

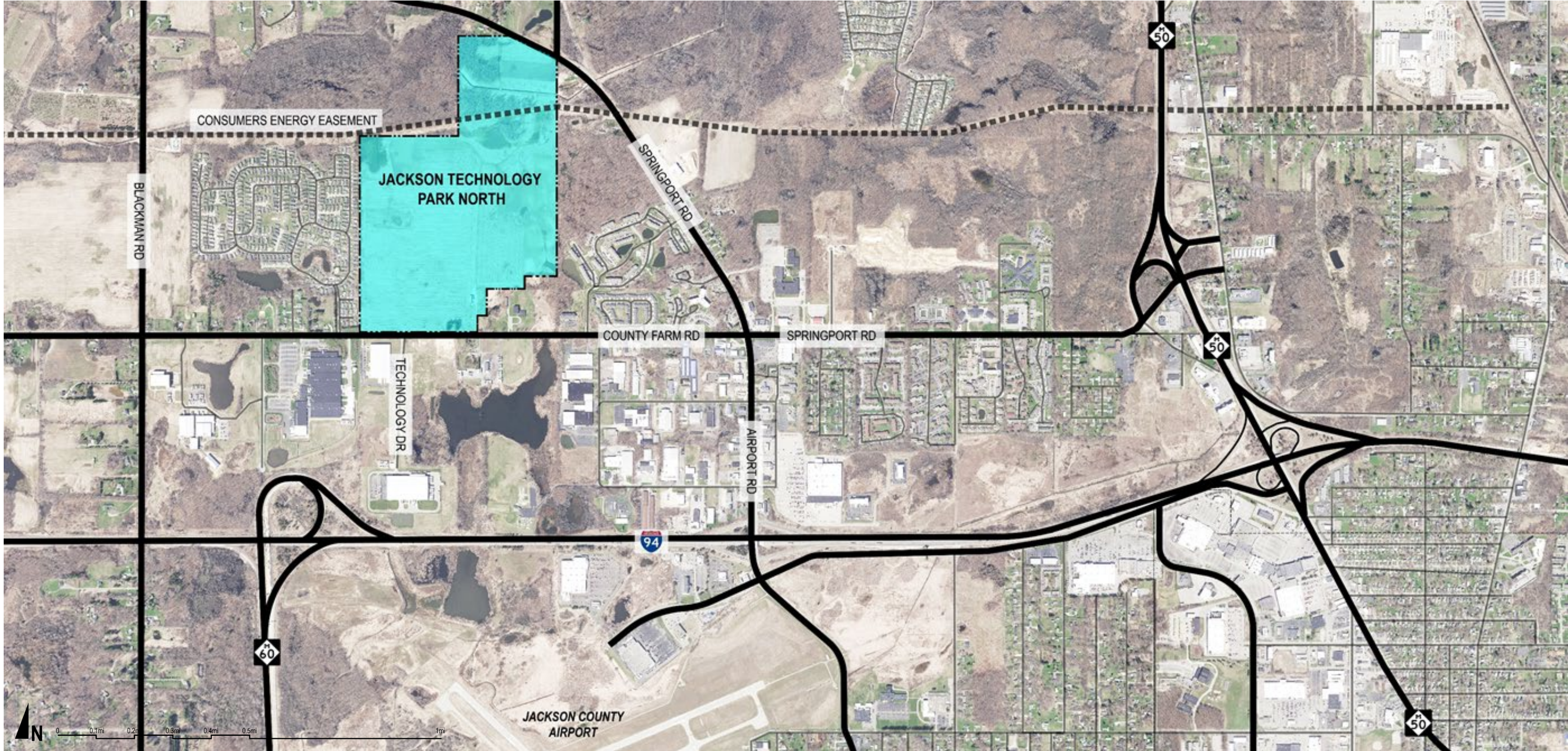
JTP-North

Jackson Technology Park – North | Blackman Charter
Township Local Development Finance Authority (BLDFA)

Board Presentation

SEPTEMBER 2021

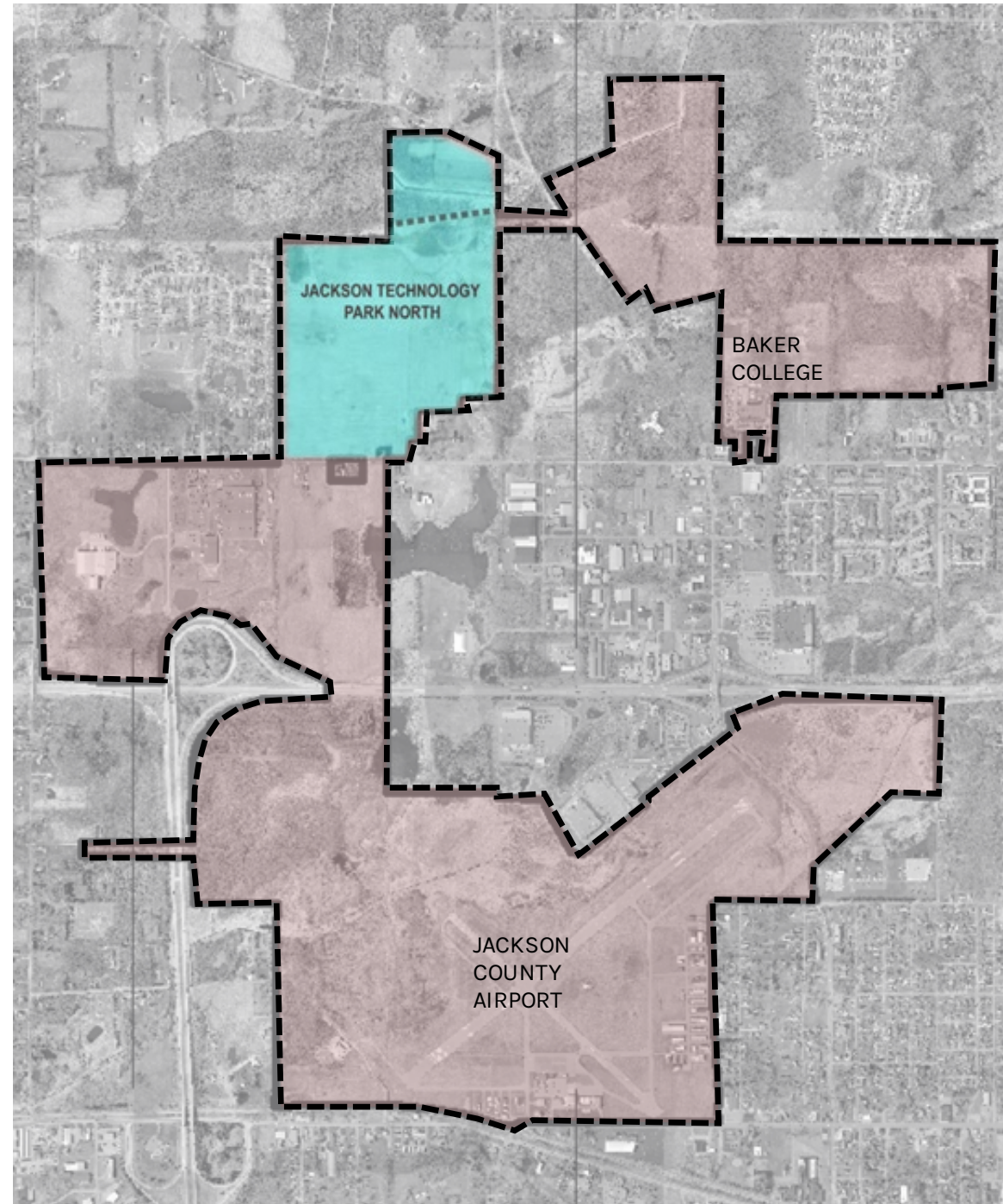
REGIONAL CONTEXT



REGIONAL CONTEXT

BLACKMAN CHARTER TOWNSHIP LOCAL DEVELOPMENT FINANCE AUTHORITY

- The total area within its boundary consists of 655 acres which includes the Jackson County Airport and the Baker College - Jackson campus.
- BLFDA was created in 1991 with the purpose of funding infrastructure needs of an industrial development
- Governed by Michigan Public Act 57 of 2018, the BLFDA operates through a Tax Increment Financing & Development Plan.

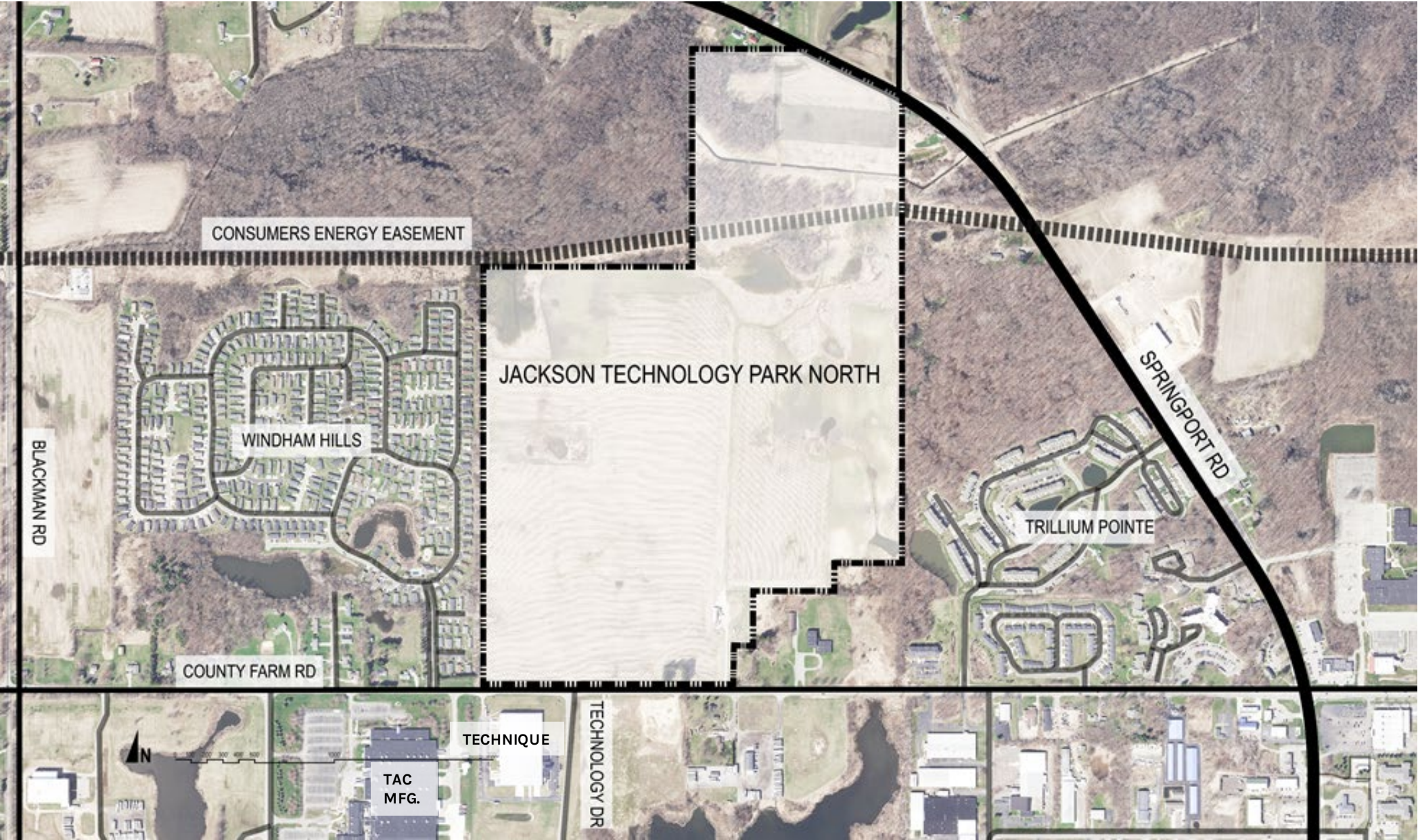


The BLFDA is located in Blackman Charter Township, Jackson County, Michigan.



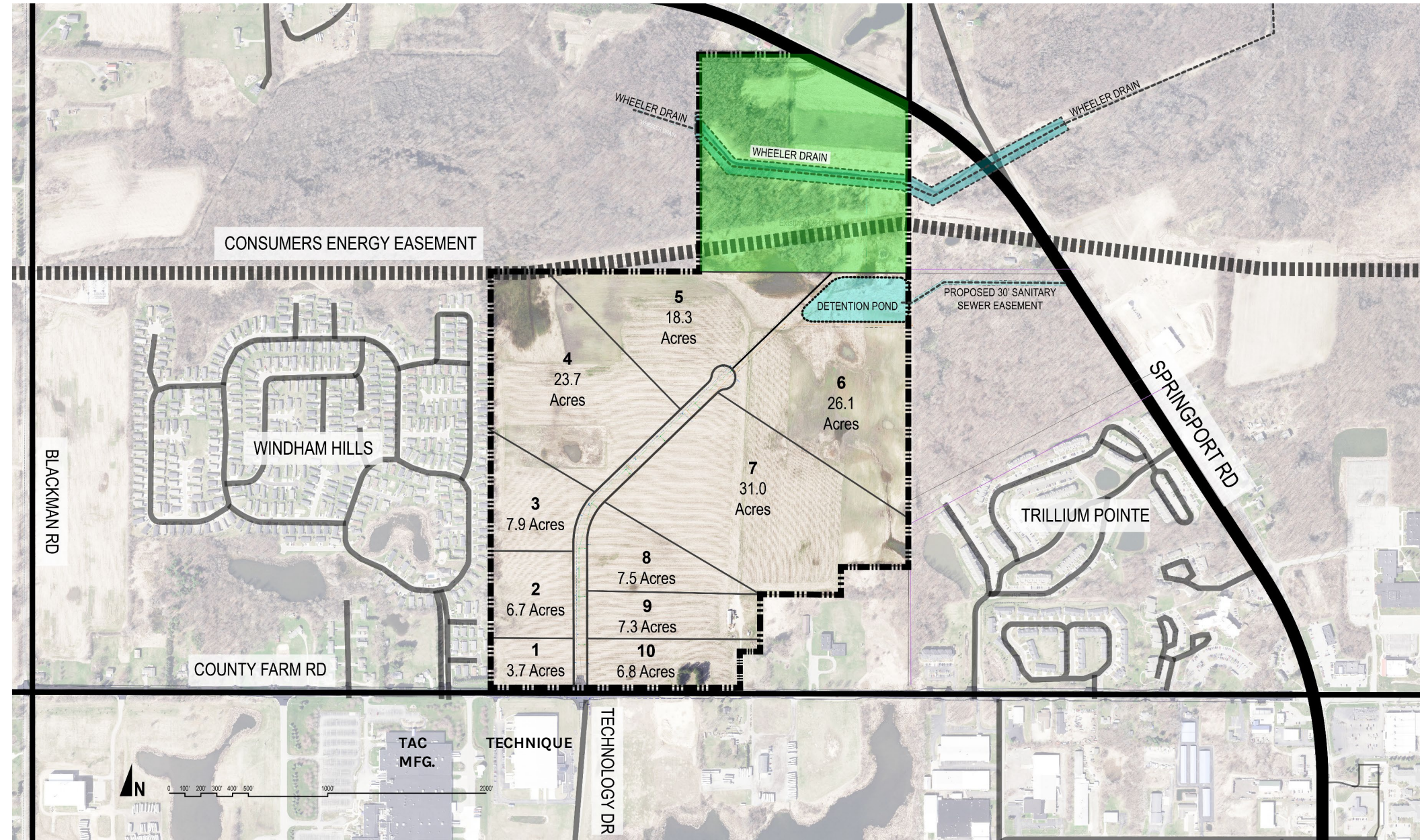
TECH PARK CONTEXT

- 140 acres ready for industrial development
- Flat to gently rolling terrain, no floodplain
- Included as one of 16 sites in the Michigan Economic Development Corporation's Site Readiness project



TECH PARK PLAN

- Ten generous lots ranging from 3.7 acres to over 30 acres
- Designated an Energy Ready Site by electric and gas utility provider Consumers Energy
- Rezoned to I-2, Heavy Industrial
- All parcels are included within an established Industrial Development District.



PROJECT FUNDING



Jackson County and Blackman Charter Township applied for and have been awarded Economic Development Administration Grant funding from the U.S. Department of Commerce.

FEDERAL FUNDING
\$5,918,000

BLACKMAN CHARTER TOWNSHIP FUNDING
\$1,479,500

Project Partners:

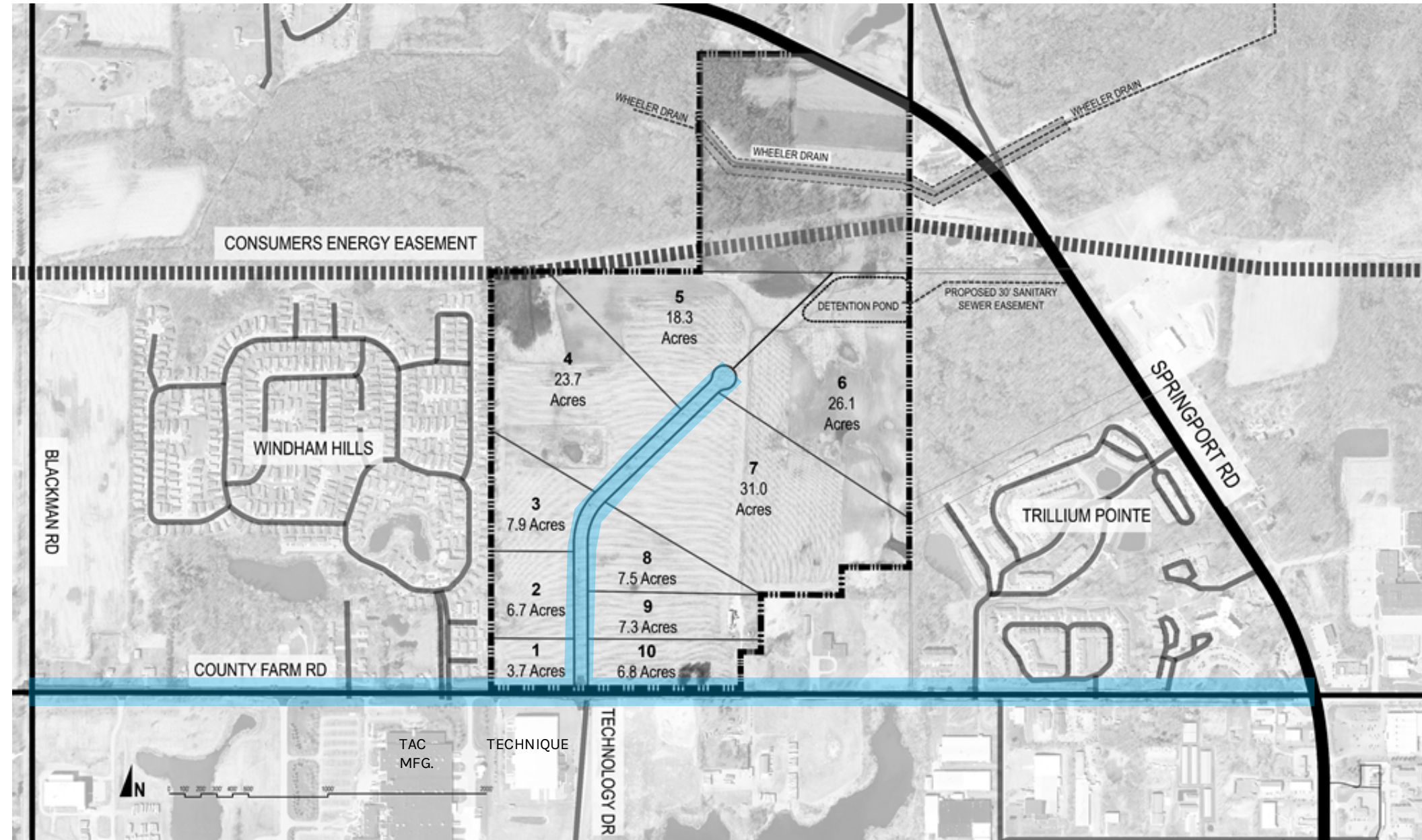


PROJECT OVERVIEW

BLACKMAN CHARTER TOWNSHIP, MI

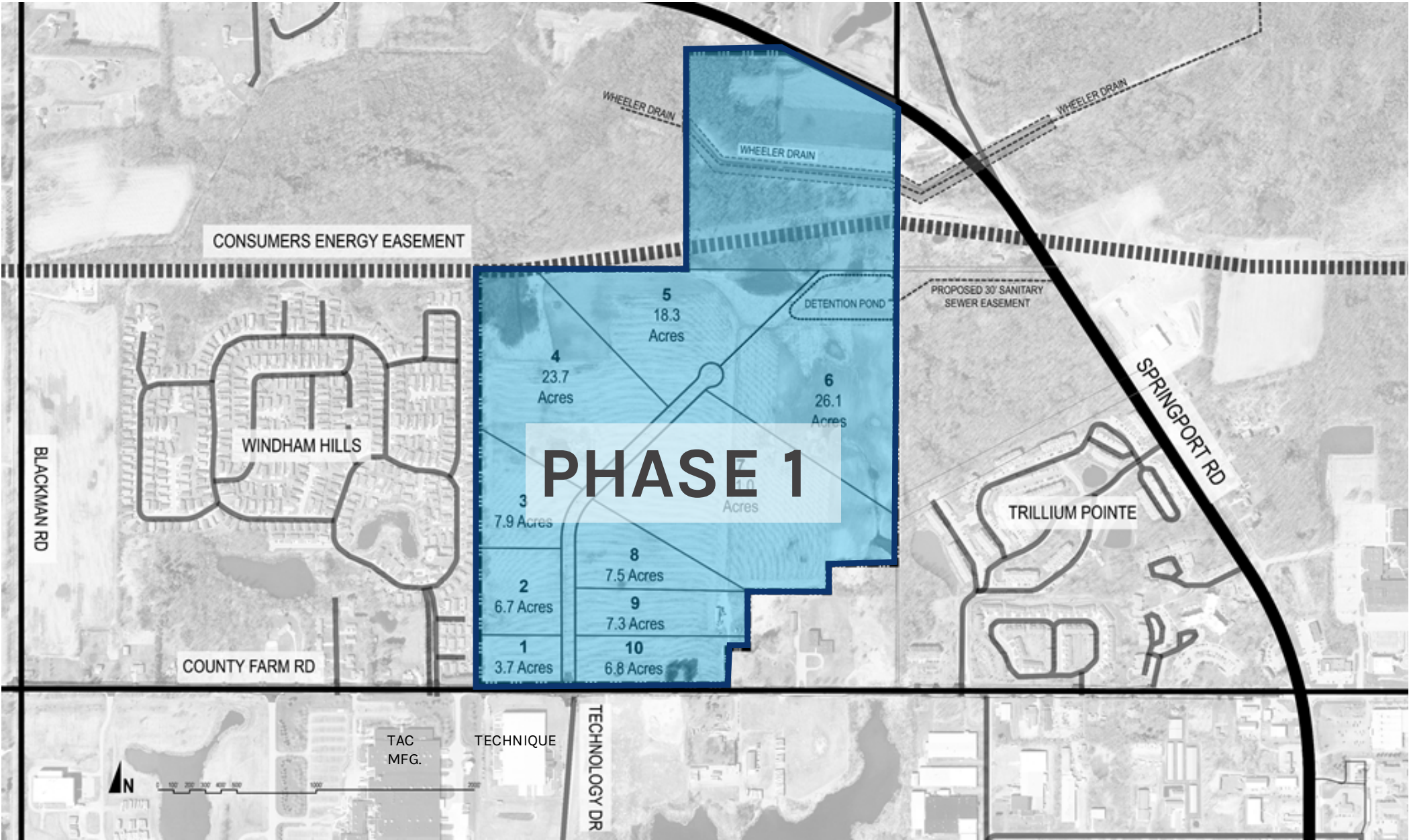
County Farm Road from
Blackman Road to Airport
Road/Springport Road

- Approximately 1.5 miles
- Road base is 102 years old,
overlaid in 1991
- Sidewalk installed at Trillium
Apartments in 2008



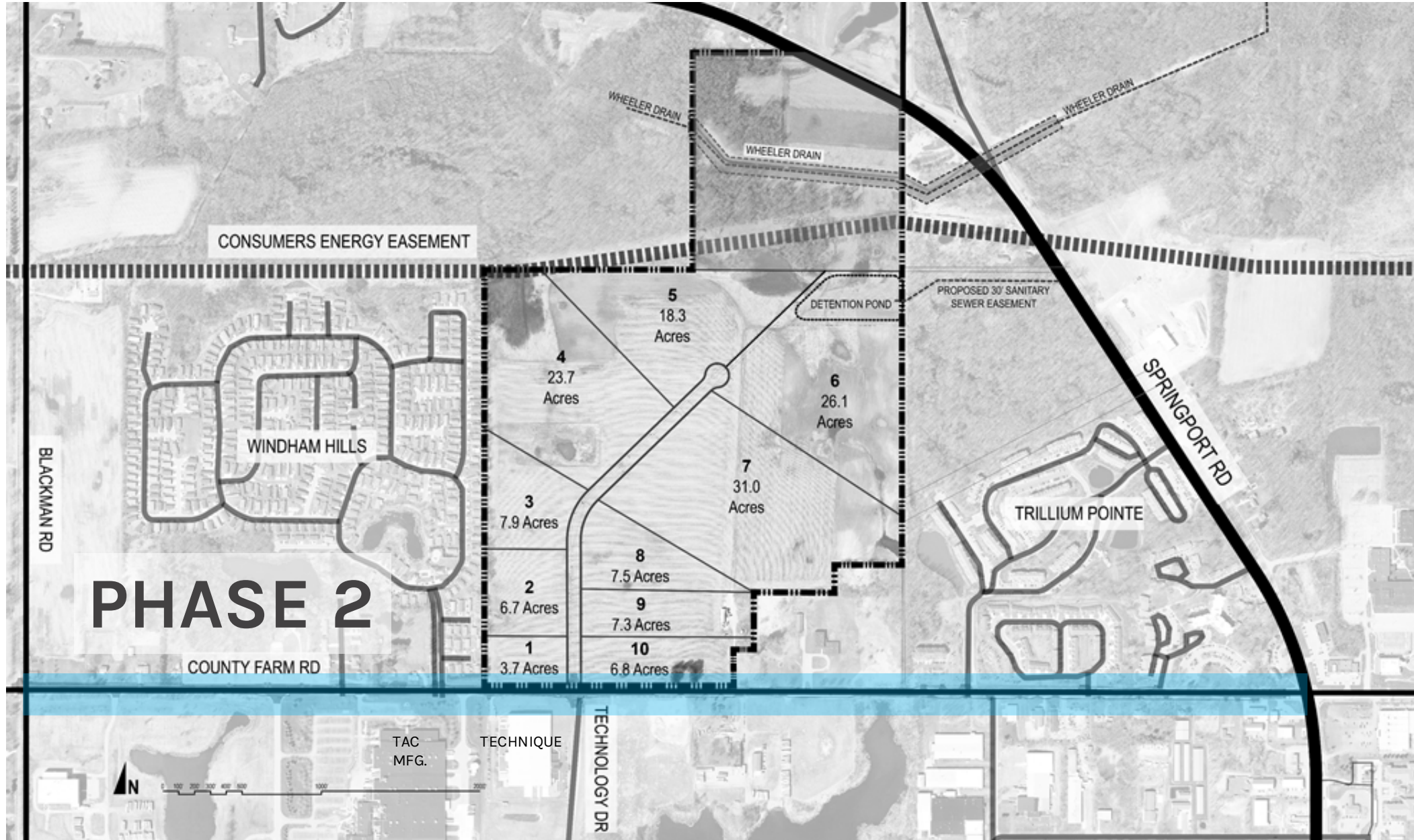
PHASE 1: JACKSON COUNTY TECH PARK – NORTH

- Installation of water main, sanitary sewer
- Detention pond excavation
- Roadway construction



PHASE 2: COUNTY FARM ROAD REHABILITATION

- Widening of existing shoulder
- Sidewalk installation
- Driveway and intersection reconstruction
- Drainage improvements

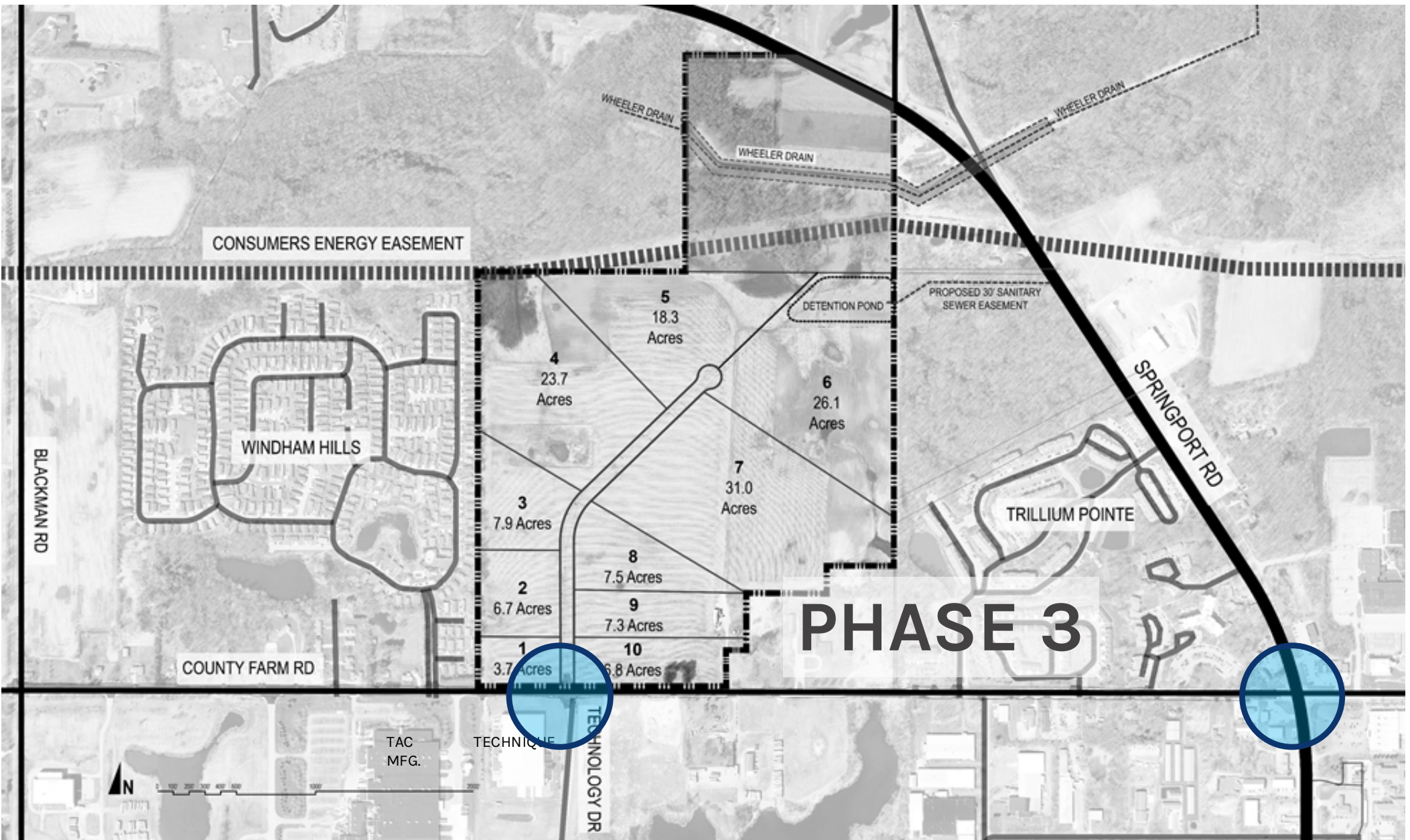


PHASE 3: INTERSECTION IMPROVEMENTS

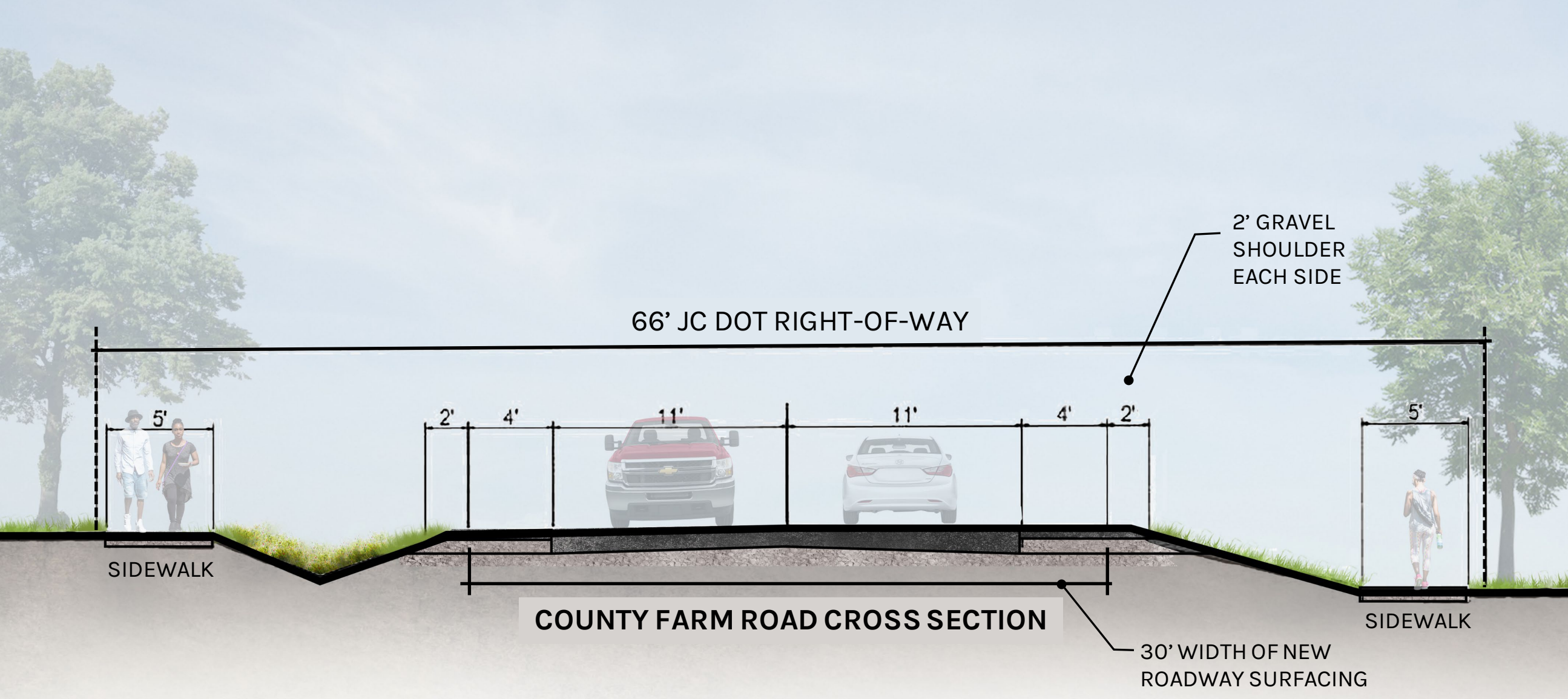
- Signal reconstruction at Airport/Springport
- Signal Installation at Technology Drive

Additional intersection improvements not shown on plan:

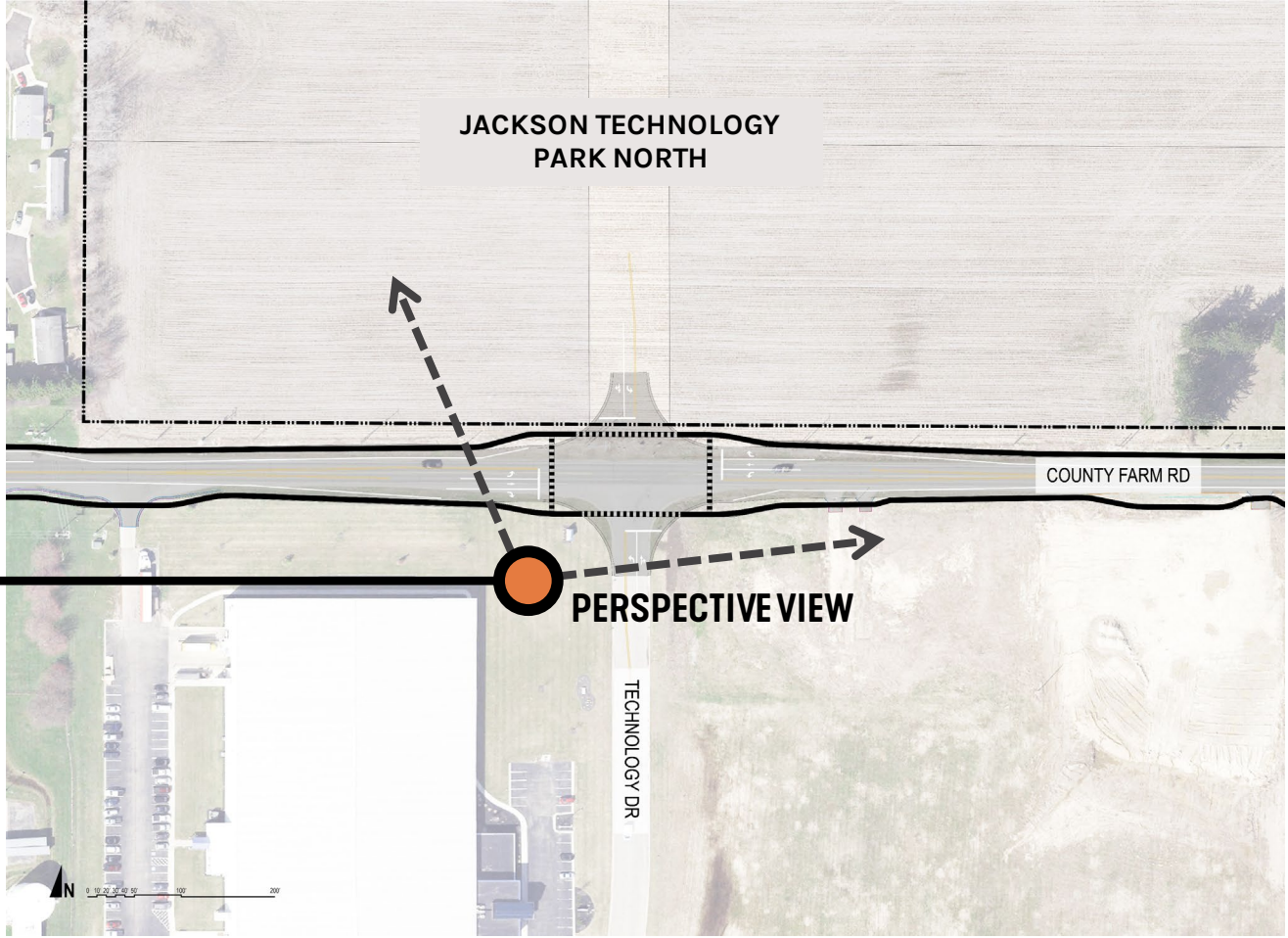
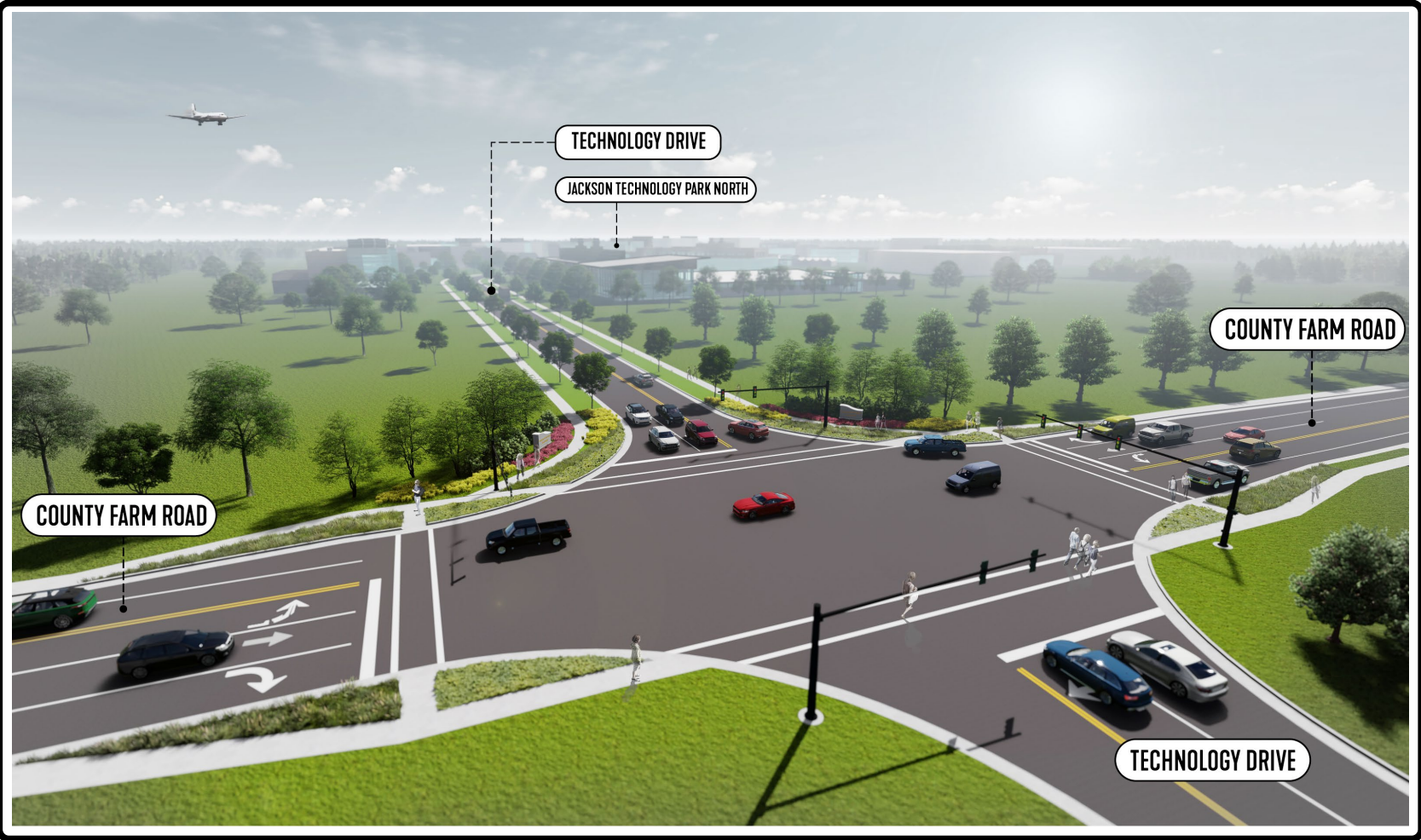
- Flashing Beacon at Dearing
- Intersection improvements at Shirley



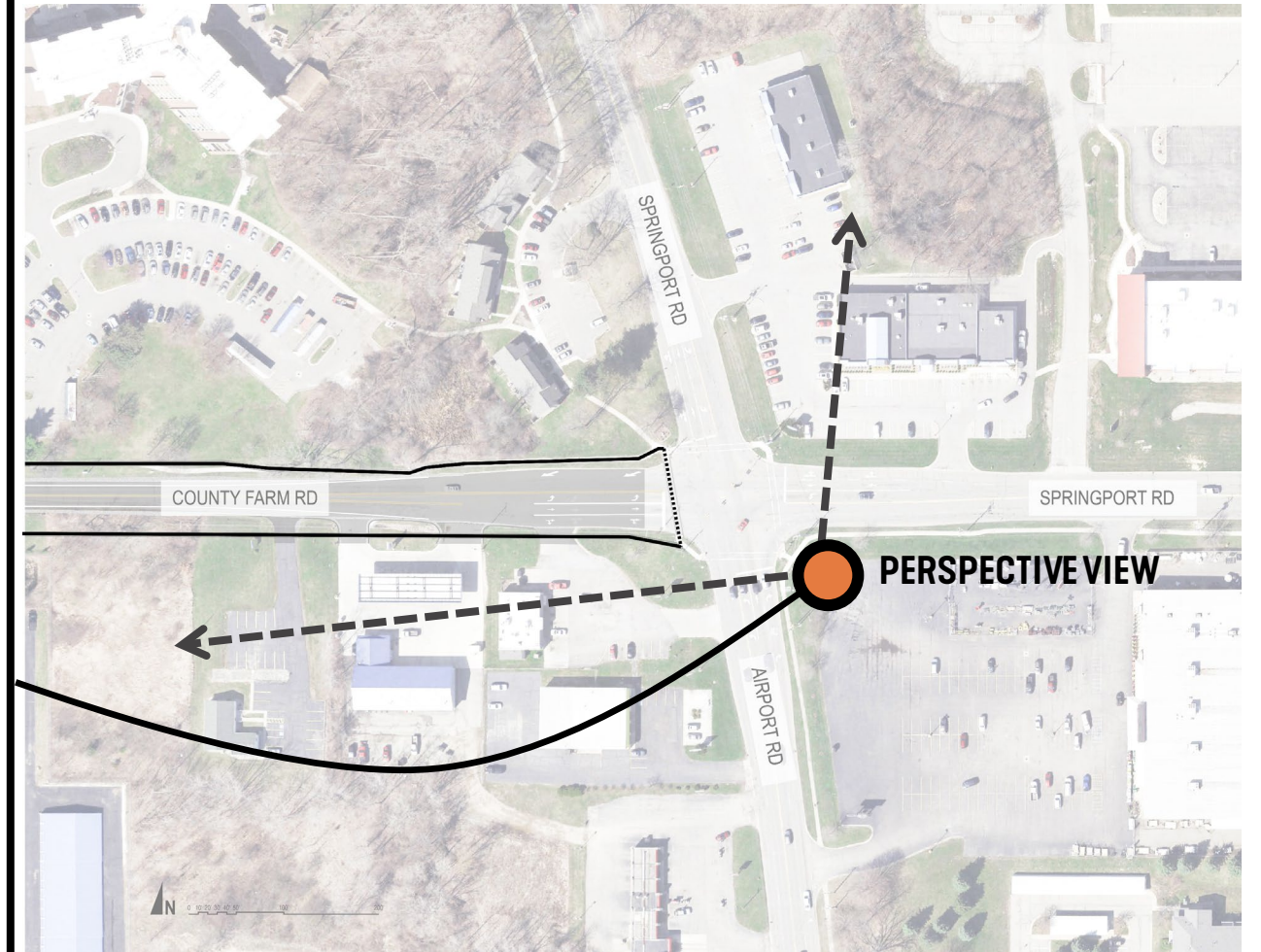
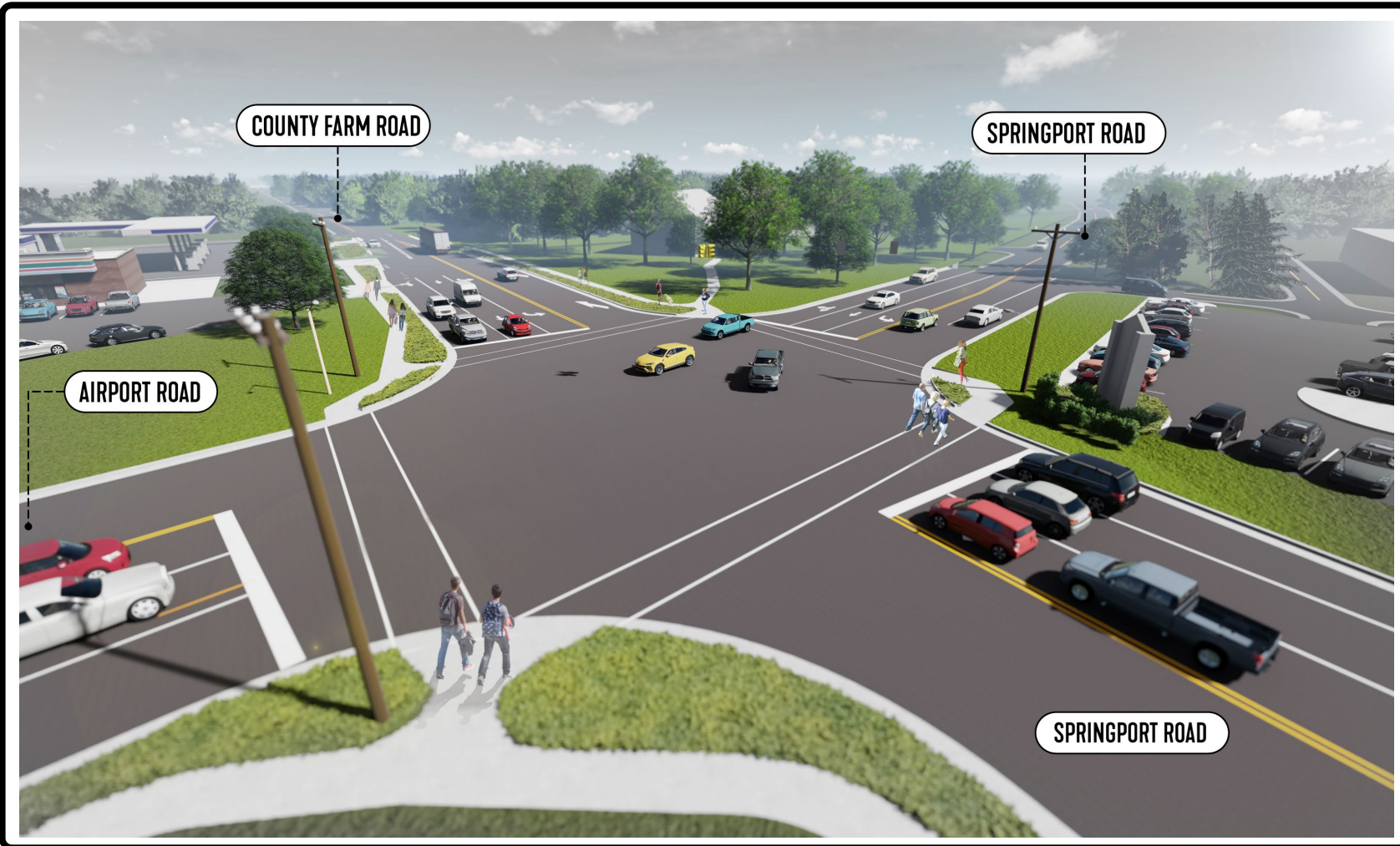
COUNTY FARM ROAD CROSS SECTION



INTERSECTION: COUNTY FARM @ TECHNOLOGY DRIVE



INTERSECTION: COUNTY FARM @ AIRPORT ROAD/SPRINGPORT



SITE UTILITIES

OVERVIEW

General Site Parameters:

- 140 acres ready for industrial development
- Flat to gently rolling terrain, no floodplain
- Designated an Energy Ready Site by electric and gas utility provider Consumers Energy
- Water and broadband access

Natural Gas:

- 2” medium pressure mains on site
- Up to 20 PSIG pressure
- 6” main available nearby
- Upgradeable to 100 MCFH available
- Incentives available from utility company

Electric Power:

- 24.9 kV to 138 kV distribution substation; 5 MW
- Up to 100 MW with distribution feeder
- Redundant options available

SITE UTILITIES

ENERGY READY SITE OVERVIEW

SITE ADVANTAGES

50 psig natural gas pressure and up to 1,000 MCFH available

Low voltage distribution available, up to 6 MW

High voltage distribution from 5 MW to 100 MW

Competitive electric and natural gas rate options

Energy efficiency and construction incentives available to qualifying customers

High voltage electric and natural gas service reliability

Flexible construction schedule



Current as of 1/1/2020, Subject to change.

For additional information, please contact:

Corey Utley

Economic Development Manager

One Energy Plaza | Jackson, MI 49201

M: 517-331-6442 | Email: Corey.Utley@cmsenergy.com

Website: ConsumersEnergy.com/econdev

CONSUMERS ENERGY

Energy Rate Estimates

We'll estimate your electric and natural gas costs and offer energy-intensive rate options with your growth plans in mind.

Engineering Service Estimates

We'll estimate your costs to re-engineer sites based on how your business uses energy.

Utility Infrastructure Mapping

Our maps show you where pipes and wires lie and can help service providers understand how to serve your site.

Site-Specific Engineering Information

Our Energy Ready site inventory is backed by our strong relationships with local community agencies.

New Construction and Energy Efficiency Incentives










We offer rebates for qualifying energy-efficient equipment and buildings and can help you reduce or eliminate upfront energy infrastructure costs.

Energy Management Services

Tap into our Consumers Energy Virtual Energy Engineer or Onsite Energy Engineer services to get actionable intelligence on your energy use.

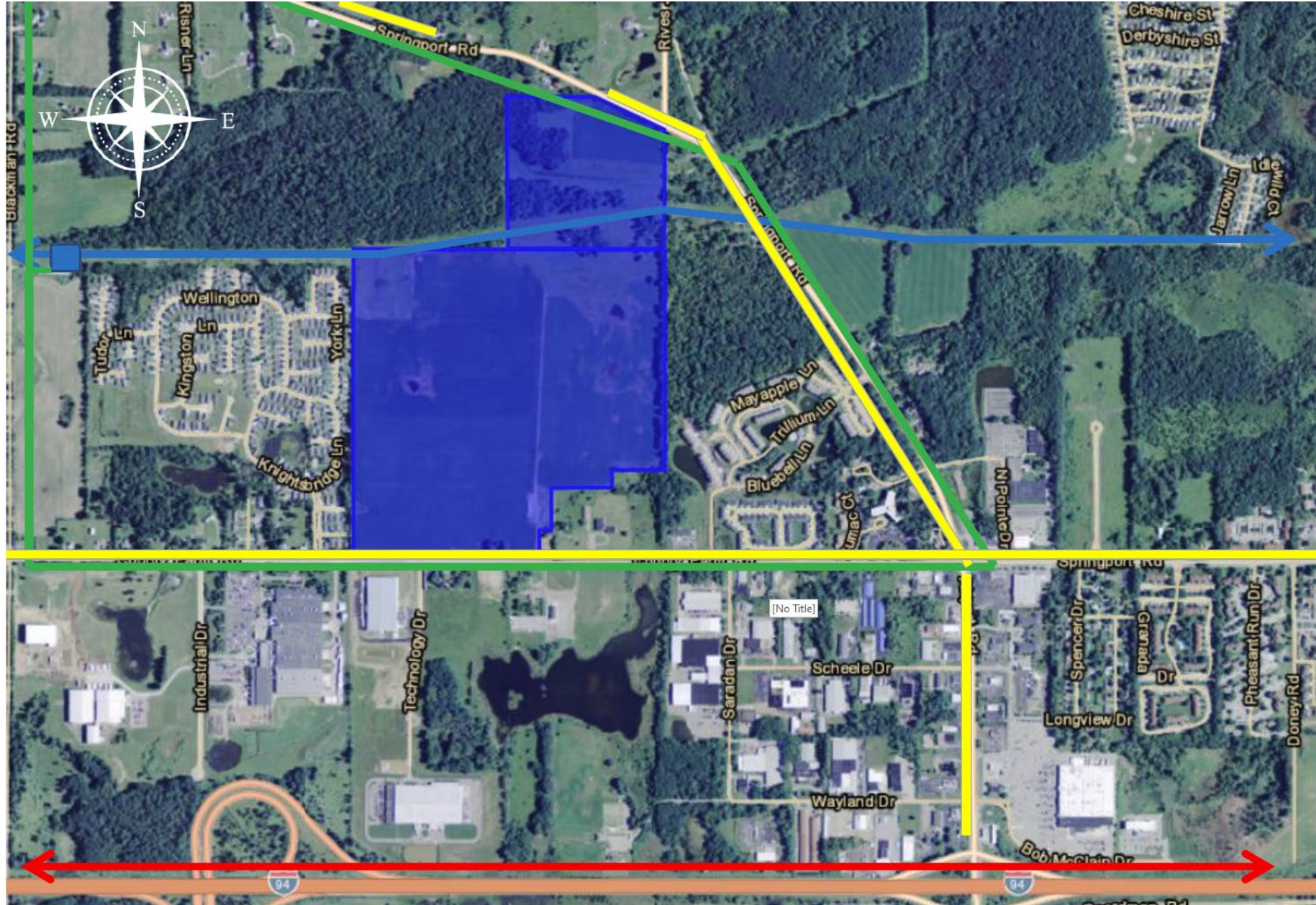
SITE UTILITIES

ENERGY READY SITE OVERVIEW

LEGEND – Electric and Gas	
	Proposed Site
	138/46kV Distribution Substation
	138kV Distribution Substation
	46kV Distribution Substation
	138kV Lines
	46kV Lines
	Electric Distribution Lines
	Gas Distribution Lines
	Gas Transmission Lines



Current as of 1/1/2020, Subject to change.

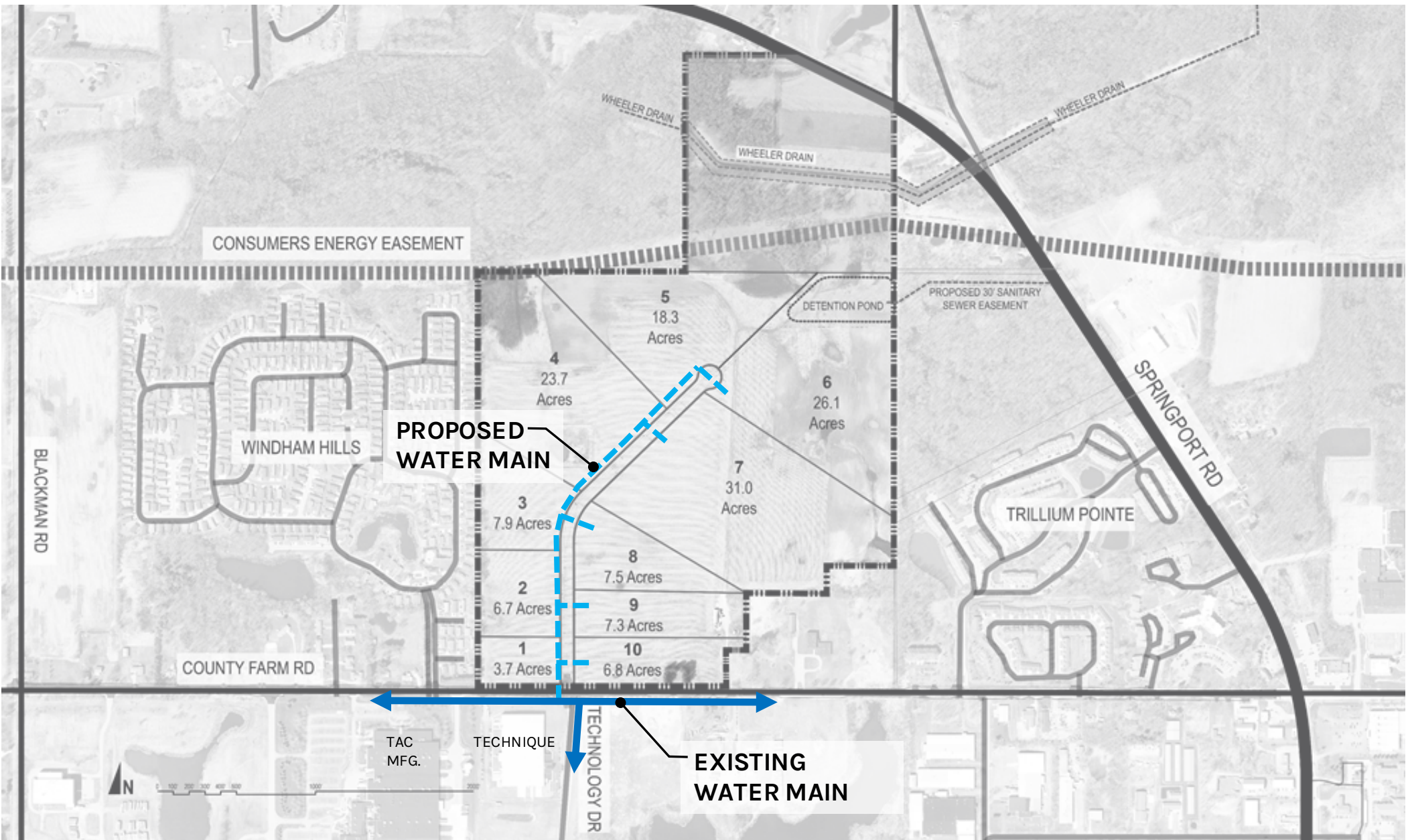


All existing facility locations are approximate and not to be used for construction purposes.
Always contact MISS DIG at 811 before you dig.

SITE UTILITIES

WATERMAIN IMPROVEMENTS

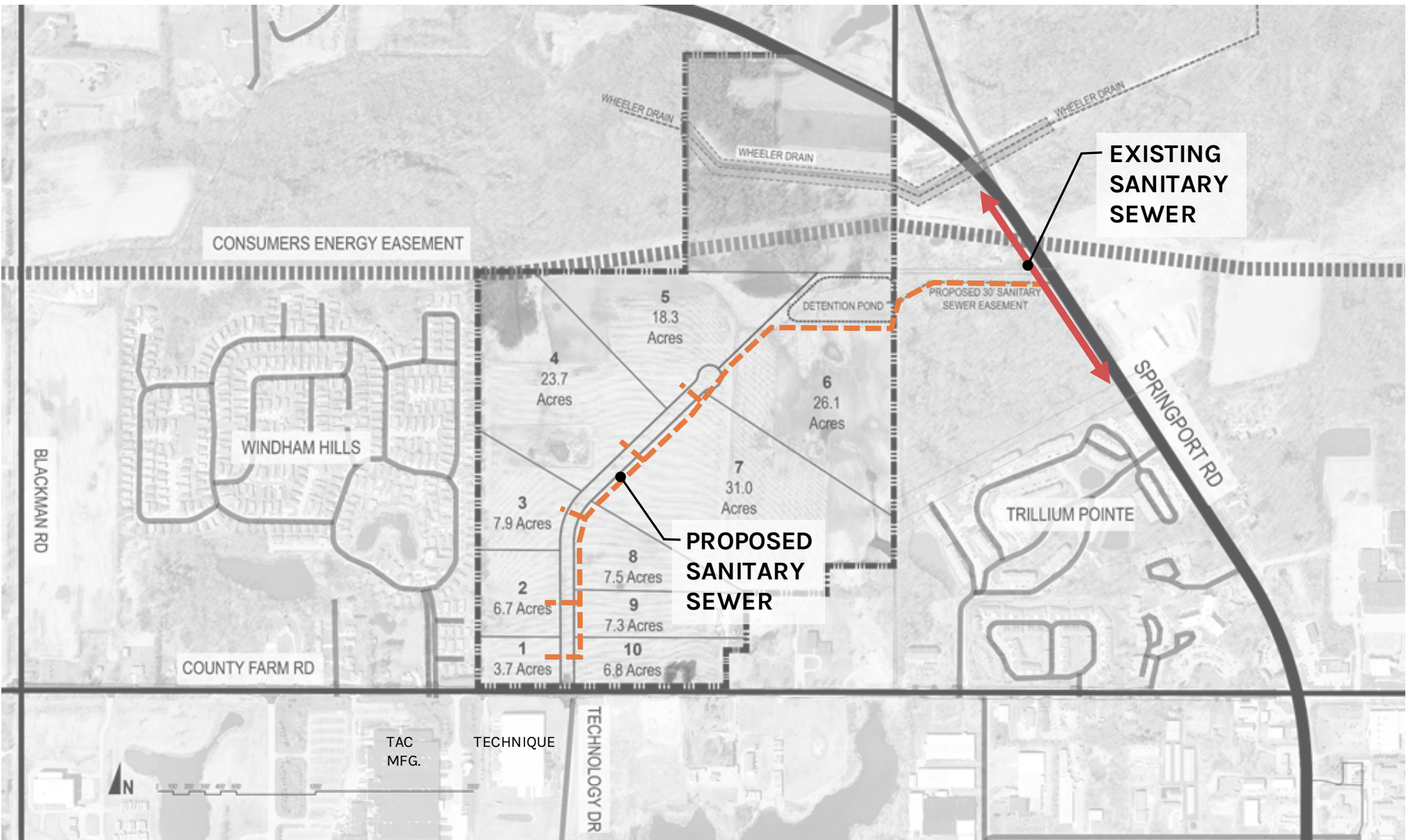
- Proposed water main to connect along Technology Drive North to the existing water main on County Farm Road.



SITE UTILITIES

SANITARY SEWER IMPROVEMENTS

- Proposed sanitary sewer to run north along Technology Drive North, and through a sanitary sewer easement to the existing main along Springport Road.



PHASE I ENVIRONMENTAL SITE ASSESSMENT

EXECUTIVE SUMMARY

- Environmental assessment of the 181+ acres of former agricultural land was performed by Envirologic Technologies, Inc.
- This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the property.
- No further assessment is warranted at this time.

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

EXECUTIVE SUMMARY

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

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

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

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

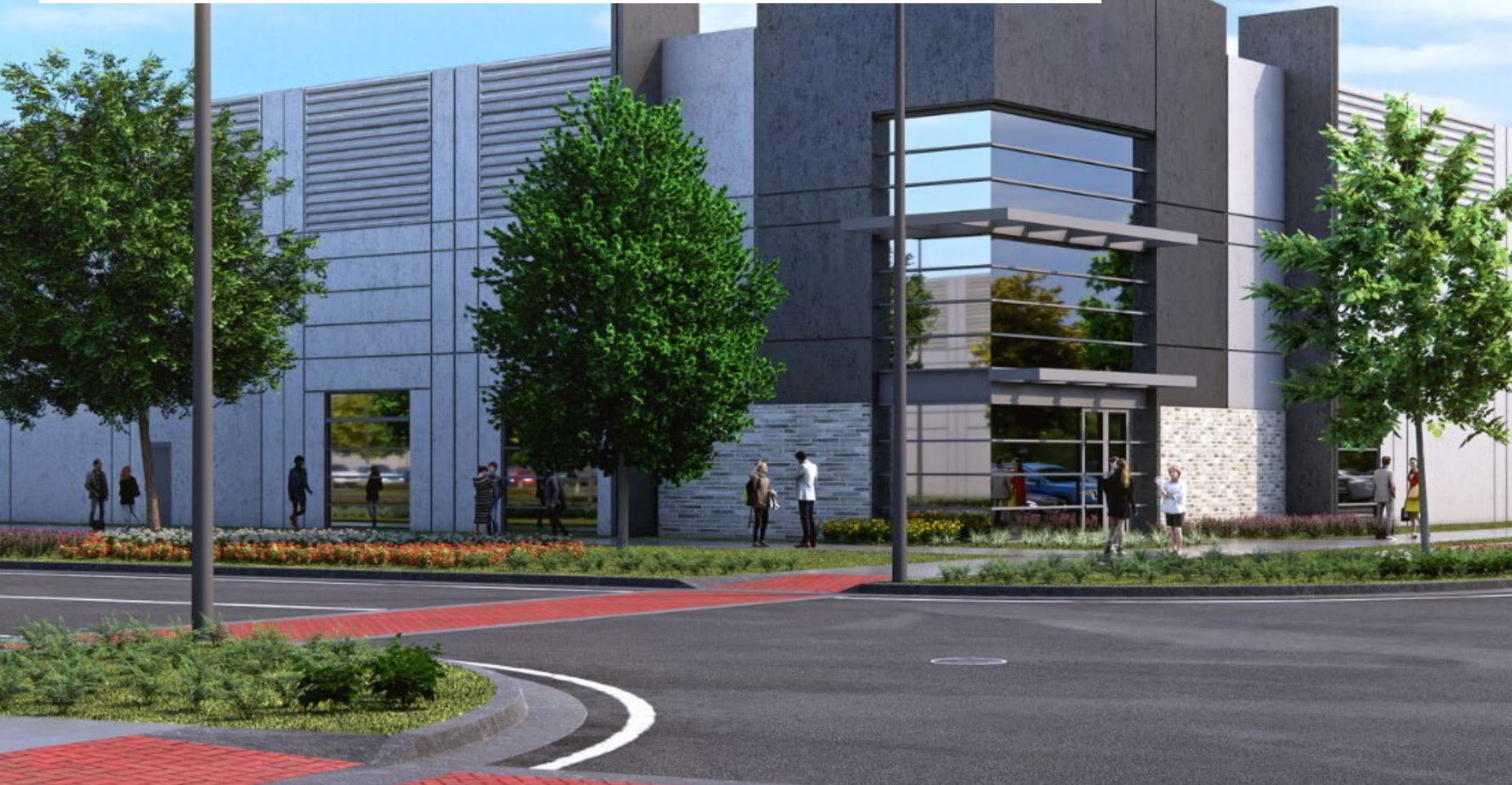
JACKSON PRECEDENTS



ARCHITECTURAL PRECEDENTS



ARCHITECTURAL PRECEDENTS



ARCHITECTURAL PRECEDENTS



ARCHITECTURAL PRECEDENTS



JTP-North

Jackson Technology Park – North | Blackman Charter Township Local Development Finance Authority (BLDFA)

