	State	
Total	14,215	58,318	3,788,780	
less than \$10,000	14.8%	7.4%	8.3%	
\$10,000, \$14,999	9.1%	6.4%	5.8%	
\$15,000 to \$24,999	17.1%	12.7%	12.4%	
\$25,000 to \$34,999	13.2%	12.8%	12.4%	
\$35,000 to \$49,999	18.4%	18.2%	16.5%	
\$50,000 to \$74,999	16.9%	22.4%	20.6%	
\$75,000 to \$99,999	6.4%	11.3%	11.4%	
\$100,000 to \$149,999	3.1%	6.3%	8.6%	
\$150,000 to \$199,999	0.5%	1.1%	2.1%	
\$200,000 or more	0.4%	1.4%	2.0%	

Demographic Comparison - Percentages
City of Jackson, Jackson County and State of Michigan

Poverty of the Population			
	City	County	State
Families	15.2%	6.5%	7.5%
Individuals	19.1%	8.5%	10.3%
<hr/>			
Individuals	6,944	13,417	1,021,605
Individuals 18+	58.3%	61.7%	65.5%
Individuals 65+	6.5%	8.7%	9.4%

Number of Units in Housing Structures			
	City	County	State
Total	15,241	62,906	4,234,279
1 unit - detached	65.3%	75.1%	70.6%
1 unit - attached	1.9%	1.4%	3.9%
2 units	11.5%	4.1%	3.5%
3 or 4 units	7.0%	3.2%	2.8%
5 to 9 units	4.6%	2.3%	4.0%
10 to 19 units	1.6%	2.0%	3.4%
20 or more units	7.8%	3.8%	5.1%
Mobile homes	0.4%	7.7%	6.5%
Boat, RV, van, etc.	0.0%	0.4%	0.2%

Year Housing Structures were Built			
	City	County	State
Total	15,241	62,906	4,234,279
1999 to 3/2000	0.2%	2.0%	2.2%
1995 to 1998	0.6%	5.7%	6.4%
1990 to 1994	1.6%	5.6%	6.1%
1980 to 1989	3.4%	8.2%	10.5%
1970 to 1979	8.2%	16.3%	17.1%
1960 to 1969	9.2%	13.6%	14.2%
1940 to 1959	25.7%	22.9%	26.5%
1939 or earlier	51.1%	25.8%	16.9%

Vehicles Available per Housing Unit			
	City	County	State
Total	14,210	58,168	3,785,661
none	15.6%	7.5%	7.7%
1	42.4%	31.8%	33.7%
2	31.7%	41.3%	40.7%
3 or more	10.2%	19.4%	17.9%

Housing Units Lacking Complete Facilities & Services			
	City	County	State
Plumbing facilities	0.3%	0.3%	0.4%
Kitchen facilities	0.6%	0.5%	0.4%
Telephone service	6.4%	2.7%	2.4%

Demographic Comparison - Percentages
City of Jackson, Jackson County and State of Michigan

Occupants per Room in a Housing Unit			
	City	County	State
Total	14,210	58,168	3,785,661
1 or less	96.7%	97.9%	97.0%
1.01 to 1.5	2.4%	1.6%	2.0%
1.51 or more	0.9%	0.5%	1.0%

Home Values			
	City	County	State
Total	7,609	34,639	2,269,211
less than \$50,000	30.1%	11.9%	9.9%
\$50,000 to \$99,999	56.4%	41.3%	31.4%
\$100,000 to \$149,999	8.8%	25.7%	26.6%
\$150,000 to \$199,999	3.1%	12.9%	15.0%
\$200,000 to \$299,999	1.5%	6.2%	11.1%
\$300,000 to \$499,999	0.2%	1.6%	4.6%
\$500,000 to \$999,999	0.0%	0.5%	1.2%
\$1,000,000 or more	0.0%	0.0%	0.3%

Mortgage Status & Selected Monthly Costs for Home Owners			
	City	County	State
Total	7,609	34,639	2,269,175
Mortgaged	63.3%	65.4%	69.7%
Not Mortgaged	36.7%	34.6%	30.3%
Mortgaged	4,814	22,656	1,580,828
less than \$300	1.8%	1.0%	0.6%
\$300 to \$499	18.4%	9.2%	6.8%
\$500 to \$699	32.3%	22.1%	16.1%
\$700 to \$999	32.1%	34.3%	29.1%
\$1,000 to \$1,499	12.6%	24.9%	29.1%
\$1,500 to \$1,999	2.1%	6.0%	11.1%
\$2,000 or more	0.7%	2.4%	7.2%

Selected Monthly Owner Costs as a % of Household Income			
	City	County	State
Total	7,609	34,639	2,269,175
less than 15.0 %	45.0%	45.8%	41.8%
15.0% to 19.9%	18.9%	18.8%	18.4%
20.0% to 24.9%	12.5%	13.2%	13.1%
25.0% to 29.9%	6.1%	7.6%	8.3%
30.0% to 34.9%	4.2%	4.1%	5.0%
35.0% or more	12.4%	10.0%	12.7%
not computed	0.9%	0.5%	0.8%

Demographic Comparison - Percentages
City of Jackson, Jackson County and State of Michigan

Gross Rent for a Rental Housing Unit			
	City	County	State
Total	5,981	13,361	976,313
less than \$200	11.0%	8.0%	5.5%
\$200 to \$299	9.4%	6.9%	5.3%
\$300 to \$499	35.4%	31.6%	28.3%
\$500 to \$749	32.5%	36.2%	38.3%
\$750 to \$999	7.0%	10.3%	12.5%
\$1,000 to \$1,499	0.8%	1.6%	4.4%
\$1,500 or more	0.0%	0.5%	1.3%
no cash rent	3.8%	5.0%	4.4%

Gross Rent as a % of Household Income			
	City	County	State
Total	5,981	13,361	976,313
less than 15.0 %	17.9%	21.3%	20.9%
15.0% to 19.9%	13.7%	14.8%	14.9%
20.0% to 24.9%	12.0%	12.5%	12.4%
25.0% to 29.9%	10.2%	10.0%	10.0%
30.0% to 34.9%	8.8%	6.9%	6.8%
35.0% or more	32.1%	28.2%	28.4%
not computed	5.4%	6.3%	6.7%



Appendix B-1
Demographic Comparison
City of Jackson and Similar Michigan Central Cities

Demographic Comparison
City of Jackson and Similar Michigan Central Cities

Population							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Population	22,076	32,338	35,048	36,316	36,817	53,564	77,145

Age of the Population							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	22,076	32,338	35,048	36,316	36,817	53,364	77,145
Under 5 Years	1,664	2,513	2,790	3,289	2,566	3,892	4,786
5 to 9 Years	1,668	2,445	2,512	3,212	2,690	4,235	4,530
10 to 14 Years	1,666	2,347	2,432	2,764	2,599	4,046	4,121
15 to 19 Years	1,488	2,327	3,327	2,548	2,543	3,678	9,315
20 to 24 Years	1,380	2,239	4,218	2,509	2,439	3,338	14,179
25 to 34 Years	3,108	4,775	5,047	5,748	5,465	7,719	11,585
35 to 44 Years	3,366	4,805	4,540	5,293	5,747	8,005	9,095
45 to 54 Years	2,788	3,916	3,469	4,148	4,674	6,976	7,434
55 to 59 Years	885	1,365	1,090	1,368	1,582	2,401	2,458
60 to 64 Years	756	1,066	883	1,104	1,305	1,852	1,845
65 to 74 Years	1,492	2,095	1,876	2,026	2,407	3,556	3,505
75 to 84 Years	1,213	1,696	1,896	1,655	2,089	2,727	2,919
85 Years and Older	602	749	968	652	711	939	1,373
5 Years and Older	20,712	29,765	32,481	33,019	34,262	49,388	72,358
16 Years and Older	16,901	24,633	26,999	26,546	28,445	40,478	62,928
18 Years and Older	16,135	23,609	25,886	25,544	27,429	38,829	61,490
25 Years and Older	14,325	20,476	20,094	21,942	23,993	34,274	39,884
65 Years and Older	3,307	4,540	4,740	4,333	5,207	7,222	7,797
Median Age	35.2	34.0	29.2	31.3	35.2	34.7	26.1

Race & Ethnicity of the Population							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	22,076	32,338	35,048	36,316	36,817	53,364	77,145
White	20,060	28,034	27,399	26,825	33,575	39,838	54,593
African American	1,120	2,504	888	7,154	1,003	9,501	15,924
Native American*	57	285	212	217	275	417	495
Asian	186	179	1,247	186	195	1,033	1,847
Other	199	428	4,348	601	910	1,126	1,836
2+ races	454	908	954	1,333	859	1,449	2,450
Hispanic"	610	1,383	7,783	1,469	2,473	2,475	3,304

* Native Americans include American Indians, Alaska Natives, Native Hawaiians, and other Pacific Islanders

" Hispanic is an ethnic, not a racial, description. Each Hispanic person is also a member of one or more races.

Demographic Comparison
City of Jackson and Similar Michigan Central Cities

Households							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Households	8,594	12,961	11,971	14,210	15,208	21,348	29,413
Family Households*	5,586	8,044	7,928	8,666	9,316	13,360	14,358
Nonfamily Households	3,008	4,917	4,043	5,544	5,892	7,988	15,055
1-Person Households"	2,635	4,131	3,214	4,545	3,895	6,745	10,232
Avg. Household Size	2.47	2.43	2.67	2.48	2.38	2.43	2.30
Avg. Family Size	3.10	3.04	3.24	3.12	3.04	3.04	2.99

* Family households are comprised of families

" 1-person households are a sub-set of nonfamily households

Housing Unit Occupancy							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	9,107	14,003	12,533	15,241	16,259	23,525	31,798
Occupied	8,594	12,961	11,971	14,210	15,208	21,348	29,413
Vacant	513	1,042	562	1,031	1,051	2,177	2,385

Vacancy Rate of Housing Units							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Homeowner	1.5%	2.0%	1.4%	1.5%	1.7%	2.5%	2.1%
Rental	6.2%	7.9%	3.3%	7.9%	7.4%	12.1%	6.9%

Occupied Housing Units							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	8,594	12,961	11,971	14,210	15,208	21,348	29,413
Owner	5,323	7,409	8,034	8,181	10,574	14,044	14,027
Renter	3,271	5,552	3,937	6,029	4,634	7,304	15,386

Household Size							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Owner	2.65	2.54	2.73	2.55	2.51	2.52	2.43
Renter	2.18	2.29	2.55	2.38	2.09	2.25	2.18

Demographic Comparison
City of Jackson and Similar Michigan Central Cities

Educational Attainment of the Population
25 years of Age and Older

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	14,325	20,476	20,094	21,942	23,993	34,274	39,884
Less than 9th grade	994	1,109	2,091	1,250	1,254	1,395	2,055
9th to 12th - no diploma	1,966	3,637	2,224	3,735	3,349	4,637	4,263
High school graduate	4,853	7,321	5,594	6,772	9,019	11,239	9,391
Some college - no degree	3,202	4,598	3,895	5,707	5,522	8,353	8,732
Associate degree	913	1,492	890	1,613	1,784	2,751	2,392
Bachelor's degree	1,467	1,438	3,598	2,026	2,097	3,931	7,314
Graduate/prof. degree	930	881	1,802	839	968	1,968	5,737

Disabled Population
5 Years of Age and Older

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total disabled	4,021	6,807	4,973	7,440	7,251	11,015	13,219
5 to 20 years	431	925	709	929	754	1,341	2,224
21 to 64 years	2,141	3,981	2,466	4,531	4,110	6,523	7,633
65 years and over	1,449	1,901	1,798	1,980	2,387	3,151	3,362

Residency of the Population in 1995
5 Years of Age & Over

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	20,712	29,765	32,481	33,019	34,262	49,388	72,358
Same House	12,013	14,614	15,507	16,768	21,059	26,047	28,997
Same County	6,156	11,655	6,825	11,581	9,308	15,332	19,201
Different County	2,362	3,208	9,389	4,318	3,824	7,320	22,212
Outside of US	181	288	760	352	71	689	1,948

Language the Population Speaks at Home
5 Years of Age & Over

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	20,712	29,765	32,481	33,019	34,262	49,388	72,358
English only	19,618	28,551	25,159	31,143	32,094	46,274	65,850
Other than English	1,094	1,214	7,322	1,876	2,168	3,114	6,508

Employment of the Population
16 Years of Age & Over

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	16,901	24,633	26,999	26,546	28,445	40,478	62,928
Employed	9,938	14,518	17,226	15,601	16,481	23,052	37,141
Unemployed	355	1,218	901	1,371	1,196	1,623	5,287
Armed Forces	5	26	0	30	22	52	45
Not in Labor Force	6,603	8,871	8,872	9,544	10,746	15,751	20,455

Demographic Comparison
City of Jackson and Similar Michigan Central Cities

Employment of the Population by Occupation
16 Years of Age & Over

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kala- mazoo
Total	9,938	14,518	17,226	15,601	16,481	23,052	37,141
Management, professional & related	2,623	2,986	4,997	3,591	4,097	6,156	11,972
Service	1,820	2,703	2,539	3,476	3,102	4,233	7,775
Sales & office	2,343	3,648	4,112	3,475	4,530	5,873	9,440
Farming, fishing & forestry	28	4	119	0	68	24	300
Construction, extraction & maintenance	892	1,182	888	1,162	1,594	1,517	2,199
Production, transportation & material moving	2,232	3,995	4,571	3,897	3,090	5,249	5,455

Employment of the Population by Industry
16 Years of Age & Over

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kala- mazoo
Total	9,938	14,518	17,226	15,601	16,481	23,052	37,141
Agriculture, forestry, fishing, hunting & mining	15	9	134	27	85	27	245
Construction	503	710	662	698	1,020	902	1,506
Manufacturing	2,215	3,960	5,723	3,703	2,670	5,656	5,788
Wholesale Trade	208	198	510	487	610	526	840
Retail Trade	1,319	2,071	1,876	1,854	2,656	2,598	4,416
Transp. & warehousing & utilities information	699	717	392	622	783	1,074	1,032
Information	185	430	392	285	358	326	858
Finance, insurance, real estate & rental & leasing	478	475	562	572	862	1,009	2,062
Prof., scientific, mngt., administrative & waste management services	638	770	832	921	894	1,326	2,756
Educational, health & social services	1,961	2,647	3,655	3,173	3,425	4,733	10,334
Arts, entertainment, recreation, accomodation & food services	882	1,312	1,393	1,643	1,803	2,172	4,841
Other services (except public administration)	534	715	736	886	834	1,294	1,710
Public administration	301	504	359	730	481	1,409	753

Demographic Comparison
City of Jackson and Similar Michigan Central Cities

Household Income in 1999							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kala- mazoo
Total	8,666	12,938	12,044	14,215	15,252	21,372	29,415
less than \$10,000	931	1,898	818	2,107	2,018	2,494	4,527
\$10,000, \$14,999	605	1,060	599	1,293	1,418	1,658	2,757
\$15,000 to \$24,999	1,204	2,260	1,473	2,433	2,744	3,212	4,932
\$25,000 to \$34,999	990	1,829	1,705	1,877	2,443	3,174	3,790
\$35,000 to \$49,999	1,362	2,140	2,546	2,622	2,387	3,517	4,801
\$50,000 to \$74,999	1,854	2,137	2,670	2,407	2,412	3,996	4,733
\$75,000 to \$99,999	891	896	1,203	910	1,026	1,806	1,880
\$100,000 to \$149,999	603	478	645	436	594	1,150	1,305
\$150,000 to \$199,999	156	112	172	75	98	180	316
\$200,000 or more	70	128	213	55	112	185	374
Median income	\$41,810	\$31,327	\$42,231	\$31,294	\$30,425	\$35,491	\$31,189

Per Capita Income							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kala- mazoo
Per capita income	\$19,948	\$17,100	\$18,823	\$15,230	\$16,550	\$18,424	\$16,897

Poverty of the Population							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kala- mazoo
Families	509	1,077	535	1,318	972	1,434	1,957
Individuals	2,753	5,342	3,430	6,944	5,336	7,446	16,641
Individuals 18+	1,845	3,469	2,481	4,047	3,545	4,875	12,574
Individuals 65+	498	624	246	449	548	823	823

Number of Units in Housing Structures							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kala- mazoo
Total	9,163	13,995	12,558	15,241	16,259	23,552	31,782
1 unit - detached	5,858	8,774	7,601	9,946	11,553	16,155	15,938
1 unit - attached	291	491	876	286	283	449	933
2 units	800	1,438	986	1,755	1,448	1,135	2,198
3 or 4 units	476	1,096	716	1,070	1,278	1,424	2,291
5 to 9 units	528	977	642	694	350	1,144	2,306
10 to 19 units	495	264	466	241	152	1,132	2,800
20 or more units	693	886	900	1,182	959	1,754	4,524
Mobile homes	22	69	371	61	236	359	781
Boat, RV, van, etc.	0	0	0	6	0	0	11

Demographic Comparison
City of Jackson and Similar Michigan Central Cities

Year Housing Structures were Built							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	9,163	13,995	12,558	15,241	16,259	23,552	31,782
1999 to 3/2000	51	274	109	27	80	457	198
1995 to 1998	104	366	522	85	168	916	814
1990 to 1994	378	413	1,146	251	103	711	965
1980 to 1989	469	870	2,170	513	497	1,420	2,931
1970 to 1979	967	1,382	1,373	1,257	1,005	2,251	4,874
1960 to 1969	1,076	1,651	1,317	1,406	1,255	3,053	4,345
1940 to 1959	2,631	3,940	3,097	3,919	4,991	8,177	8,473
1939 or earlier	3,487	5,099	2,824	7,783	8,160	6,567	9,182

Median Rooms in a Housing Unit							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Median rooms	5.5	5.3	5.4	5.5	5.6	5.4	5.0

Vehicles Available per Housing Unit							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	8,643	12,957	11,995	14,210	15,208	21,348	29,411
none	1,017	1,798	898	2,220	1,711	2,534	3,690
1	3,174	5,334	4,424	6,032	6,076	8,811	12,553
2	3,265	4,307	4,912	4,504	5,503	7,482	9,528
3 or more	1,187	1,518	1,761	1,454	1,918	2,521	3,640

Housing Units Lacking Complete Facilities & Services							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Plumbing facilities	35	42	65	53	17	72	96
Kitchen facilities	83	115	51	94	35	35	110
Telephone service	372	800	348	975	441	890	1,106

Occupants per Room in a Housing Unit							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	8,697	12,957	11,995	14,210	15,208	21,348	29,411
1 or less	8,493	12,654	11,438	13,744	14,875	20,736	28,318
1.01 to 1.5	142	242	312	335	228	355	648
1.51 or more	62	61	245	131	105	257	445

Demographic Comparison
City of Jackson and Similar Michigan Central Cities

Home Values							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	4,971	6,653	6,882	7,609	9,613	12,962	12,241
less than \$50,000	191	700	142	2,289	2,410	3,438	2,166
\$50,000 to \$99,999	1,438	3,908	2,809	4,288	6,053	5,770	5,832
\$100,000 to \$149,999	2,253	1,330	2,442	667	800	2,232	2,703
\$150,000 to \$199,999	682	368	959	235	200	829	902
\$200,000 to \$299,999	277	215	356	114	93	476	423
\$300,000 to \$499,999	124	100	112	13	52	187	170
\$500,000 to \$999,999	6	27	36	3	5	30	33
\$1,000,000 or more	0	5	26	0	0	0	12
Median home value	\$115,500	\$84,400	\$107,900	\$64,300	\$65,700	\$71,000	\$83,000

Mortgage Status & Selected Monthly Costs for Home Owners							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	4,971	6,653	6,882	7,609	9,613	12,962	12,241
Mortgaged	3,244	4,288	4,688	4,814	5,539	8,507	8,391
less than \$300	39	26	13	85	24	79	116
\$300 to \$499	150	382	140	887	747	1,232	929
\$500 to \$699	415	1,000	865	1,557	2,008	2,451	2,227
\$700 to \$999	1,062	1,584	1,834	1,545	1,893	2,350	2,753
\$1,000 to \$1,499	1,148	1,044	1,407	606	688	1,608	1,691
\$1,500 to \$1,999	285	180	276	102	112	581	469
\$2,000 or more	145	72	153	32	67	206	206
Median Monthly Costs	\$988	\$835	\$915	\$684	\$699	\$749	\$782
Not Mortgaged	1,727	2,365	2,194	2,795	4,074	4,455	3,850
Median Monthly Costs	\$279	\$274	\$296	\$232	\$271	\$265	\$303

Selected Monthly Owner Costs as a % of Household Income							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	4,971	6,653	6,882	7,609	9,613	12,962	12,241
less than 15.0 %	1,937	2,700	2,875	3,422	4,158	5,752	5,351
15.0% to 19.9%	1,062	1,124	1,315	1,437	1,709	2,142	2,204
20.0% to 24.9%	707	870	948	953	1,099	1,524	1,612
25.0% to 29.9%	416	525	621	464	789	1,059	969
30.0% to 34.9%	186	376	373	317	455	570	567
35.0% or more	619	1,008	738	947	1,331	1,735	1,437
not computed	44	50	12	69	72	180	101

Demographic Comparison
City of Jackson and Similar Michigan Central Cities

Gross Rent for a Rental Housing Unit							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kala- mazoo
Total	3,317	5,560	3,937	5,981	4,631	7,253	15,340
less than \$200	223	528	213	655	609	484	1,308
\$200 to \$299	185	397	144	565	501	575	648
\$300 to \$499	1,048	1,622	883	2,117	2,118	2,621	4,933
\$500 to \$749	1,290	2,255	1,895	1,946	973	2,775	5,667
\$750 to \$999	339	551	494	421	201	354	1,582
\$1,000 to \$1,499	45	83	99	50	15	99	597
\$1,500 or more	14	0	40	0	4	61	265
no cash rent	173	124	169	227	210	284	340
median rent	\$518	\$515	\$551	\$462	\$395	\$488	\$520

Gross Rent as a % of Household Income							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kala- mazoo
Total	3,317	5,560	3,937	5,981	4,631	7,253	15,340
less than 15.0 %	652	1,031	904	1,068	845	1,430	2,450
15.0% to 19.9%	484	717	751	817	698	1,061	1,963
20.0% to 24.9%	409	652	464	718	506	850	1,815
25.0% to 29.9%	318	571	415	609	631	825	1,375
30.0% to 34.9%	217	447	256	527	359	503	1,179
35.0% or more	1,019	1,892	938	1,918	1,275	2,148	5,840
not computed	218	250	209	324	317	436	718



Appendix B-2
Demographic Comparison – Percentages
City of Jackson and Similar Michigan Central Cities

Demographic Comparison - Percentage
City of Jackson and Select Michigan Central Cities

Population							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Population	22,076	32,338	35,048	36,316	36,817	53,564	77,145
Age of the Population							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	22,076	32,338	35,048	36,316	36,817	53,364	77,145
Under 5 Years	7.5%	7.8%	8.0%	9.1%	7.0%	7.3%	6.2%
5 to 9 Years	7.6%	7.6%	7.2%	8.8%	7.3%	7.9%	5.9%
10 to 14 Years	7.5%	7.3%	6.9%	7.6%	7.1%	7.6%	5.3%
15 to 19 Years	6.7%	7.2%	9.5%	7.0%	6.9%	6.9%	12.1%
20 to 24 Years	6.3%	6.9%	12.0%	6.9%	6.6%	6.3%	18.4%
25 to 34 Years	14.1%	14.8%	14.4%	15.8%	14.8%	14.5%	15.0%
35 to 44 Years	15.2%	14.9%	13.0%	14.6%	15.6%	15.0%	11.8%
45 to 54 Years	12.6%	12.1%	9.9%	11.4%	12.7%	13.1%	9.6%
55 to 59 Years	4.0%	4.2%	3.1%	3.8%	4.3%	4.5%	3.2%
60 to 64 Years	3.4%	3.3%	2.5%	3.0%	3.5%	3.5%	2.4%
65 to 74 Years	6.8%	6.5%	5.4%	5.6%	6.5%	6.7%	4.5%
75 to 84 Years	5.5%	5.2%	5.4%	4.6%	5.7%	5.1%	3.8%
85 Years and Older	2.7%	2.3%	2.8%	1.8%	1.9%	1.8%	1.8%
5 Years and Older	93.8%	92.0%	92.7%	90.9%	93.1%	92.2%	93.8%
16 Years and Older	76.6%	76.2%	77.0%	73.1%	77.3%	75.6%	81.6%
18 Years and Older	73.1%	73.0%	73.9%	70.3%	74.5%	72.5%	79.7%
25 Years and Older	64.9%	63.3%	57.3%	60.4%	65.2%	64.0%	51.7%
65 Years and Older	15.0%	14.0%	13.5%	11.9%	14.1%	13.5%	10.1%
Race & Ethnicity of the Population							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	22,076	32,338	35,048	36,316	36,817	53,364	77,145
White	90.9%	86.7%	78.2%	73.9%	91.2%	74.4%	70.8%
African American	5.1%	7.7%	2.5%	19.7%	2.7%	17.7%	20.6%
Native American*	0.3%	0.9%	0.6%	0.6%	0.7%	0.8%	0.6%
Asian	0.8%	0.6%	3.6%	0.5%	0.5%	1.9%	2.4%
Other	0.9%	1.3%	12.4%	1.7%	2.5%	2.1%	2.4%
2+ races	2.1%	2.8%	2.7%	3.7%	2.3%	2.7%	3.2%
Hispanic"	9.1%	13.3%	21.8%	26.1%	8.8%	25.3%	29.2%

* Native Americans include American Indians, Alaska Natives, Native Hawaiians, and other Pacific Islanders

" Hispanic is an ethnic, not a racial, description. Each Hispanic person is also a member of one or more races.

Demographic Comparison - Percentage
City of Jackson and Select Michigan Central Cities

Households							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Households	8,594	12,961	11,971	14,210	15,208	21,348	29,413
Family Households*	65.0%	62.1%	66.2%	61.0%	61.3%	62.6%	48.8%
Nonfamily Households	35.0%	37.9%	33.8%	39.0%	38.7%	37.4%	51.2%
1-Person Households"	30.7%	31.9%	26.8%	32.0%	25.6%	31.6%	34.8%

* Family households are comprised of families

" 1-person households are a sub-set of nonfamily households

Housing Unit Occupancy							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	9,107	14,003	12,533	15,241	16,259	23,525	31,798
Occupied	94.4%	92.6%	95.5%	93.2%	93.5%	90.7%	92.5%
Vacant	5.6%	7.4%	4.5%	6.8%	6.5%	9.3%	7.5%

Occupied Housing Units							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	8,594	12,961	11,971	14,210	15,208	21,348	29,413
Owner	61.9%	57.2%	67.1%	57.6%	69.5%	65.8%	47.7%
Renter	38.1%	42.8%	32.9%	42.4%	30.5%	34.2%	52.3%

Educational Attainment of the Population 25 years of Age and Older							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	14,325	20,476	20,094	21,942	23,993	34,274	39,884
Less than 9th grade	6.9%	5.4%	10.4%	5.7%	5.2%	4.1%	5.2%
9th to 12th - no diploma	13.7%	17.8%	11.1%	17.0%	14.0%	13.5%	10.7%
High school graduate	33.9%	35.8%	27.8%	30.9%	37.6%	32.8%	23.5%
Some college - no degree	22.4%	22.5%	19.4%	26.0%	23.0%	24.4%	21.9%
Associate degree	6.4%	7.3%	4.4%	7.4%	7.4%	8.0%	6.0%
Bachelor's degree	10.2%	7.0%	17.9%	9.2%	8.7%	11.5%	18.3%
Graduate/prof. degree	6.5%	4.3%	9.0%	3.8%	4.0%	5.7%	14.4%

Disabled Population 5 Years of Age and Older							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
% of Pop	18.2%	21.0%	14.2%	20.5%	19.7%	20.6%	17.1%
Total	4,021	6,807	4,973	7,440	7,251	11,015	13,219
5 to 20 years	10.7%	13.6%	14.3%	12.5%	10.4%	12.2%	16.8%
21 to 64 years	53.2%	58.5%	49.6%	60.9%	56.7%	59.2%	57.7%
65 years and over	36.0%	27.9%	36.2%	26.6%	32.9%	28.6%	25.4%

Demographic Comparison - Percentage
City of Jackson and Select Michigan Central Cities

Residency of the Population in 1995
5 Years of Age & Over

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	20,712	29,765	32,481	33,019	34,262	49,388	72,358
Same House	58.0%	49.1%	47.7%	50.8%	61.5%	52.7%	40.1%
Same County	29.7%	39.2%	21.0%	35.1%	27.2%	31.0%	26.5%
Different County	11.4%	10.8%	28.9%	13.1%	11.2%	14.8%	30.7%
Outside of US	0.9%	1.0%	2.3%	1.1%	0.2%	1.4%	2.7%

Language the Population Speaks at Home
5 Years of Age & Over

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	20,712	29,765	32,481	33,019	34,262	49,388	72,358
English only	94.7%	95.9%	77.5%	94.3%	93.7%	93.7%	91.0%
Other than English	5.3%	4.1%	22.5%	5.7%	6.3%	6.3%	9.0%

Employment of the Population
16 Years of Age & Over

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	16,901	24,633	26,999	26,546	28,445	40,478	62,928
Employed	58.8%	58.9%	63.8%	58.8%	57.9%	56.9%	59.0%
Unemployed	2.1%	4.9%	3.3%	5.2%	4.2%	4.0%	8.4%
Armed Forces	0.0%	0.1%	0.0%	0.1%	0.1%	0.1%	0.1%
Not in Labor Force	39.1%	36.0%	32.9%	36.0%	37.8%	38.9%	32.5%

Employment of the Population by Occupation
16 Years of Age & Over

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	9,938	14,518	17,226	15,601	16,481	23,052	37,141
Management, professional & related	26.4%	20.6%	29.0%	23.0%	24.9%	26.7%	32.2%
Service	18.3%	18.6%	14.7%	22.3%	18.8%	18.4%	20.9%
Sales & office	23.6%	25.1%	23.9%	22.3%	27.5%	25.5%	25.4%
Farming, fishing & forestry	0.3%	0.0%	0.7%	0.0%	0.4%	0.1%	0.8%
Construction, extraction & maintenance	9.0%	8.1%	5.2%	7.4%	9.7%	6.6%	5.9%
Production, transportation & material moving	22.5%	27.5%	26.5%	25.0%	18.7%	22.8%	14.7%

Demographic Comparison - Percentage
City of Jackson and Select Michigan Central Cities

Employment of the Population by Industry							
16 Years of Age & Over							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	9,938	14,518	17,226	15,601	16,481	23,052	37,141
Agriculture, forestry, fishing, hunting & mining	0.2%	0.1%	0.8%	0.2%	0.5%	0.1%	0.7%
Construction	5.1%	4.9%	3.8%	4.5%	6.2%	3.9%	4.1%
Manufacturing	22.3%	27.3%	33.2%	23.7%	16.2%	24.5%	15.6%
Wholesale Trade	2.1%	1.4%	3.0%	3.1%	3.7%	2.3%	2.3%
Retail Trade	13.3%	14.3%	10.9%	11.9%	16.1%	11.3%	11.9%
Transp. & warehousing & utilities information	7.0%	4.9%	2.3%	4.0%	4.8%	4.7%	2.8%
Information	1.9%	3.0%	2.3%	1.8%	2.2%	1.4%	2.3%
Finance, insurance, real estate & rental & leasing	4.8%	3.3%	3.3%	3.7%	5.2%	4.4%	5.6%
Prof., scientific, mngt., administrative & waste management services	6.4%	5.3%	4.8%	5.9%	5.4%	5.8%	7.4%
Educational, health & social services	19.7%	18.2%	21.2%	20.3%	20.8%	20.5%	27.8%
Arts, entertainment, recreation, accomodation & food services	8.9%	9.0%	8.1%	10.5%	10.9%	9.4%	13.0%
Other services (except public administration)	5.4%	4.9%	4.3%	5.7%	5.1%	5.6%	4.6%
Public administration	3.0%	3.5%	2.1%	4.7%	2.9%	6.1%	2.0%

Household Income in 1999							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	8,666	12,938	12,044	14,215	15,252	21,372	29,415
less than \$10,000	10.7%	14.7%	6.8%	14.8%	13.2%	11.7%	15.4%
\$10,000, \$14,999	7.0%	8.2%	5.0%	9.1%	9.3%	7.8%	9.4%
\$15,000 to \$24,999	13.9%	17.5%	12.2%	17.1%	18.0%	15.0%	16.8%
\$25,000 to \$34,999	11.4%	14.1%	14.2%	13.2%	16.0%	14.9%	12.9%
\$35,000 to \$49,999	15.7%	16.5%	21.1%	18.4%	15.7%	16.5%	16.3%
\$50,000 to \$74,999	21.4%	16.5%	22.2%	16.9%	15.8%	18.7%	16.1%
\$75,000 to \$99,999	10.3%	6.9%	10.0%	6.4%	6.7%	8.5%	6.4%
\$100,000 to \$149,999	7.0%	3.7%	5.4%	3.1%	3.9%	5.4%	4.4%
\$150,000 to \$199,999	1.8%	0.9%	1.4%	0.5%	0.6%	0.8%	1.1%
\$200,000 or more	0.8%	1.0%	1.8%	0.4%	0.7%	0.9%	1.3%

Demographic Comparison - Percentage
City of Jackson and Select Michigan Central Cities

Poverty of the Population							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Families	9.1%	13.4%	6.7%	15.2%	10.4%	10.7%	13.6%
Individuals	12.5%	16.5%	9.8%	19.1%	14.5%	13.9%	21.6%
Individuals	2,753	5,342	3,430	6,944	5,336	7,446	16,641
Individuals 18+	67.0%	64.9%	72.3%	58.3%	66.4%	65.5%	75.6%
Individuals 65+	18.1%	11.7%	7.2%	6.5%	10.3%	11.1%	4.9%

Number of Units in Housing Structures							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	9,163	13,995	12,558	15,241	16,259	23,552	31,782
1 unit - detached	63.9%	62.7%	60.5%	65.3%	71.1%	68.6%	50.1%
1 unit - attached	3.2%	3.5%	7.0%	1.9%	1.7%	1.9%	2.9%
2 units	8.7%	10.3%	7.9%	11.5%	8.9%	4.8%	6.9%
3 or 4 units	5.2%	7.8%	5.7%	7.0%	7.9%	6.0%	7.2%
5 to 9 units	5.8%	7.0%	5.1%	4.6%	2.2%	4.9%	7.3%
10 to 19 units	5.4%	1.9%	3.7%	1.6%	0.9%	4.8%	8.8%
20 or more units	7.6%	6.3%	7.2%	7.8%	5.9%	7.4%	14.2%
Mobile homes	0.2%	0.5%	3.0%	0.4%	1.5%	1.5%	2.5%
Boat, RV, van, etc.	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Year Housing Structures were Built							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	9,163	13,995	12,558	15,241	16,259	23,552	31,782
1999 to 3/2000	0.6%	2.0%	0.9%	0.2%	0.5%	1.9%	0.6%
1995 to 1998	1.1%	2.6%	4.2%	0.6%	1.0%	3.9%	2.6%
1990 to 1994	4.1%	3.0%	9.1%	1.6%	0.6%	3.0%	3.0%
1980 to 1989	5.1%	6.2%	17.3%	3.4%	3.1%	6.0%	9.2%
1970 to 1979	10.6%	9.9%	10.9%	8.2%	6.2%	9.6%	15.3%
1960 to 1969	11.7%	11.8%	10.5%	9.2%	7.7%	13.0%	13.7%
1940 to 1959	28.7%	28.2%	24.7%	25.7%	30.7%	34.7%	26.7%
1939 or earlier	38.1%	36.4%	22.5%	51.1%	50.2%	27.9%	28.9%

Vehicles Available per Housing Unit							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	8,643	12,957	11,995	14,210	15,208	21,348	29,411
none	11.8%	13.9%	7.5%	15.6%	11.3%	11.9%	12.5%
1	36.7%	41.2%	36.9%	42.4%	40.0%	41.3%	42.7%
2	37.8%	33.2%	41.0%	31.7%	36.2%	35.0%	32.4%
3 or more	13.7%	11.7%	14.7%	10.2%	12.6%	11.8%	12.4%

Demographic Comparison - Percentage
City of Jackson and Select Michigan Central Cities

Housing Units Lacking Complete Facilities & Services							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Plumbing facilities	0.4%	0.3%	0.5%	0.3%	0.1%	0.3%	0.3%
Kitchen facilities	0.9%	0.8%	0.4%	0.6%	0.2%	0.1%	0.3%
Telephone service	4.1%	5.7%	2.8%	6.4%	2.7%	3.8%	3.5%

Occupants per Room in a Housing Unit							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	8,697	12,957	11,995	14,210	15,208	21,348	29,411
1 or less	97.7%	97.7%	95.4%	96.7%	97.8%	97.1%	96.3%
1.01 to 1.5	1.6%	1.9%	2.6%	2.4%	1.5%	1.7%	2.2%
1.51 or more	0.7%	0.5%	2.0%	0.9%	0.7%	1.2%	1.5%

Home Values							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	4,971	6,653	6,882	7,609	9,613	12,962	12,241
less than \$50,000	3.8%	10.5%	2.1%	30.1%	25.1%	26.5%	17.7%
\$50,000 to \$99,999	28.9%	58.7%	40.8%	56.4%	63.0%	44.5%	47.6%
\$100,000 to \$149,999	45.3%	20.0%	35.5%	8.8%	8.3%	17.2%	22.1%
\$150,000 to \$199,999	13.7%	5.5%	13.9%	3.1%	2.1%	6.4%	7.4%
\$200,000 to \$299,999	5.6%	3.2%	5.2%	1.5%	1.0%	3.7%	3.5%
\$300,000 to \$499,999	2.5%	1.5%	1.6%	0.2%	0.5%	1.4%	1.4%
\$500,000 to \$999,999	0.1%	0.4%	0.5%	0.0%	0.1%	0.2%	0.3%
\$1,000,000 or more	0.0%	0.1%	0.4%	0.0%	0.0%	0.0%	0.1%

Mortgage Status & Selected Monthly Costs for Home Owners							
	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kalamazoo
Total	4,971	6,653	6,882	7,609	9,613	12,962	12,241
Mortgaged	65.3%	64.5%	68.1%	63.3%	57.6%	65.6%	68.5%
Not Mortgaged	34.7%	35.5%	31.9%	36.7%	42.4%	34.4%	31.5%

Mortgaged	3,244	4,288	4,688	4,814	5,539	8,507	8,391
less than \$300	1.2%	0.6%	0.3%	1.8%	0.4%	0.9%	1.4%
\$300 to \$499	4.6%	8.9%	3.0%	18.4%	13.5%	14.5%	11.1%
\$500 to \$699	12.8%	23.3%	18.5%	32.3%	36.3%	28.8%	26.5%
\$700 to \$999	32.7%	36.9%	39.1%	32.1%	34.2%	27.6%	32.8%
\$1,000 to \$1,499	35.4%	24.3%	30.0%	12.6%	12.4%	18.9%	20.2%
\$1,500 to \$1,999	8.8%	4.2%	5.9%	2.1%	2.0%	6.8%	5.6%
\$2,000 or more	4.5%	1.7%	3.3%	0.7%	1.2%	2.4%	2.5%

Demographic Comparison - Percentage
City of Jackson and Select Michigan Central Cities

**Selected Monthly Owner Costs
as a % of Household Income**

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kala- mazoo
Total	4,971	6,653	6,882	7,609	9,613	12,962	12,241
less than 15.0 %	39.0%	40.6%	41.8%	45.0%	43.3%	44.4%	43.7%
15.0% to 19.9%	21.4%	16.9%	19.1%	18.9%	17.8%	16.5%	18.0%
20.0% to 24.9%	14.2%	13.1%	13.8%	12.5%	11.4%	11.8%	13.2%
25.0% to 29.9%	8.4%	7.9%	9.0%	6.1%	8.2%	8.2%	7.9%
30.0% to 34.9%	3.7%	5.7%	5.4%	4.2%	4.7%	4.4%	4.6%
35.0% or more	12.5%	15.2%	10.7%	12.4%	13.8%	13.4%	11.7%
not computed	0.9%	0.8%	0.2%	0.9%	0.7%	1.4%	0.8%

Gross Rent for a Rental Housing Unit

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kala- mazoo
Total	3,317	5,560	3,937	5,981	4,631	7,253	15,340
less than \$200	6.7%	9.5%	5.4%	11.0%	13.2%	6.7%	8.5%
\$200 to \$299	5.6%	7.1%	3.7%	9.4%	10.8%	7.9%	4.2%
\$300 to \$499	31.6%	29.2%	22.4%	35.4%	45.7%	36.1%	32.2%
\$500 to \$749	38.9%	40.6%	48.1%	32.5%	21.0%	38.3%	36.9%
\$750 to \$999	10.2%	9.9%	12.5%	7.0%	4.3%	4.9%	10.3%
\$1,000 to \$1,499	1.4%	1.5%	2.5%	0.8%	0.3%	1.4%	3.9%
\$1,500 or more	0.4%	0.0%	1.0%	0.0%	0.1%	0.8%	1.7%
no cash rent	5.2%	2.2%	4.3%	3.8%	4.5%	3.9%	2.2%

Gross Rent as a % of Household Income

	Monroe	Port Huron	Holland	Jackson	Bay City	Battle Creek	Kala- mazoo
Total	3,317	5,560	3,937	5,981	4,631	7,253	15,340
less than 15.0 %	19.7%	18.5%	23.0%	17.9%	18.2%	19.7%	16.0%
15.0% to 19.9%	14.6%	12.9%	19.1%	13.7%	15.1%	14.6%	12.8%
20.0% to 24.9%	12.3%	11.7%	11.8%	12.0%	10.9%	11.7%	11.8%
25.0% to 29.9%	9.6%	10.3%	10.5%	10.2%	13.6%	11.4%	9.0%
30.0% to 34.9%	6.5%	8.0%	6.5%	8.8%	7.8%	6.9%	7.7%
35.0% or more	30.7%	34.0%	23.8%	32.1%	27.5%	29.6%	38.1%
not computed	6.6%	4.5%	5.3%	5.4%	6.8%	6.0%	4.7%



Appendix C Capital Improvement Program



Capital Improvements Program

What is a Capital Improvements Program?

"Capital improvements are those physical facilities which involve a substantial investment and last a long time . . . as opposed to the operating expenses that occur during the same year they are budgeted." Examples of capital improvements include: municipal buildings (e.g., City Hall, fire stations, etc.), parks and recreation facilities, streets and alleys, and utilities (e.g., water and sewer lines). A capital improvements program (CIP) is a six-year prioritized listing of those projects along with the following information: location, date of construction, cost, means of financing, sponsor, and relationship to other facilities (if pertinent). The CIP "is updated annually with the first year being a current year capital budget" according to the [Michigan Planning Guidebook](#) (May 2008).

Why Prepare a Capital Improvements Program?

Section 65 of the MPEA —the Michigan Planning Enabling Act (PA 33 of 2008), as amended—requires the Planning Commission to "annually prepare a capital improvements program of public structures and improvements," upon the adoption of this comprehensive plan unless exempted by the City Council. If the Planning Commission is exempted, the City Council "shall prepare and adopt a capital improvements program [(CIP)], separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the" Mayor, the City Manager, or a designee "subject to final approval by the" City Council. The CIP shows "those public structures and improvements, in the general order of their priority, that in the Planning Commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period . . . [and] shall be based upon the requirements of the [City] for all types of public structures and improvements. Consequently, each agency or department of the [City] with authority for public structures or improvements shall upon request furnish the Planning Commission with lists, plans, and estimates of time and cost of those public structures and improvements."

Of course, there are also benefits to developing and maintaining a CIP. Chief among those benefits is the coordination of seemingly disparate projects. For example, water and sewer projects can be coordinated with street paving projects eliminating the potential for streets to be repaved, only to be torn up for a water or sewer project two or three years later. It is also important to note that "plans for new public works that are identified in the [Plan can] actually come to fruition through the CIP" and to ensure that "new public facilities are built in locations and consistent with the public policy for development in particular areas or neighborhoods as spelled out in the" Plan, according to the [Michigan Planning Guidebook](#).

Developing a Capital Improvements Program

The following information should be used to develop the capital improvements program (CIP) upon the completion of the comprehensive plan:



Capital Improvements Program

A. Establishing Objective Criteria

“Without objective criteria, the [capital improvements process (CIP)] can quickly break down into a strictly political process where those agencies or neighborhoods with more political or fiscal resources (or both) will run roughshod over smaller agencies or weaker neighborhoods,” according to the Michigan Planning Guidebook, and simply ranking proposed projects as ‘urgent,’ ‘important,’ or ‘desirable’ “leave room for disagreement in determining priority. More robust criteria are often used first to examine each project:”

- Does the proposed facility address a risk to public safety or health?
- Is the current facility deteriorated or unsafe?
- Is the proposed facility part of a systematic replacement program?
- Will the proposed facility result in improvement of operating efficiency?
- Is the proposed facility necessary to:
 - Meet a state or federal statutory or administrative requirement?
 - Is the proposed facility part of a systematic replacement program?
 - A court order?
 - A major public goal of City Council?
- Will the proposed facility result in the equitable provision of services or facilities to a part of the population with special needs?
- Will the proposed facility protect or conserve sensitive natural features or natural resources or the air or water quality of the City?
- Will the proposed facility protect the investment in existing infrastructure from becoming over capacity?
- Will the proposed facility result in a new or substantially expanded facility to provide a new service or new level of service in the City?

Those answers can then be used to place proposed facilities into groups based upon the following criteria:

- The proposed facility is urgent and fills a high priority need that should be met.
- The proposed facility is a high priority that should be done as funding becomes available.



Capital Improvements Program

- The proposed facility is worthwhile if funding is available (but may be deferred).
- The proposed facility is a low priority that is desirable but not essential.

B. Establishing a Process

The Michigan Planning Guidebook recommends that a community the size of Jackson create a special committee to advise the City Planning Commission on the capital improvements program (CIP). The committee should be comprised of the city manager and representatives from the city planning commission, city council, and pertinent departments (e.g., engineering; finance; fire; parks, recreation and grounds; public works; purchasing; and water). A total of eight steps are recommended for the development of a CIP:

- Prepare and inventory of all capital facilities.
- Rate the existing level of service for each infrastructure element.
- Identify the structure needs.
- Identify options to meet needs and cost estimates to all projects over the next six years.
- Prepare a draft CIP that includes a review of each project against the master plan and CIP prioritization criteria:
 - Establish financial capacity for financing public works proposals over the next six years.
 - Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
 - Select projects to be undertaken during the coming year which become the capital budget. The remaining projects become part of the capital improvements program for the subsequent five years.
 - Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- After public review and hearing, the proposed CIP is adopted by the city planning commission with any agreed upon amendments. The CIP is then forwarded as a recommendation to the legislative body for final development.
- Implement current year of the CIP.
- Monitor projects and update the CIP annually.



Department of Community Development

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

Administrative Services
(517) 788-4060

Building Inspection
(517) 788-4012

Rehabilitation Services & Information
(517) 788-4070

TO: Warren D. Renando, Interim City Manager
DATE: June 14, 2010
FROM: Carol L. Konieczki, Community Development Director
SUBJECT: Award of Rehab Contract at 143 Wall St.

Rehab Specialist Kurt Fritz requested bids through the Purchasing Department for an owner-occupied Community Development Rehabilitation project at 143 Wall St. The Community Development Department has analyzed the bids submitted and arrived at a recommendation on bid award.

Seven contractors attended the mandatory pre-bid walk through with five submitting completed bids. The resulting Bid Tabulations are attached for your review. The lowest acceptable bid is as follows:

Project	Awardable Contractor	Amount
143 Wall St.	Scoby Construction	\$28,600

The homeowner has been prequalified to receive full funding through either a CDBG or HOME rehab loan (\$15,550 Code and \$13,050 Lead). The contractor awarded this project is required to obtain a current installation floater on their general liability insurance policy.

Requested action is for City Council to approve the owner-occupied rehab bid award as outlined above. Please place this item on the June 22, 2010 agenda for consideration.

cc: Shelly Allard, Purchasing Coordinator
Dennis M. Diffenderfer, Rehab Coordinator
Kim VanEvery, Loan Assistant
Michelle Pultz, CD Project Coordinator



Bid Tabulation
for
Housing Rehabilitation
at
143 Wall Street

Scoby Construction	At A Moments Notice	Alpha & Omega Construction Co.	Harrison Builders LLC	Bar Home Improvements
4520 Dey Highway Hudson, MI 49247	209 W. Washington, Suite 182 Jackson, MI 49201	340 Burt Avenue Jackson, MI 49201	916 Homewild Jackson, MI 49201	7515 Napoleon Rd. Jackson, MI 49201

Item #	Description	Code	Rehab Inspector Estimate	Scoby Construction Unit Price	At A Moments Notice Unit Price	Alpha & Omega Construction Co. Unit Price	Harrison Builders LLC Unit Price	Bar Home Improvements Unit Price
1	Strip and Reroof House 15 sq.	C	5,250.00	4,500.00	5,000.00	4,800.00	6,400.00	5,741.00
2	Vinyl Siding	L	5,500.00	5,500.00	5,000.00	6,800.00	4,000.00	7,317.00
3	Vinyl Siding LSWP	L	500.00	400.00	1,000.00	500.00	3,000.00	750.00
4	Soffit System	L	8,900.00	1,200.00	875.00	1,000.00	1,000.00	1,050.00
5	Soffit System LSWP	L	150.00	100.00	125.00	200.00	350.00	270.00
6	Storm Door	C	225.00	175.00	200.00	250.00	250.00	200.00
7	Rescreen 8	C	200.00	150.00	150.00	300.00	200.00	280.00
8	Storm Window Repairs	C	80.00	50.00	100.00	75.00	130.00	100.00
9	3 DH Vinyl Windows	L	750.00	825.00	750.00	725.00	700.00	675.00
10	3 DH Vinyl Windows LSWP	L	150.00	75.00	250.00	95.00	350.00	225.00
11	3 DH Vinyl Windows	L	750.00	825.00	750.00	727.00	700.00	675.00
12	3 DH Vinyl Windows LSWP	L	150.00	75.00	250.00	100.00	350.00	225.00
13	2 Cellar Windows	L	400.00	400.00	400.00	400.00	400.00	400.00
14	2 Cellar Windows LSWP	L	100.00	50.00	100.00	100.00	200.00	100.00
15	2 Window Wells	C	150.00	100.00	170.00	100.00	100.00	160.00
16	Topsoil	C	300.00	600.00	200.00	300.00	300.00	250.00
17	1 Cellar Window	L	200.00	200.00	200.00	200.00	200.00	200.00
18	1 Cellar Window LSWP	L	50.00	25.00	50.00	50.00	100.00	50.00
19	Tuckpoint Chimney	C	100.00	50.00	100.00	225.00	150.00	275.00
20	3 Screens and Frames	C	125.00	200.00	105.00	100.00	150.00	110.00
21	Gutterwork	C	100.00	100.00	120.00	150.00	125.00	105.00
22	1 DH Vinyl Window	L	250.00	275.00	200.00	250.00	250.00	225.00
23	1 DH Vinyl Window LSWP	L	50.00	25.00	25.00	25.00	100.00	75.00
24	Window Closures	C	100.00	150.00	75.00	175.00	100.00	185.00
25	Window Closures LSWP	L	50.00	25.00	25.00	25.00	50.00	50.00
26	Steps and Platform	C	975.00	1,500.00	2,000.00	1,900.00	1,950.00	2,871.00
27	Storm Door	C	225.00	175.00	200.00	225.00	220.00	200.00
28	3 DH Vinyl Windows	L	750.00	825.00	600.00	750.00	700.00	675.00
29	3 DH Vinyl Windows LSWP	L	150.00	75.00	300.00	75.00	350.00	225.00
30	Tuckpoint Foundation	C	100.00	100.00	75.00	25.00	125.00	75.00
31	1 Cellar Window	L	200.00	200.00	200.00	200.00	200.00	200.00
32	1 Cellar Window LSWP	L	50.00	25.00	50.00	50.00	100.00	50.00
33	Steel Door Foyer	C	500.00	500.00	400.00	475.00	375.00	495.00
34	Steel Door Foyer LSWP	L	50.00	50.00	100.00	50.00	200.00	50.00
35	Kitchen Countertops	C	625.00	600.00	450.00	800.00	825.00	900.00
36	Cellar Door Replacement	L	200.00	225.00	225.00	200.00	120.00	150.00
37	Cellar Door Replacement LSWP	L	50.00	25.00	25.00	25.00	100.00	50.00
38	Bathroom Door Closure	C	400.00	250.00	300.00	475.00	300.00	475.00

Bids are broken down to utilize/identify funding sources

L = Lead based paint hazard elimination work

C = Code requirement repair

I = Incipient Item

Bid Tabulation
for
Housing Rehabilitation
at
143 Wall Street

Scoby Construction 4520 Dey Highway Hudson, MI 49247	At A Moments Notice 209 W. Washington, Suite 182 Jackson, MI 49201	Alpha & Omega Construction Co. 340 Burt Avenue Jackson, MI 49201	Harrison Builders LLC 916 Homewild Jackson, MI 49201	Bar Home Improvements 7515 Napoleon Rd. Jackson, MI 49201
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Item #	Description	Code	Rehab Inspector Estimate	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price
39	Bathroom Door Closure LSWP	L	50.00	25.00	100.00	50.00	150.00	50.00
40	Drywall Bathroom	C	400.00	250.00	400.00	375.00	400.00	420.00
41	Bathroom Door Replacement	L	200.00	225.00	150.00	200.00	120.00	150.00
42	Bathroom Door Replacement LSWP	L	50.00	25.00	50.00	25.00	100.00	50.00
43	Drywall Ceiling - SE Bedroom	I	300.00	250.00	250.00	395.00	350.00	490.00
44	Register & Duct - SE Bedroom	C	350.00	300.00	250.00	500.00	500.00	500.00
45	Register & Duct - NE Bedroom	C	350.00	400.00	500.00	450.00	500.00	500.00
46	Drywall and Plaster - NE Bedroom	C	225.00	200.00	500.00	200.00	120.00	192.00
47	Steel Door Attic	C	500.00	500.00	500.00	450.00	550.00	495.00
48	Drywall Cellar Stairway	C	350.00	350.00	300.00	375.00	250.00	490.00
49	Drywall Cellar Stairway LSWP	L	50.00	100.00	100.00	50.00	200.00	100.00
50	Replace Lower Stairs	L	175.00	400.00	300.00	800.00	200.00	325.00
51	Replace Lower Stairs LSWP	L	50.00	50.00	100.00	75.00	150.00	50.00
52	Tread Replacement and Encapsulant	L	100.00	100.00	300.00	225.00	200.00	85.00
53	Water Heater and Dryer Venting	C	125.00	100.00	150.00	100.00	200.00	100.00
54	Lead Encapsulant	L	225.00	200.00	200.00	200.00	300.00	450.00
55	Lead Clearance	L	600.00	500.00	750.00	650.00	750.00	600.00
56	Plumbing to Code	C	3,260.00	1,800.00	2,800.00	2,300.00	2,100.00	3,285.00
57	Electrical to Code	C	1,865.00	2,200.00	2,400.00	2,400.00	3,055.00	3,055.00
	Total		38,080.00	28,600.00	31,245.00	32,742.00	35,415.00	37,496.00
		C	16,880.00	15,300.00	17,445.00	17,525.00	19,375.00	21,459.00
		L	20,900.00	13,050.00	13,550.00	14,822.00	15,690.00	15,547.00
		I	300.00	250.00	250.00	395.00	350.00	490.00

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

C = Code requirement repair

I = Incipient Item



Community Development

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

July 13, 2010

TO: Warren D. Renando, Interim City Manager
FROM: Carol L. Konieczki, Community Development Director
RE: Request to Transfer Vacant Lot #4-0597 to Jackson County Land Bank Authority

The Jackson County Land Bank Authority (LBA) has expressed interest in parcel #4-0597, a vacant lot located adjacent to 104 W. Biddle Street (see attached letter). The property at 104 W. Biddle Street has been tax foreclosed. The LBA would like to combine the vacant lot with 104 W. Biddle Street and partner with Community Action Agency to rehabilitate the property.

Staff recommends transferring the vacant lot to the LBA. Requested action by City Council is approval of the transfer of parcel #4-0597 to the LBA conditioned upon combining the parcel with 104 W. Biddle Street, authorize the Mayor and City Clerk to execute the appropriate documents and for staff to make minor modifications if needed, in accordance with the recommendation of the City Attorney.

Please place this item for consideration on the July 20, 2010 City Council agenda.

Cc: Julius Giglio, City Attorney
Dave Taylor, City Assessor
Heather Soat, Financial Analyst



July 12, 2010

Community Development
161 West Michigan Avenue
Jackson, MI 49201
Attn: Carol Konieczki

Dear Ms. Konieczki,

The Jackson County Land Bank Authority is interested in the vacant parcel located next door to a tax foreclosed property on 104 West Biddle. According to the posted sign, it is 99-4 and the parcel ID # is 4-059700000.

It would be our intent to bundle this vacant lot with the foreclosed parcel and look to partner with Community Action Agency in the Partnership Park neighborhood for rehabilitation options.

Sincerely,

Karen A. Coffman
Jackson County Land Bank Authority Chair
120 West Michigan Avenue
Jackson, MI 49201

The Jackson County Land Bank Authority's mission is to partner with the community, developers and localities in a transparent manner to revitalize neighborhoods, increase property values and stabilize the real estate market through strategic property acquisition, disposition, land use, management, and redevelopment.



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

Date: July 13, 2010
To: Warren D. Renando, Interim Manager
From: Jon H. Dowling, P.E., City Engineer
RE: Contract Award Request for Sewer Construction Project-Blackstone, Euclid and Hibbard

On July 13, 2010, bids were opened in the Purchasing Department for the Sewer Construction Project contract for Blackstone Street, Euclid Avenue and Hibbard Avenue. This contract is for sanitary sewer construction on Blackstone Street between Ganson and North Streets, and sewer separation work on Euclid Avenue at Milwaukee Street and Hibbard Avenue south of Ganson Street. The engineer's estimate for the work is \$229,031.00. Bids were received as follows:

Concord Excavating, Concord, MI	\$223,138.62
Jule Swartz & Sons Excavating, Jackson, MI	\$260,843.02
Bailey Excavating, Jackson, MI	\$292,951.13
Ferguson Enterprises, Detroit, MI	\$362,174.00

In concurrence with the Purchasing Agent, it is the recommendation of the Department of Engineering that the contract be awarded to Concord Excavating at their low bid of \$223,138.62. This project will be paid from the Sanitary Sewer Fund. With your concurrence, I request that this award be submitted to City Council for their approval and that the Mayor and the City Clerk be authorized to sign the contract documents.

If you have any questions please do not hesitate to contact me.

JHD:sms

C: Randall T. McMunn, P.E., Assistant City Engineer
Lynn Fessel, Purchasing Agent
Shelly Allard, Purchasing Coordinator
Lucy Schultz, Accounting Manager



Police Department

216 E. Washington Avenue - Jackson, MI 49201
Telephone: (517) 788-4100 — Facsimile: (517) 788-4129

DATE: July 13, 2010

MEMORANDUM

TO: Warren Renando
Interim City Manager

FROM: Matthew R. Heins
Chief of Police

SUBJECT: New World Systems Records Management System Merger

The Jackson Police Department is seeking authorization to purchase a Law Enforcement Records Management software package from New World Systems.

This updated software will enable the Jackson Police Department to merge with the County of Jackson Records Management System. The software updates and merger of records systems will create a seamless exchange of information between law enforcement agencies, the City Attorney, Prosecutor's office and the Jackson County courts. This will also allow the Jackson Police Department to reduce personnel time and annual software maintenance costs associated with maintaining an older outdated system.

The total cost of the new software is \$89,107, which will be financed internally over the course of three years. The Jackson Police Department will budget for the first payment of \$31,502.03 in the 2011/2012 fiscal year.

Please place this as an item on the City Council agenda for the July 20, 2010, meeting. I or a representative will be present to answer any questions.



Department of Community Development

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

Administrative Services
(517) 788-4060

Building Inspection
(517) 788-4012

Rehabilitation Services & Information
(517) 788-4070

TO: Warren D. Renando, Interim City Manager

DATE: July 13, 2010

FROM: Carol L. Konieczki, Community Development Director

SUBJECT: Consideration of a Revocable license for the use of the Inter City Trail for the adjacent property: 1408 S. Francis St.

Mr. Basil Hampton has purchased the property at 1408 S. Francis St. for the purpose of opening a new barber shop in the neighborhood; however, due to the lot configuration and location of the building on the property, he is precluded from direct access to the rear of the lot for parking. Mr. Hampton contacted me about purchasing a 30 foot width by 319 foot length of the Inter City Trail to give him access to his property. In researching the documents when the City acquired the property from Conrail, I did not find evidence that the trail was accepted into the City Parks system, requiring a vote of the people to dispose of City Park property.

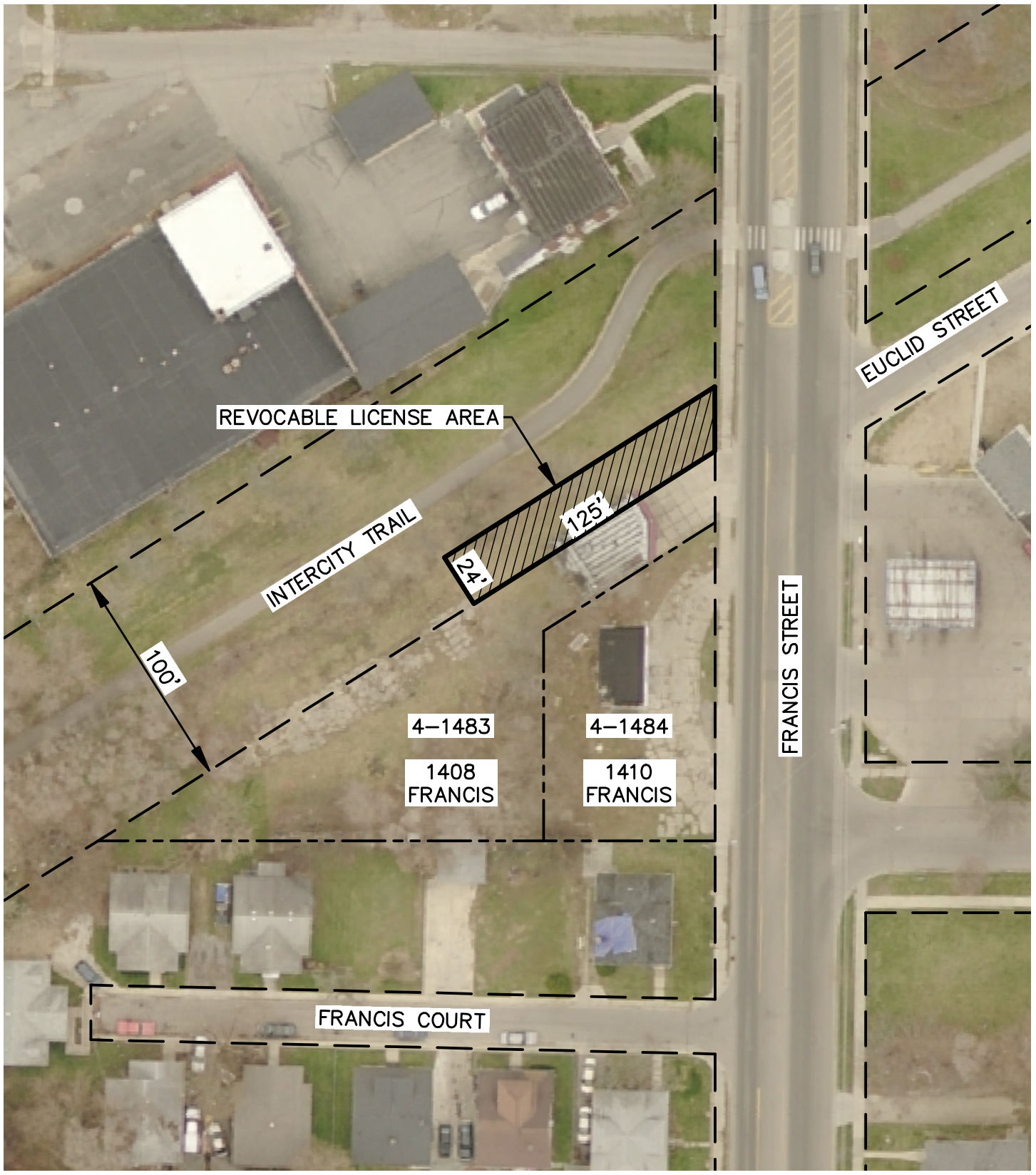
In reviewing Mr. Hampton's need for access to the rear of his property, the more logical resolution would be to grant him a revocable license to cross over and improve City property; for the express purpose of ingress and egress. Should future events occur where the existing building at 1408 S. Francis were to be demolished and rebuilt at the rear of the property, the City would then retain full rights of the Inter City Trail.

Jon Dowling, City Engineer, concurred in my meeting with him regarding the use of this portion of the property for Mr. Hampton's use; however, Mr. Dowling suggested that Mr. Hampton would only need a revocable license for a 25 foot width by 125 foot length to access the rear of his lot. (See attached map) Furthermore, upon revocation of the license, Mr. Hampton would be required to restore the property to its natural state. The Engineering office will draft the appropriate language for the revocable license, which will be recorded at the County Register of Deeds upon execution.

Requested action by City Council is approval of a revocable license for a 25 foot wide by 125 foot length of the south edge of the Inter City Trail adjacent to 1408 S. Francis St., authorize the Mayor and City Clerk to execute the appropriate documents, and for staff to make minor modifications if needed, in accordance with the recommendation of the City Attorney.

cc: Julius Giglio, City Attorney
Jon Dowling, City Engineer





SCALE:	1" = 60'
DATE:	07/14/2010
DRAWN BY:	TRW
CITY OF JACKSON DEPARTMENT OF ENGINEERING	

PLAN VIEW OF
REVOCABLE LICENSE AREA
FOR 1408 S. FRANCIS STREET

5/13/10

Dear Carol Konieczki:

This letter is in regards to land that is directly parrallel to our property which is located near the bike path on Francis Street.

The property is owned by Jackson's Parks and Recreation Division. We are interested in obtaining this property. The location of the land is shown in the diagram given. We would need to obtain a 30-ft wide and 250ft. long piece of this land (see diagram).

We talked with Frank Weathers regarding this matter and he referred us to you.

We're looking forward to doing business with you.

Please set up meeting time and place.

You may call us at this
number (612-7647.) Thanks
so much for your time and
attention regarding our request.

Sincerely,

Basil & Mia
Hampton

Basil & Mia Hampton

FRANCIS ST

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319 Ft

*Basil + Maitland
1408 Francis St.*

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1408 Francis St

APR 2 3 17 PM '91

3-3249 5-2294

THIS DEED made this 2th day of March RECORDED
One Thousand Nine Hundred and Ninety-one (1991),

BETWEEN CONSOLIDATED RAIL CORPORATION, a Corporation of the Commonwealth of Pennsylvania, having an office at Six Penn Center Plaza, Philadelphia, Pennsylvania, 19103, hereinafter referred to as the Grantor, and CITY OF JACKSON, MICHIGAN, a Municipal Corporation organized and existing under the laws of the State of Michigan, having a mailing address of 161 West Michigan Avenue, Jackson, Michigan 49201, hereinafter referred to as the Grantee;

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE HUNDRED FIFTY-NINE THOUSAND DOLLARS (\$159,000.00), to it paid by the said Grantee, the receipt whereof is hereby confessed and acknowledged, does by these presents, remise, release and quitclaim unto the said Grantee, the successors and assigns of the said Grantee, all its right, title and interest of, in and to the following described Premises:

ALL THAT CERTAIN property of the Grantor, being a portion of the line of railroad known as the Penn Central Elkhart Branch and identified as Line Code 5321, situate in the City of Jackson, Township of Summit, County of Jackson and State of Michigan, which is bounded and described in accordance with a Certificate of Survey, dated January 13, 1991 and prepared by John E. Maxson, Registered Land Surveyor No. 27454, of the State of Michigan, hereinafter referred to as "Premises"; as follows:

BEING a portion of the Southwest Quarter of Section 2, the Northwest Quarter of Section 11, the North Half and Southwest Quarter of Section 10, the Southeast Quarter of Section 9 and the North Half and Southwest Quarter of Section 16, Township 3 South, Range 1 West, and being a strip of land 100 feet in width the centerline of said strip described as follows:

BEGINNING at the intersection point of the easterly right of way line of Merriman Street, with the centerline of said railroad line at the approximate Railroad Station 51+32, said point being South 89° 08' 21" West, 1,053.42 feet and North 00° 29' 51" West, 676.04 feet from the South Quarter corner of said Section 2; thence South 52° 55' 15" West, along the centerline of said railroad 1,083.00 feet to the PC of a curve; thence continuing along said railroad centerline 385.01 feet along a curve to the right, with a radius of 4,542.50 feet, a central angle of 004° 51' 22" and a chord which bears South 55° 20' 56" West, 384.89 feet to the PT of said curve; thence continuing along said railroad centerline South 57° 46' 37" West, 5,119.99 feet to the PC of a curve; thence continuing along said railroad centerline, 549.99 feet

3-3249
5-2294
WARD 5

along a curve to the left, with a radius of 4,249.38 feet, a central angle of 007° 24' 57" and a chord which bears South 54° 04' 08" West, 549.61 feet to the PT of said curve; thence continuing along said railroad centerline South 50° 21' 40" West, 7,697.38 feet to the easterly line of Weatherwax Road at the approximate railroad station of 199+67, said point being South 89° 52' 00" East, 293.52 feet and South 00° 07' 59" West, 287.21 feet from the west quarter corner of said Section 16.

CONTAINING 34 acres, more or less.

EXCEPTING from the Sale Premises, a parcel of land quitclaimed to Gerald J. and Diane S. Bogdan by deed recorded in Liber 1131, page 520 of Jackson County Records and described as follows:

BEGINNING at a point where the southwesterly line of Lot No. 278 in "Essex Heights No. 3" intersects the northwesterly right of way line of Consolidated Rail Corporation (formerly Michigan Central Railway Company) known as the Penn Central Elkhart Branch (a.k.a. Air Line Branch); thence North 50° 10' 30" East, 30.0 feet; thence South 39° 49' 30" East, 10.0 feet; thence South 50° 10' 30" West, 65.0 feet; thence North 39° 49' 30" West, 10.0 feet; thence North 50° 10' 30" East, 35.0 feet to the point of BEGINNING.

BEING a part or portion of the same premises which Douglass Campbell, as Trustee of the Property of The Michigan Central Railroad Company, Debtor, by Conveyance Document No. MC-CRC-RP-12, dated March 29, 1976 and recorded on September 7, 1978, in the Recorder's Office of Jackson County, Michigan, in Deed Book Volume 955 at page 740&c., granted and conveyed unto Consolidated Rail Corporation; and also

BEING a portion of the same premises which Fort Wayne and Jackson Railroad Company, by Conveyance Document No. FtW&J-CRC-RPI-3, issued pursuant to the Regional Rail Reorganization Act of 1973, as amended (P.L. 93-236, H.R. 9142), the Final System Plan of the United States Railway Association and Special Court (Washington, D.C.) Misc. Order No. 75-3, dated March 25, 1976 and March 31, 1976, in the Matter of Regional Rail Reorganization Proceedings, granted and conveyed certain property, easements, interest and rights unto Consolidated Rail Corporation and which Conveyance Document was recorded on March 25, 1980 in the Recorder's Office of Jackson County, Michigan, in Liber 988 at page 186&c.

UNDER and SUBJECT, however, to (1) whatever rights the public may have to the use of any roads, alleys, bridges or streets crossing the Premises, (2) any streams, rivers, creeks and water ways passing under, across or through the Premises, and (3) any easements or agreements of record or otherwise affecting the land hereby conveyed, and to the state of facts which a personal inspection or accurate survey would disclose, and to any pipes, wires, poles, cables, culverts, drainage courses or systems and their appurtenances now existing and remaining in, on, under, over, across and through the Premises, together with the right to maintain, repair, renew, replace, use and remove same.

THIS INSTRUMENT is executed and delivered by Grantor, and is accepted by Grantee, subject to the covenants set forth below, which shall be deemed part of the consideration of this conveyance and which shall run with the land and be binding upon, and inure to the benefit of, the respective legal representatives, successors and assigns of Grantor and Grantee. Grantee hereby knowingly, willingly, and voluntarily waives the benefit of any rule, law, custom, or

LIBER 1259 PG 653

statute of the State of Michigan now or hereafter in force with respect to the covenants set forth below.

(1) Grantor and Grantee agree that Grantor shall be responsible for all materials placed upon or in the property prior to closing. It is further agreed that Grantee shall be responsible for anything placed upon or in the property after closing. In the event of a dispute between Grantor and Grantee regarding this covenant, it shall be the burden of the party accusing the other of a violation to establish same by a preponderance of the evidence.

(2) In the event the tracks or land of Grantor are elevated or depressed, or the grades of any streets, avenues, roads, lanes, highways or alleys over such railroad in the vicinity of the Premises are changed so that they shall pass overhead or underneath such tracks or land, or in the event any grade crossing is vacated and closed, Grantee forever releases Grantor from all liability for any loss or damage, direct or consequential, caused by or arising from the separation or change of grades of such railroad or such streets, avenues, roads, lanes, highways, or alleys, or from the vacating and closing of any grade crossing.

(3) Grantee by the acceptance of this Instrument, does hereby accept all existing and prospective responsibility for removal and/or restoration costs for any and all railroad bridges and grade crossings and their appurtenances that may be located on the Premises conveyed to the said Grantee; and Grantee further covenants and agrees that it will also assume any obligation and/or responsibility as may have been or may hereafter be imposed on Grantor by any Public Utility Commission or any other governmental agency having jurisdiction for any and all bridge structures and grade crossings and their appurtenances, including but not limited to the removal, repairing or restoration of same in accordance with the requirements of said Commission or other governmental agency; and Grantee further agrees to indemnify, defend and hold Grantor harmless against all costs, penalties, expenses, obligations, responsibility and requirements associated with said bridge structures and grade crossings and their appurtenances.

(4) Grantor and Grantee do not contemplate that Grantor shall (a) operate its trains, cars and engines to or on the Premises (or any portion thereof), (b) interchange traffic with Grantee or its successors or assigns, (c) participate in any rail rate relationship with Grantee, (d) establish or maintain a track connection with Grantee, or (e) provide cars or car service to Grantee. If Grantee hereafter desires that Grantor do any of the foregoing, the Grantor and Grantee agree that such activities shall be conducted only on such terms and conditions as Grantor and Grantee hereto may hereafter mutually agree upon in writing. Grantor and Grantee further agree that in respect to the matters referred to in items (a) through (e), above, Grantor shall not be called upon, or required, by Grantee to accept obligations in excess of those expressly assumed by Grantor except by written agreement between Grantor and Grantee hereto.

THE words "Grantor" and "Grantee" used herein shall be construed as if they read "Grantors" and "Grantees", respectively, whenever the sense of this instrument so requires and whether singular or plural, such words shall be deemed to include at all times and in all cases the legal representatives or successors and assigns of the Grantor and Grantee.

IN WITNESS WHEREOF, the said CONSOLIDATED RAIL

LIBER 1259 PG 654

CORPORATION has caused this Deed to be executed by Scott E. Nadler, its Director-Real Estate Field Services and attested by J. D. McGEEHAN, its Assistant Secretary, the day and year first hereinbefore written.

WITNESSES:

CONSOLIDATED RAIL CORPORATION BY:

Bernadette M. Richmond
Bernadette M. Richmond

Scott E. Nadler X33
Scott E. Nadler, Director-Real Estate Field Services

Nancy B. Basilio
Nancy B. Basilio

ATTEST:

Wilberta C. Jackson
Wilberta C. Jackson

J. D. McGeehan
Assistant Secretary
J. D. McGEEHAN

Juliana R. Sparks
Juliana R. Sparks

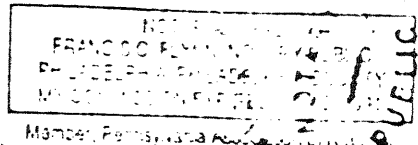
COMMONWEALTH OF PENNSYLVANIA)
: SS
COUNTY OF PHILADELPHIA)

ON THIS 20th day of March, 1991 before me, a Notary Public in and for said Commonwealth and County appeared Scott E. Nadler to me personally known, who, being by me duly sworn, did say that he is the Director-Real Estate Field Services of CONSOLIDATED RAIL CORPORATION, and that the seal affixed to said Instrument is the corporate seal of said Corporation, and that the said Instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said Scott E. Nadler acknowledged said Instrument to be the free act and deed of said Corporation.

J. D. McGeehan
Notary Public

THIS INSTRUMENT PREPARED BY:

Nancy B. Basilio
Consolidated Rail Corporation
Fifteenth Floor, Six Penn Center
Philadelphia, Pennsylvania 19103



:nls

When recorded return to:
Jackson City Attorney
161 West Michigan Avenue
Jackson, Michigan 49201

Send subsequent tax bills to:
Jackson City Engineer
521 Water Street
Jackson, Michigan 49203

murals.

Mr. Williams also offered his assistance with such a project.

Motion was made by Comr. Smith and supported by Comr. Johns to approve and advance the ordinance to first reading. The motion was adopted by the following vote. Yeas: Comrs. Anderson, Zyla, Johns, Smith, Rokita, Inman, and Mayor Griffin--7. Nays: 0. Absent: 0.

7/2/96

OTHER BUSINESS.

Motion was made by Comr. Anderson and supported by Comr. Johns to name the bike path the "Inter City Trail". The motion was adopted by the following vote. Yeas: Comrs. Anderson, Zyla, Johns, Smith, Rokita, Inman, and Mayor Griffin--7. Nay: 0. Absent: 0.

Comr. Anderson thanked and commended City Engineer Tony Raykovich and everyone involved for a job well done on Francis Street.

Motion was made by Comr. Smith and supported by Comr. Zyla to adopt the resolution designating and naming the community room at the Boos Center the Ted W. Lakomowski Community Room. Comr. Smith asked staff to contact the family to arrange a time for an official ceremony.

ADJOURNMENT.

No further business being presented and upon a motion by Comr. Anderson, with support from Comr. Zyla, the meeting adjourned at 8:20 p.m
Lynn Fessel
Deputy City Clerk

Filename: \\Admin08\Users\Lfessel\Cindex (old)\WP\CI00254.TXT

9/24/96
opening ceremony

RECEIVED

JUL 15 2010

To Whom It May Concern:

This letter is in regards to a piece of land 30ft x 250ft which is parrallel to the Inter-City-Trail.

We are requesting a revocable license for use of this 30ft x 250ft

portion of property. This land allows

us access to the rear of our

parcel. We would appreciate your

consideration because we are using

this property as an entry/exit to

our building. Our business will be an

upscale business and will have a

positive impact on the community,

especially our young black males.

We feel indebted to give to the

city of Jackson because we both

were born and reared here. We feel it is our responsibility as young a black couple to enhance our country, city, and community by a positive change. This positive change will be done through our business which is located ~~in the~~ in the inter-city. The only way we can impact our community is to have the city council grant our request. We would be extremely grateful for a positive answer to this request.

The community and the city of Jackson will reap the benefits of your allowing us a revocable license for the use of this property. Sincerely,
Deshaun Hampton



Department of Community Development

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

Administrative Services
(517) 788-4060

Building Inspection
(517) 788-4012

Rehabilitation Services & Information
(517) 788-4070

To: Warren Renando, City Manager

DATE: July 20, 2010

FROM: Carol L. Konieczki, Community Development Director

SUBJECT: 1) Neighborhood Stabilization Program (NSP) Amendment to Grant
#NSP-2008-0274-ENT and
2) Resolution of Support for Reallocated NSP Grant funds in the amount
of \$1,508,713

On January 30, 2009, the Community Development Department applied for Neighborhood Stabilization Program (NSP) Housing Economic Recovery Act (HERA) funds through the Michigan State Housing Development Authority (MSHDA). On April 28, 2009, MSHDA announced \$1,700,000 in funds had been awarded to the City of Jackson to be used within its oldest residential neighborhood and area of greatest need, which is bound by Waterloo Street to the East, Ganson Street to the North, Mechanic Street to the West, and Pearl Street to the South.

The original term of the grant was from March 17, 2009 to June 30, 2010. Community Development has requested an extension of the grant until July 31 2010, to commit the remaining balance of funds. MSHDA has granted the request for the extension, and has submitted a grant amendment to acknowledge the request of the extension.

In addition, an application for reallocated NSP funds was submitted to MSHDA on Friday July 9, 2010, in the amount of \$1,508,713. The request was for supplemental funding to demolish 212 W. Michigan Ave. and to complete the acquisition and rehab of several other houses that are eligible under the terms of the NSP grant.

Action requested is to authorize the Mayor to execute the Neighborhood Stabilization Program grant agreement amendment with Michigan State Housing Development Authority for the extension of time to July 31, 2010, and the authorization for the City Attorney to make minor modification to the agreement, if necessary, for finalization.

Further action requested is approval of the attached resolution in support of the application that was sent on July 9, 2010, requesting reallocated NSP funds in the amount of \$1,508,713.

Please place this item on the July 20, 2010 agenda for City Council consideration.



**RESOLUTION
CITY OF JACKSON, MICHIGAN**

**RESOLUTION OF SUPPORT FOR THE APPLICATION OF REALLOCATED NEIGHBORHOOD
STABILIZATION PROGRAM FUNDS TO THE MICHIGAN STATE HOUSING DEVELOPMENT
AUTHORITY FOR \$1,508,713**

WHEREAS, on July 9, 2010, the City of Jackson Community Development Department submitted an application to the Michigan State Housing Development Authority (MSHDA) for Federal Housing Economic Recovery Act Neighborhood Stabilization Program (NSP) funds, and

WHEREAS, the City Estimated Foreclosure Abandonment Risk Score analysis indicates a significant portion of the City to be in need of additional NSP funds; therefore, the City has expanded the target area to be in eligible areas City-wide, and

WHEREAS, the City intends to utilize the funds to assist with the acquisition and rehabilitation of abandoned or foreclosed properties for resale to eligible households and demolition of at least two City owned residential structures which are vacant, blighted, and abandoned properties, and 212 W. Michigan Avenue, which is a twelve story, 183,000 square foot City owned blighted, vacant, and abandoned office building, and

WHEREAS, the City has an opportunity for redevelopment of the site where the 212 W. Michigan Avenue building currently sits, which will create significant investment and job creation in the downtown area known as the Carnegie Redevelopment District, and

WHEREAS, the City has a shovel ready project already cleared by the State Historic Preservation Office for the demolition of the 212 W. Michigan Avenue building which is slated for redevelopment if the City can provide the developer with a "clear, buildable" site.

NOW THEREFORE, BE IT RESOLVED that the City Council hereby supports the application for reallocated NSP funds in the amount of \$1,508,713 which was submitted to MSHDA on July 9, 2010.

* * * * *

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

I, Lynn Fessel, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City Council on the 20th day of July 2010.

IN WITNESS WHEREOF, I have hereto affixed my signature and the Seal of the City of Jackson, Michigan, on this 20th day of July, 2010

Lynn Fessel, City Clerk



Administrative Services
(517) 788-4060

Building Inspection
(517) 788-4012

Rehabilitation Services & Information
(517) 788-4070

To: Warren Renando, City Manager

DATE: July 20, 2010

FROM: Carol L. Konieczki, Community Development Director

SUBJECT: **1. Request for Authorization for the Mayor and City Clerk to execute a Professional Services Agreement (PSA) contract with Carlisle/Wortman Associates, Inc, to become the City's Planning, Zoning and Code Enforcement consultant subject to minor modifications by the City Attorney to effectuate finalization of the document, and**
2. Resolution to amend Community Development CDBG budget for fiscal years 2008/2009 and 2010/2011.

City Council reduced the Fiscal Year 2010/2011 budget for planning and zoning services that was contracted on a monthly basis with Region 2 Planning Commission (R2PC). Due to the reduction in general fund monies, it was determined that planning, zoning and code enforcement services would be paid from CDBG funds. HUD regulation 24 CFR §570.200.9 (d) provides for hiring consultants using CDBG funds; however, the regulations stipulate the hiring of an independent contractor is governed by the procurement requirements in 24 CFR 85.36.

Section (g) of regulation §570.200.9 speaks to the 20% cap in planning and administrative costs. The Community Development (CD) Department is already budgeted close to the 20% cap for planning and administrative costs. In calculating the cap, it has been determined there is only \$45,000 available to be budgeted for planning and zoning purposes without exceeding the 20% cap for fiscal year 2010/2011. Anything above this amount for planning and zoning will have to be covered by the City's general fund.

Currently, there is \$45,000 in the Planning/Administration budget that can be used for planning and zoning activities; however, a budget amendment of \$45,000 from program income is required to cover the code enforcement activities. The total of the two, \$90,000, is the full amount available for planning, zoning and code enforcement activities. A budget amendment is attached.

Planning and zoning will be covered under the CDBG Administrative line item; Code Enforcement (CE) will obviously be covered under CE line item. This will be a 50/50 split between the two accounts.

On July 9th the City solicited bids through a Request for Qualifications and Proposal (RFQP) for Planning, Zoning and Code Enforcement Services. On July 13th, four bids were received and reviewed for completeness and cost effectiveness by Carol Konieczki, Community Development Director, Frank Donovan, Chief Building Code Official and Barry Hicks, Economic Development Project Manager. Most all of the proposals bid on a retainer basis, while providing for an hourly option.



Region 2 Planning Commission

The proposal was complete and answered most all of the questions; however, the bid did not include any code enforcement activity. The proposal stated that R2PC did not have staff trained to do the CE work requested in the RFQP.

The bid price was \$105,000 for 30 hours per week without any code enforcement activity.

The hourly breakdown: \$79.54 per hour

CDBG funds available for this proposal is \$45,000; the balance will have to come from the City General fund.

McKenna and Associates

The proposal answered most all of the questions; however, the bid did not include any code enforcement activity.

The bid price was \$88,000 for 24 hours per week without any code enforcement activity.

The hourly breakdown: \$83.33 per hour

CDBG funds available for this proposal is \$45,000; the balance will have to come from the City General fund.

Williams and Works

The bid was complete and answered all questions in the RFQP. The proposal did not break out specific hours of planning, zoning or code enforcement activities.

The bid price range was \$63,360 for 20 hours per week or \$95,040 for a 30 hour week. Mileage was not included.

The hourly breakdown: \$72.00 per hour

CDBG funds available for this proposal is \$90,000.

Carlisle/Wortman

The proposal was thorough and complete. The Work Program identified in the proposal outlined in detail, performance measurements, a transition team, and a matrix with a plan review turnaround time. The firm concentrates on customer service. Code enforcement is included and can be adjusted according to the needs of the Community Development Department. Other services outside of the RFQP included in the proposal at no extra charge to the City include:

- Conducting a yearly free-of-charge training workshop appropriate for City elected officials and appointed officials.
- Conduct an audit of the existing development fee schedule and make appropriate recommendations.

The bid price was \$84,920 for a 24 hour week. Mileage included.

If less planning activity and more code enforcement activity is requested, the price will be adjusted down. CE activity does not require a highly skilled professional charging a high hourly fee.



The hourly breakdown: \$80.41 per hour.

CDBG funds available for this proposal is \$90,000.

The review panel evaluated only two proposals: Williams and Works, and Carlisle/ Wortman, Assoc. Inc., due to the fact the other two proposals did not include any code enforcement activity. At least two references were checked for both Williams and Works and Carlisle/Wortman, Assoc. Inc. There were no negative comments.

The two proposals were evaluated on the following criteria as specified in the RFQP.

C. SELECTION CRITERIA.

Factor Weight Given

1. Responsiveness of the written proposal to the purpose and scope of service 30%
2. Cost/Budget 40%
3. Ability and history of successfully completing contracts of this type, meeting projected deadlines and experience in similar work 30%

Total Criteria Weight 100%

Each proposal was independently evaluated on factors (1) through (3)

The review panel arrived at the following average score:

Williams and Works – 92 points

Carlisle/Wortman, Assoc. Inc – 96 points.

Having “in-house” planning/zoning and code enforcement services will significantly improve customer service. Currently, many people inquiring about planning or zoning are referred to go down the street to the R2PC office because there is no one “in-house” to assist them. This has been termed “The Michigan Avenue shuffle” and has created much angst with residents, contractors and persons with general property development inquiries.

Requested action is to award the bid for planning, zoning and code enforcement activities to Carlisle/Wortman Assoc. Inc, Ann Arbor, Michigan for the not-to-exceed price of \$90,000, and authorize the Mayor and Clerk to execute a Professional Services Agreement (PSA) contract with Carlisle/Wortman, Assoc. Inc, subject to minor modifications by the City Attorney to effectuate finalization of the documents.

Further action requested is approval of the resolution to amend Community Development CDBG budget for fiscal years 2008/2009 and 2010/2011. Please place this item on the July 20, 2010, agenda for City Council consideration.



City of Jackson, Michigan
 Resolution to Amend the 2008/2009 (Year 34)
 and 2010/2011 (Year 36) CDBG Budgets

Whereas, the U.S. Department of Housing and Urban Development approved Community Development Block Group (CDBG) programs for fiscal years 2008/2009 (Year 34) and 2010/2011 (Year 36); and

Whereas, in Year 34 receipts from program income in excess of budgeted expenses were received; and

Whereas, the City Council desires to appropriate additional program income received from Year 34 to be made available for use for Year 36 Code Enforcement and Planning and Administrative CDBG eligible services.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Jackson hereby amends the subject budgets as follows:

		<u>Current Budget</u>	<u>Revised Budget</u>	<u>Change</u>
Entitlement Year 34 (2008/2009)				
<u>Revenue Account</u>	<u>Account Description</u>			
286-000-034-664.000	Interest Income	\$ 500	\$ 506	\$ 6
286-000-034-673.001	Sale of Land	10,000	32,522	22,522
286-000-034-696.003	Deferred Loan Repayments	25,000	16,562	(8,438)
286-000-034-696.005	HOME Admin Fees	26,950	30,000	3,050
286-000-034-696.006	Rehab Loan Fees	1,000	300	(700)
286-000-034-698.003	Code Enforcement Fees	25,000	47,608	22,608
286-000-034-698.012	Miscellaneous Program Income	4,329	10,281	5,952
<u>Expense Account #</u>	<u>Account Description</u>			
286-743-034-969.036	Contribution to Year 36	0	45,000	45,000
Entitlement Year 36 (2010/2011)				
<u>Revenue Account #</u>	<u>Account Description</u>			
286-000-036-695.034	Contribution from Year 34	0	45,000	45,000
<u>Expense Account #</u>	<u>Account Description</u>			
286-729-036-818.000	CE – Contracted Services	2,500	47,500	45,000
286-737-036-710.000	Admin – Wages/Fringes	221,025	175,025	(45,000)
286-737-036-818.000	Admin – Contracted Services	13,000	58,000	45,000

* * * * *

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



MEMORANDUM

DATE: July 8, 2010

TO: Warren Renando
Interim City Manager

FROM: Matthew R. Heins
Chief of Police

SUBJECT: June Manager's Report

Chief Matthew Heins

- Attended:
 - Community Meeting
 - Concentrated Response Against Crime (CRAC) Unit Meeting to discuss expectations
 - Meeting with Homeland Security Representative
 - Jackson Magazine Reception – 30 and Under honoring Officer James Bonneau
 - Efficiency Committee Meeting
 - JNET Board Meeting
 - Meeting to discuss potential staffing reductions with union presidents
 - Training Consortium Meeting
 - Meeting with Sheriff Heys and Lieutenant Shaw regarding jurisdictional coverage in emergency situations
 - Meeting with JNET commander
 - Meeting with City Manager regarding Byrne Grant
 - Signing of Thin Blue Line benefit paperwork with Bonneau family
 - Michigan Sheriffs Associate conference (honored Officer Bonneau)
 - Meeting with State Electronics on police radio issues
 - Dedication of memorial trees planted at Ella Sharp Park
 - Funeral for First Lieutenant Gentz from Grass Lake
 - Michigan Association of Chiefs of Police Conference (Sergeant Gleeson received award)
 - City Manager Candidate Meet and Greet
- Time Away from Office:
 - 4 hours of Furlough

- 8 hours of Personal Time
- 40 hours of Vacation

Deputy Chief John Holda

- Attended:
 - Pre-bid Meeting for Boiler Replacement
 - Special Assignment Meeting
 - Meeting with Homeland Security
 - Potential Staffing Reductions Meeting with union presidents
 - Area Chiefs Meeting
 - Criminal Justice Advisory Board –Jackson Community College
 - Meeting with Omega representative regarding Crime Mapping
 - Meeting with State Electronics regarding radio system problems
 - Policy Review Committee Meeting
 - Community Corrections Advisory Board
 - Department Head Meeting
 - City Council Meeting
 - Salvation Army Advisory Board
 - City Manager Candidates Meet and Greet
- Projects
 - Crime Mapping.com – ready to go live
 - County Records Management System transition
 - Review Public Safety Report
 - MICR Reporting
 - AS-400 / Network back-up
 - LEIN Validation
 - Replaced LEIN Printer in Radio Room
 - 21 issues handled relating to printers, AS/400 access, in-car cameras, etc.
 - Updated MDC software in 18 of 22 vehicles

Lt. Elmer Hitt

- Attended:
 - Advisory Council Meeting
 - Boiler Project Pre-Bid Meeting
 - Community Violence Meetings (2)
 - Mental Health Court Meeting
 - Gang Training Planning Meeting in Detroit (U.S. Attorney's Office)
 - S.R.T. Training
 - Meeting with State Electronics regarding radio system
 - Policy Review Committee Meeting
 - PSN Case Review Meeting
 - MACP Conference
- S.R.T. Activation on Griswold St. – Barricaded suicidal subject
- Other update information

- JPD received information from a member of the Lansing Citizen Review Board that a subject made a threat to kill Officer Gary Grant. This was during the course of an investigation of a complaint Easley made against Lansing Police. Easley filed a lawsuit against JPD and Grant a few years ago which was dismissed upon appeal. Information of the threat was put out to local jurisdictions.
- Boiler project was awarded to Aladdin Electric and approved by Council on 6/22/10. Asbestos removal is scheduled to begin July 19.
- 2010 Byrne JAG submitted for the acquisition of Tasers and Evidence Management Software. Council approved on 6/22/10.
- Worked with the Community Action Agency on the Community-Based Violence Prevention Demonstration Program through the DOJ. CAA submitted the grant June 18, 2010
- Detective Gary Schuette is handling the shooting investigation from 6/11/10 that occurred on the property at Northeast School. The victim has been released from the hospital and is cooperating in the investigation. The suspect is believed to have left town and has not been located.

Acting Lieutenant Jennifer Carter

- Attended:
 - Training with Lt. Simpson
 - Efficiency Committee Meeting
 - Potential Staffing Reduction Meeting
 - Nuisance Abatement Meeting
 - ISATF/CAC Meeting
 - HRC Meeting
 - DVCC Meeting
 - Meeting with Fire Chief Beyerstedt
 - Policy Review Committee Meeting
 - PSN Meeting
 - Meeting Lt. Carmoney ref dispatch
- Conducted internal investigation
- Time Away from Office:
 - 16.75 Hours of Furlough
 - 4 Hours of Patrol



Department of Community Development

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

Administrative Services
(517) 788-4060

Building Inspection
(517) 788-4012

Rehabilitation Services & Information
(517) 788-4070

INFORMATIONAL ITEM

TO: Warren D. Renando, Interim City Manager
DATE: July 12, 2010
FROM: Carol L. Konieczki, Community Development Director
SUBJECT: Change Order to Rehab Contract at 1033 Cypress.

At the meeting on May 25, 2010, City Council received an Informational Item providing notification of award of a Rehabilitation contract at the above address. The total contract amount for this contract was \$11,830. The contract was awarded to At-A-Moments Notice on May 24, 2010. Once the work was begun, damaged electrical wiring was uncovered above a suspended ceiling that required replacement. The additional cost to the homeowner was \$325.00 to replace wiring and two circuit breakers in the main electrical panel. Additionally, an alternate means of replacement of the tub faucet was utilized resulting in a savings of \$75.00 since the plumber did not have to create an access panel at the back of the tub. The resulting net change in the contract is \$250.00.

This, added to the original contract price, is now a total of \$12,080. The next higher bidder on this project was Concepts Construction at their original price of \$14,535.

Since this contract is still below the \$20,000 limit for Council approval, no formal action is required. With your approval, please place this Informational Item in the Councilmembers packets for the July 20, 2010 meeting.

cc: Shelly Allard Purchasing Department
Dennis M. Diffenderfer, Rehab Coordinator
Kim VanEvery, Loan Assistant
Michelle Pultz, CD Project Coordinator





Department of Community Development

161 W. Michigan Avenue • Jackson, MI 49201-1303•
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(517) 788-4070

INFORMATIONAL ITEM

TO: Warren D. Renando, Interim City Manager
DATE: July 13, 2010
FROM: Carol L. Konieczki, Community Development Director
SUBJECT: Award of Rehab Contract at 611 S. Webster

Rehab Specialist Cliff Winslow requested bids through the Purchasing Department for an owner-occupied Community Development Rehabilitation project at 611 S. Webster. The Community Development Department has analyzed the bids submitted and arrived at a recommendation on bid award.

Six contractors attended the mandatory pre-bid walk through with six submitting completed bids. The resulting Bid Tabulations are attached for your review. The lowest acceptable bid is as follows:

Project	Awardable Contractor	Amount
611 S. Webster.	Concepts Construction	\$9,815.00

The homeowner has been prequalified to receive full funding through either a CDBG or HOME rehab loan (\$6,585 Code and \$2,750 Lead and \$480 incipient). An incipient condition is one that is not currently a code violation but may continue to deteriorate into a code violation in the next 12-18 months; in this case 6 combination windows on the porch.

The total allocated to this property is \$9,815; well below the \$20,000 limit to require formal Council approval. No formal action is necessary.

With your approval, please place this item in the Councilmember's packets as an Informational Item for the July 20, 2010 meeting.

cc: Shelly Allard, Purchasing Coordinator
Dennis M. Diffenderfer, Rehab Coordinator
Kim VanEvery, Loan Assistant
Michelle Pultz, CD Project Coordinator



Bid Tabulation
for
Housing Rehabilitation
at
611 S. Webster

					Concept Construction 1619 Cascade Ct. Jackson, MI 49203	At A Moments Notice 209 W. Washington, Suite 182 Jackson, MI 49201	Alpha & Omega Construction Co. 340 Burt Avenue Jackson, MI 49201	Bar Home Improvements 7515 Napoleon Rd. Jackson, MI 49201	Harrison Builders LLC 916 Homewild Jackson, MI 49201	FEB Enterprises Incorporated 4889 Firethorn Dr. Jackson MI 49201
Item #	Description	Code	Location	Rehab Inspector Estimate	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price
1	Vinyl Siding	C	All	4,500.00	4,600.00	4,000.00	4,675.00	4,800.00	4,000.00	6,000.00
2	Lead	L		1,500.00	600.00	600.00	475.00	500.00	2,000.00	1,000.00
3	Soffit System	C	All	1,400.00	1,100.00	1,000.00	1,195.00	1,350.00	1,000.00	1,500.00
4	Lead	L		400.00	325.00	500.00	175.00	200.00	500.00	250.00
5	Steel Doors (3) Garage	C	E, W, S	1,125.00	855.00	1,500.00	1,350.00	1,485.00	1,200.00	1,200.00
6	Lead	L		400.00	300.00	300.00	125.00	150.00	325.00	150.00
7	Vinyl Windows (1)	L	Garage N	250.00	235.00	250.00	250.00	275.00	200.00	250.00
8	Lead	L		100.00	50.00	50.00	25.00	25.00	100.00	50.00
9	Interior Patining	L	Bath	395.00	205.00	200.00	345.00	200.00	250.00	400.00
10	Lead	L		85.00	50.00	100.00	25.00	50.00	125.00	50.00
11	Steel Door W/Side Lights	L	E. Porch	550.00	285.00	800.00	958.00	1,039.00	800.00	700.00
12	Lead	L		175.00	100.00	200.00	25.00	50.00	235.00	75.00
13	Combination Windows (6)	I	E. Porch	900.00	480.00	700.00	750.00	600.00	815.00	700.00
14	Lead Clearance Test	L	All	550.00	600.00	600.00	675.00	550.00	750.00	750.00
15	Plumbing To Code	C	Basement	100.00	30.00	85.00	150.00	30.00	240.00	100.00
				12,430.00	9,815.00	10,885.00	11,198.00	11,304.00	12,540.00	13,175.00
		L		4,405.00	2,750.00	3,600.00	3,078.00	3,039.00	5,285.00	3,675.00
		C		7,125.00	6,585.00	6,585.00	7,370.00	7,665.00	6,440.00	8,800.00
		I		900.00	480.00	700.00	750.00	600.00	815.00	700.00

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

C = Code requirement repair

I = Incipient Item



Department of Community Development

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

Administrative Services
(517) 788-4060

Building Inspection
(517) 788-4012

Rehabilitation Services & Information
(517) 788-4070

INFORMATIONAL ITEM

TO: Warren D. Renando, Interim City Manager
DATE: July 13, 2010
FROM: Carol L. Konieczki, Community Development Director
SUBJECT: Award of Rehab Contract at 702 N. Francis

Rehab Specialist Kurt Fritz requested bids through the Purchasing Department for an owner-occupied Community Development Rehabilitation project at 702 N. Francis. The Community Development Department has analyzed the bids submitted and arrived at a recommendation on bid award.

Four contractors attended the mandatory pre-bid walk through with all four submitting completed bids. The resulting Bid Tabulations are attached for your review. The lowest acceptable bid is as follows:

Project	Awardable Contractor	Amount
702 N. Francis	BAR Home Improvement	\$17,423.00

This project was referred to the Community Development Department through the Michigan Department of Community Health because there is a child in the household who has an elevated blood lead level. City staff has worked successfully with that Department and secured \$8,000 to assist in eliminating the lead paint hazards in the home. The City qualified the homeowner for assistance under the Emergency Hazard Program for an additional \$10,000 in funding (lead paint hazard). Since the original bids were in excess of the available funding (\$18,310), we further utilized the services of Mission Serve to replace the badly leaking front porch roof in order to reduce the overall cost of the project to total less than the available funding.

Since this total allocation is below the \$20,000 limit for formal Council approval, no formal action is necessary. With your approval, please place this item in the Councilmember's packets as an Informational Item for the July 20, 2010 meeting.

cc: Shelly Allard, Purchasing Coordinator
Dennis M. Diffenderfer, Rehab Coordinator
Kim VanEvery, Loan Assistant
Michelle Pultz, CD Project Coordinator



Bid Tabulation
for
Housing Rehabilitation
at
702 N. Francis

				Bar Home Improvements	Concept Construction	At A Moments Notice	Alpha & Omega Construction Co.
				7515 Napoleon Rd. Jackson, MI 49201	1619 Cascade Ct. Jackson, MI 49203	209 W. Washington, Suite 182 Jackson, MI 49201	340 Burt Avenue Jackson, MI 49201
Item #	Description	Code	Rehab Inspector Estimate	Unit Price	Unit Price	Unit Price	Unit Price
1	3 Vinyl Windows East	H	855.00	900.00	840.00	1,000.00	820.00
2	Porch Repairs East	H	700.00	900.00	525.00	800.00	1,200.00
3	Omitted	H					
4	7 Vinyl Windows North	H	1,995.00	2,100.00	1,960.00	2,500.00	1,920.00
5	3 Cellar Windows North	H	675.00	825.00	540.00	900.00	750.00
6	Exterior Painting	H	2,000.00	728.00	1,455.00	1,775.00	2,250.00
7	8 Vinyl Windows South	H	2,280.00	2,400.00	2,280.00	2,800.00	2,200.00
8	2 Cellar Windows South	H	450.00	550.00	370.00	600.00	475.00
9	Window Closure South	H	75.00	50.00	185.00	100.00	100.00
10	Replace South Roof	H	1,300.00	1,200.00	1,140.00	2,500.00	4,250.00
11	Raze South Porch	H	1,000.00	800.00	1,145.00	1,000.00	1,485.00
12	2 Double Hung Garage Doors	H	1,800.00	1,400.00	1,750.00	900.00	1,100.00
13	3 Vinyl Windows West	H	855.00	900.00	855.00	975.00	820.00
14	Drywall Kitchen Ceiling	H	425.00	660.00	415.00	900.00	558.00
15	Steel Door in Kitchen	H	500.00	495.00	355.00	375.00	525.00
16	Wood Door Cellar	H	250.00	250.00	210.00	375.00	275.00
17	Encapsulate Trim	H	160.00	200.00	355.00	600.00	575.00
18	Encapsulate Walls	H	400.00	500.00	445.00	450.00	775.00
19	Drywall Bathroom Wall	H	150.00	120.00	110.00	450.00	275.00
20	Hazard Plumbing	H	1,500.00	1,150.00	1,240.00	1,200.00	900.00
21	Shower Walls	H	200.00	395.00	225.00	425.00	75.00
22	Drywall Bedroom Closet	H	350.00	300.00	455.00	500.00	575.00
23	Lead Clearance	H	600.00	600.00	600.00	900.00	750.00
	TOTAL		18,520.00	17,423.00	17,455.00	22,025.00	22,653.00