



Blackman Charter Township  
Local Development Finance Authority  
**Served By The Enterprise Group**

**Annual Board Meeting**

Wednesday, December 13, 2023 at 6:00 pm  
Blackman Charter Township Meeting Hall  
1990 W. Parnall Rd., Jackson, MI 49201

**Agenda**

- I. Call to Order by Chair
- II. Public Comment
- III. Semi-Annual Informational Meeting (*per Recodified Tax Increment Financing Act 57*)
  - a. Goals and direction of BL DFA
  - b. Upcoming Projects
- IV. \*Approval of Minutes from the August 16, 2023 Board Meeting
- V. \*Approval of Invoices through November 2023
- VI. \*Treasurer's/Budget Reports through November 30, 2023
- VII. \*Approval of the 2024 BL DFA Budget and 2023 BL DFA Amended Budget (*attached separately*)
- VIII. BL DFA Properties Update:
  - a. JTP North Property Update
    - i. \*Approval of updated BL DFA Developers Packet (*attached separately*)
    - ii. Authorize cost estimate to survey/identify lots at JTPN (Jack Ripstra)
    - iii. \*Approve design and cost estimate for JTPN lots for sale sign
    - iv. \*Approve cost estimate for JTPN monument sign
    - v. \*Approve design and cost estimate for JTPN lot identification signs
  - b. Technique Update
- IX. Annual Meeting Items – Enterprise Group/BL DFA Staff
  - a. \*2023 End of Year Report
  - b. \*2024 Scope of Work
  - c. Recommend term renewal for Pete Jancek, Barry Harmon, and Chad Linabury, if they are willing to serve another four-year term
  - d. \*2024 Election of Officers
  - e. \*2024 EG Blackman LDFA Management Agreement
  - f. \*2024 BL DFA Board Meeting Schedule
- X. Chairman and Board Comments
- XI. Next Meeting: Scheduled for Wednesday, February 21, 2024 at 6:00 p.m.
- XII. Adjourn To The Call Of The Chair

*\*indicates attachment*



Blackman Charter Township  
Local Development Finance Authority  
**Served By The Enterprise Group**

**BLDFA Board Meeting Minutes**  
**August 16, 2023**

The Local Development Finance Authority of Blackman Charter Township held a regular Board Meeting at 6:00 p.m., Wednesday, August 16, 2023, at the Blackman Charter Township Meeting Hall.

**Members present (7):** Diane Donaldson, David Elwell, Pete Jancek, Chad Linabury, Cindy Acker, Katie Pitchford and Bob Sayles.

**Members absent (4):** Barry Harmon, Diane Derby, John Globoker and Bill Warner.

**Staff:** Alex Masten, The Enterprise Group of Jackson

**Others:** Jack Ripstra, Township Engineer

The BLDFA Board Meeting was called to order by Chairman Jancek at 6:01 p.m.

**Public Comment:** None

**Approval of 05/17/2023 Meeting Minutes:**

*Motion by Mr. Elwell and seconded by Mrs. Donaldson to approve the May 17, 2023 Meeting Minutes. The motion was approved unanimously.*

**Treasurer's Report through 07/31/2023:**

The invoices total \$15,527.30. The current balance available is \$316,978.25. *Motion by Mr. Sayles and seconded by Mrs. Donaldson to accept the Treasurer's Report ending July 31, 2023. The motion was approved unanimously by roll call vote.*

**EDA Grant Update:**

See below.

**BLDFA Properties Update:**

**JTPN Update:**

Mrs. Masten gave the Board an update on the work currently happening at JTPN: Paving occurred last week on Ayrshire Lane, but fell just short of enough asphalt to finish it, which will occur next Wednesday, Aug. 23. Sidewalks being placed, along with curb and gutter, in various locations along County Farm Road. Likely to have all sidewalks, curb and gutter near JTPN done by September 18<sup>th</sup>. Constant monitoring of traffic to ensure no significant back-ups are occurring. Traffic signals/mast arms to be installed end of August, first of September. One last Consumers Energy pole found that was supposed to be moved – it is an easy fix. When sidewalks poured by four residents – Brad and Charlie will speak to the home owner first to ensure they know when it is happening and coordinate parking for them. Blackman Road is open, and the round-a-bout on Rives and Springport is open. JCDOT and Mead Brothers are looking at a detour route for when they begin work near the Airport Road intersection to help with traffic flow. In two to three weeks, JCDOT will be closing westbound County Farm Rd.; eastbound will remain open.

**Technique Update:**

Mrs. Masten stated there is no new update on Technique.

**Board/Staff Comments:**

Mrs. Masten discussed the need to get quotes for a JTPN “for sale” sign(s) for the park as the project nears completion. *Motion by Mr. Jancek and seconded by Mr. Linabury to acquire quotes for signage. The motion was approved unanimously.*

The next Meeting is scheduled for Wednesday, December 13, 2023, at 6:00 p.m. at the Blackman Charter Township Meeting Hall.

The meeting adjourned at 6:15 p.m.

Respectfully submitted by Alex Masten, Blackman LDFA Staff.

LDFA Invoice's for the December 2023 Board Meeting

Vendor	Description	Amount
Boswell,Schultz, Sonnenbery & Arnett PLC	Accounting Svcs	827.50
D&W Clarks Lawn Care	Lawn Mowing July-Oct	175.00
Enterprise Group	Semi-Annual Contract	17,500.00
Jackson County DOT	2023 Billing - Sidewalk	22,650.00
Ripstra & Scheppelman	Professional Services	19,314.80
Nannette Sponsler CPA	Accounting Svcs	200.00
		<u>\$ 60,667.30</u>

Invoice Paid In August 2023

Mead Brothers	\$ 835.00
	<u>\$ 835.00</u>

# Boswell, Schultz, Sonnenberg & Arnett, PLC

RECEIVED  
JUL 03 2023

415 South Jackson  
Jackson, MI 49201  
(517) 796-8880  
www.bssacpa.com

BY:.....

---

CHARTER TOWNSHIP OF BLACKMAN - LDFA  
1990 W. PARNALL RD.  
JACKSON, MI 49201

Invoice No: 14105  
Invoice Date: June 30, 2023  
Our file: 17302

---

Accounting and tax services for the period April 1, 2023 through June 30, 2023, including:

Professional fees relative to the audit of financial statements for the year ended December 31, 2022.

Preparation of Municipal Finance Qualifying Statement for the year ended December 31, 2022.

Preparation of Forms 5176 for Original, Smart Zone and Extension.

Preparation of Annual Report on Status of Tax Increment Financing Plan.

Preparation of Form 2604 Tax Increment Financing Plan Report for Capture of Property Taxes.

Total amount due \$7,450.00

---

Please make your check payable to Boswell, Schultz, Sonnenberg & Arnett P.L.C. or BSSA, PLC.

Returned checks will be subject to a \$35.00 NSF fee.

Effective April 1, 2023 there will be an additional 3% fee added to invoices paid via credit card.

**D&W CLARK'S LAWN CARE LLC**

**P.O. Box 577  
Jackson, Mi 49204  
(517)937-1281**

**RECEIVED**  
**JUN 06 2023**

BY:.....

Date: June 5, 2023 J

To: Blackman Township  
1990 West Parnell Rd  
Jackson MI 49201

LOFA  
For: County Farm Road Cemetery

Re: April and May Lawn Care Bill 2023

To Whom It May Concern:

The following is a bill for the lawn care services for the months of April and May 2023:

1. April 27, 2023	Mowed	\$25.00
2. May 11, 2023	Mowed	\$25.00
3. May 25, 2023	Mowed	\$25.00
	Total Due:	\$75.00

Please submit payment to the above address with the next 30 days.

Thank you for your business,

*David W. Clark*

**D&W CLARK'S LAWN CARE LLC**

**D&W CLARK'S LAWN CARE LLC**

**P.O. Box 577  
Jackson, MI 49204  
(517)937-1281**

Date: July 8, 2023

To: Blackman Township  
1990 West Parnell Rd  
Jackson MI 49201

**RECEIVED**  
**JUL 12 2023**

BY:.....

For: County Farm Road Cemetery *LDFA*

Re: June Lawn Care Bill 2023

To Whom It May Concern:

The following is a bill for the lawn care services for the month of June 2023:

1. June 5, 2023	Mowed	\$25.00
2. June 27, 2023	Mowed	\$25.00
	Total Due:	\$50.00

Please submit payment to the above address with the next 30 days.

**Thank you for your business,**

*David W. Clark*

**D&W CLARK'S LAWN CARE LLC**





# RIPSTRA & SCHEPPELMAN, INC.

## CIVIL ENGINEERING - LAND SURVEYING

RECEIVED  
MAY 09 2023

2535 SPRING ARBOR ROAD  
JACKSON, MI 49203  
OFFICE 517-789-9898  
FAX 517-789-6065  
www.ripstra-schepelman.com

BY:.....

To:	Charter Township of Blackman LDFA	Date:	May 5, 2023
	1990 W. Parnall Road	Invoice No.	15110-55
	Jackson, MI 49201	Terms:	Net 30 Days

(Blackman Township Account Number: 251-901-970.100)

For Services in connection with the Jackson Technology Park North.

For Services 03-19-23 to 04-15-23

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	----	-----
Project Engineer	5.0	\$130.00	\$650.00
Inspector	5.5	\$80.00	\$440.00
CAD System	2.0	\$80.00	\$160.00
Mileage Expenses	123 miles	\$0.65	\$79.95
Plots/Copies	---	---	\$10.00
			-----
		AMOUNT DUE THIS INVOICE	\$1,339.95

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate





**RIPSTRA & SCHEPPELMAN, INC.**  
**CIVIL ENGINEERING - LAND SURVEYING**

2535 SPRING ARBOR ROAD  
 JACKSON, MI 49203  
 OFFICE 517-789-9898  
 FAX 517-789-6065  
 www.ripstra-schepelman.com

To: Charter Township of Blackman LDFA Date: June 9, 2023  
 1990 W. Parnall Road  
 Jackson, MI 49201 Invoice No. 15110-56  
 Terms: Net 30 Days



BY:.....

(Blackman Township Account Number: 251-901-970.100)

For Services in connection with the Jackson Technology Park North.

For Services 04-16-23 to 05-13-23

CLASSIFICATION	HOURS	RATE	TOTAL
----- Project Engineer	7.0	\$130.00	\$910.00
Inspector	3.5	\$80.00	\$280.00
CAD System	4.0	\$80.00	\$320.00
Mileage Expenses	103 miles	\$0.65	\$66.95
Plots/Copies	---	---	\$10.00
			-----
AMOUNT DUE THIS INVOICE			\$1,586.95

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



**RIPSTRA & SCHEPPELMAN, INC.**  
**CIVIL ENGINEERING - LAND SURVEYING**

2535 SPRING ARBOR ROAD  
 JACKSON, MI 49203  
 OFFICE 517-789-9898  
 FAX 517-789-6065  
 www.ripstra-schepelman.com

RECEIVED  
 JUL 12 2023

To: Charter Township of Blackman LDA: Date: July 7, 2023  
 1990 W. Parnall Road  
 Jackson, MI 49201  
 Invoice No. 15110-57  
 Terms: Net 30 Days

(Blackman Township Account Number: 251-901-970.100)

For Services in connection with the Jackson Technology Park North.

For Services 05-14-23 to 06-10-23

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	----	-----
Project Engineer	11.0	\$130.00	\$1,430.00
CAD System	4.0	\$80.00	\$320.00
Inspector	35.0	\$80.00	\$2,800.00
Mileage Expenses	286 miles	\$0.65	\$185.90
Plots/Copies	---	---	\$10.00
			-----
AMOUNT DUE THIS INVOICE			\$4,745.90

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



**RIPSTRA & SCHEPPELMAN, INC.**  
**CIVIL ENGINEERING - LAND SURVEYING**

2535 SPRING ARBOR ROAD  
 JACKSON, MI 49203  
 OFFICE 517-789-9898  
 FAX 517-789-6065  
 www.ripstra-schepelman.com

**RECEIVED**  
**JUL 12 2023**

To: Charter Township of Blackman LDFA BY: Date: July 7, 2023  
 1990 W. Parnall Road  
 Jackson, MI 49201 Invoice No. 06120-130  
 Terms: Net 30 Days

(Blackman Township Account Number: 250-728-806.000)

For Services in connection with the LDFA Board meeting.

For Services 05-14-23 to 06-10-23

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	----	-----
Project Engineer	2.0	\$130.00	\$260.00
Mileage Expenses	30 miles	\$0.65	\$19.50
			-----
AMOUNT DUE THIS INVOICE			\$279.50

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate

# Boswell, Schultz, Sonnenberg & Arnett, PLC



415 South Jackson  
Jackson, MI 49201  
(517) 796-8880  
www.bssacpa.com

---

CHARTER TOWNSHIP OF BLACKMAN - LDFA  
1990 W. PARNALL RD.  
JACKSON, MI 49201

Invoice No: 14312  
Invoice Date: September 20, 2023  
Our file: 17302

---

Preparation of Tax Increment Financing Report, Form 2604.	477.50
Additional accounting services, including assistance with smart-zone capture and correspondence with Enterprise Group to discuss.	350.00
Total amount due	<u><u>\$827.50</u></u>

---

Please make your check payable to Boswell, Schultz, Sonnenberg & Arnett P.L.C. or BSSA, PLC.

Returned checks will be subject to a \$35.00 NSF fee.

Effective April 1, 2023 there will be an additional 3% fee added to invoices paid via credit card



**D&W CLARK'S LAWN CARE LLC**

**P.O. Box 577  
Jackson, MI 49204  
(517)937-1281**

Date: August 3, 2023 m  
To: Blackman Township  
1990 West Parnell Rd  
Jackson MI 49201

**RECEIVED**  
**AUG 10 2023**

BY:.....

LOFA  
For: County Farm Road Cemetery

Re: July Lawn Care Bill 2023

To Whom It May Concern:

The following is a bill for the lawn care services for the month of July 2023:

1. July 3, 2023	Mowed	\$25.00
2. July 17, 2023	Mowed	\$25.00
	Total Due:	\$50.00

Please submit payment to the above address with the next 30 days.

**Thank you for your business,**

*David W. Clark*

**D&W CLARK'S LAWN CARE LLC**

**D&W CLARK'S LAWN CARE LLC**

**P.O. Box 577  
Jackson, MI 49204  
(517)937-1281**

Date: September 4, 2023 J

To: Blackman Township  
1990 West Parnell Rd  
Jackson MI 49201

RECEIVED  
SEP 11 2023

BY:.....

For: County Farm Road Cemetery LDFA

Re: August Lawn Care Bill 2023

To Whom It May Concern:

The following is a bill for the lawn care services for the month of August 2023:

1. August 1, 2023	Mowed	\$25.00
2. August 15, 2023	Mowed	\$25.00
3. August 28, 2023	Mowed	\$25.00

Total Due: \$75.00

250 728 955

Please submit payment to the above address with the next 30 days.

Thank you for your business,

*David W. Clark*

**D&W CLARK'S LAWN CARE LLC**



**D&W CLARK'S LAWN CARE LLC**

**P.O. Box 577  
Jackson, MI 49204  
(517)937-1281**

RECEIVED  
OCT 09 2023

BY:.....

Date: October 3, 2023 J

To: Blackman Township  
1990 West Parnell Rd  
Jackson MI 49201

For: County Farm Road Cemetery LDFN

Re: September Lawn Care Bill 2023

To Whom It May Concern:

The following is a bill for the lawn care services for the month of September 2023:

1. September 11, 2023	Mowed	\$25.00
	Total Due:	\$25.00

Please submit payment to the above address with the next 30 days.

**Thank you for your business,**

*David W. Clark*

**D&W CLARK'S LAWN CARE LLC**

**D&W CLARK'S LAWN CARE LLC**

**P.O. Box 577  
Jackson, MI 49204  
(517)937-1281**

Date: November 6, 2023-4  
To: Blackman Township  
1990 West Parnell Rd  
Jackson MI 49201

**RECEIVED**  
**NOV 13 2023**

BY: .....

For: County Farm Road Cemetery *LDPA*

Re: October Lawn Care Bill 2023

To Whom It May Concern:

The following is a bill for the lawn care services for the month of October 2023:

1. October 3, 2023	Mowed	\$25.00
	Total Due:	\$25.00

Please submit payment to the above address with the next 30 days.

**Thank you for your business,**

*David W. Clark*

**D&W CLARK'S LAWN CARE LLC**

# Invoice



ENTERPRISE GROUP OF JACKSON, INC  
ONE JACKSON SQUARE, STE 1100  
JACKSON, MI 49201

Phone: 517-788-4455  
Fax: 517-782-0061

RECEIVED  
SEP 07 2023

Invoice Number: 2023  
Investment #2

Sold To:

Blackman LDFA  
Attn: Linda Arntz  
1990 W. Parnall  
Jackson, MI 49201-8613

BY: \_\_\_\_\_

Invoice Date: 9/5/23

Customer PO	Payment Terms	Customer ID	Due Date
	Net 30 Days	BLACKMAN LDFA	10/5/23

Description	Amount
7-1-23 thru 12-31-23, Semi-annual contract payment for EG Staffing Services.	17,500.00

Subtotal 17,500.00

Total Invoice Amount 17,500.00

Check No:

Payment Received

**TOTAL 17,500.00**

RECEIVED  
NOV 27 2023

\*\*\* INVOICE \*\*\*

BY: .....

JACKSON COUNTY DEPT. OF TRANSPORTATION  
2400 N ELM RD  
JACKSON, MI 49201-0000

Phone: 517-788-4230

0008

Invoice Number 1306  
Invoice Date 11/20/2023

BLACKMAN TOWNSHIP  
1990 W. PARNALL ROAD  
JACKSON, MI 49201

---

RE: 2023 Billing – Sidewalk (not in original bid) from Blackman to JSP Industrial Drive

Payables – Mead Brothers Excavating, Inc. \$ 22,650.00

**TOTAL \$ 22,650.00**

**PLEASE INCLUDE YOUR INVOICE NUMBER WITH PAYMENT**

BLDFA  
OK [Signature]



# RIPSTRA & SCHEPPELMAN, INC.

## CIVIL ENGINEERING - LAND SURVEYING

RECEIVED  
AUG 16 2023

2535 SPRING ARBOR ROAD  
JACKSON, MI 49203  
OFFICE 517-789-9898  
FAX 517-789-6065  
www.ripstra-scheppelman.com

BY:.....

To:	Charter Township of Blackman LDFA	Date:	August 11, 2023
	1990 W. Parnall Road	Invoice No.	15110-58
	Jackson, MI 49201	Terms:	Net 30 Days

(Blackman Township Account Number: 251-901-970.100)

For Services in connection with the Jackson Technology Park North.

For Services 06-11-23 to 08-05-23

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	----	-----
Project Engineer	19.0	\$130.00	\$2,470.00
Inspector	54.0	\$80.00	\$4,320.00
Mileage Expenses	546 miles	\$0.65	\$354.90
			-----

AMOUNT DUE THIS INVOICE \$7,144.90

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate





# RIPSTRA & SCHEPPELMAN, INC.

## CIVIL ENGINEERING - LAND SURVEYING

2535 SPRING ARBOR ROAD  
JACKSON, MI 49203  
OFFICE 517-789-9898  
FAX 517-789-6065  
www.ripstra-scheppelman.com

RECEIVED  
SEP 13 2023

BY:.....

To: Charter Township of Blackman LDFA  
1990 W. Parnall Road  
Jackson, MI 49201

Date: September 8, 2023

Invoice No. 15110-59

Terms: Net 30 Days

(Blackman Township Account Number: 251-901-970.100)

For Services in connection with the Jackson Technology Park North.

For Services 08-06-23 to 09-02-23

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	----	-----
Project Engineer	8.0	\$130.00	\$1,040.00
CAD System	7.0	\$80.00	\$560.00
Inspector	20.5	\$80.00	\$1,640.00
Mileage Expenses	222 miles	\$0.65	\$144.30
			-----

AMOUNT DUE THIS INVOICE \$3,384.30

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate





# RIPSTRA & SCHEPPELMAN, INC.

## CIVIL ENGINEERING - LAND SURVEYING

RECEIVED  
SEP 13 2023

2535 SPRING ARBOR ROAD  
JACKSON, MI 49203  
OFFICE 517-789-9898  
FAX 517-789-6065  
www.ripstra-schepelman.com

BY: .....

To:	Charter Township of Blackman LDFA	Date:	September 8, 2023
	1990 W. Parnall Road	Invoice No.	06120-131
	Jackson, MI 49201	Terms:	Net 30 Days

(Blackman Township Account Number: 250-728-806.000)

For Services in connection with the LDFA Board meeting.

For Services 08-16-23 to 09-02-23

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	----	-----
Project Engineer	1.0	\$130.00	\$130.00
Mileage Expenses	15 miles	\$0.65	\$9.75
			-----

AMOUNT DUE THIS INVOICE \$139.75

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING - LAND SURVEYING

2535 SPRING ARBOR ROAD
JACKSON, MI 49203
OFFICE 517-789-9898
FAX 517-789-6065
www.ripstra-schepelman.com

RECEIVED
OCT 10 2023

BY:.....

To: Charter Township of Blackman LDFA
1990 W. Parnall Road
Jackson, MI 49201

Date: October 6, 2023
Invoice No. 15110-60
Terms: Net 30 Days

(Blackman Township Account Number: 251-901-970.100)

For Services in connection with the Jackson Technology Park North.

For Services 09-03-23 to 09-30-23

Table with 4 columns: CLASSIFICATION, HOURS, RATE, TOTAL. Rows include Project Engineer, CAD System, Inspector, Mileage Expenses, and Plots/Copies.

AMOUNT DUE THIS INVOICE \$4,532.05

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



# RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING LAND SURVEYING

RECEIVED  
NOV 13 2023

2535 SPRING ARBOR ROAD  
JACKSON, MI 49203  
OFFICE 517-789-9898  
FAX 517-789-6065  
www.ripstra-scheppelman.com

BY:.....

To:	Charter Township of Blackman LDFA	Date:	November 10, 2023
	1990 W. Parnall Road	Invoice No.	15110-61
	Jackson, MI 49201	Terms:	Net 30 Days

(Blackman Township Account Number: 251-901-970.100)

For Services in connection with the Jackson Technology Park North.

For Services 10-01-23 to 10-28-23

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	----	-----
Project Engineer	11.0	\$130.00	\$1,430.00
CAD System	3.5	\$80.00	\$280.00
Inspector	28.0	\$80.00	\$2,240.00
Mileage Expenses	252 miles	\$0.65	\$163.80
			-----

AMOUNT DUE THIS INVOICE \$4,113.80

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate

RECEIVED  
NOV 06 2023

BY:.....

Nannette M. Sponsler, CPA, PLLC  
3210 Gardner Road  
Parma, Michigan 49269  
Phone: (517)745-1500

Invoice Date: November 3, 2023

Blackman Charter Township Local Development Financing Authority  
1990 W. Parnall Road  
Jackson, MI 49201

Accounting Invoice for services: September 2023

Services Provided:

Assistance with calculation of Summer 2023 captured tax distribution

Amount Due: \$200.00

User: LINDA  
DB: Blackman

PERIOD ENDING 11/30/2022

GL NUMBER	DESCRIPTION	2022		YTD BALANCE 11/30/2022 NORM (ABNORM)	ACTIVITY FOR MONTH 11/30/22 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
		ORIGINAL BUDGET	2022 AMENDED BUDGET				
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND							
Revenues							
Dept 000 - CASH RECEIPTS							
250-000-440.000	L DFA PROPERTY TAXES	40,000.00	40,000.00	(111,936.14)	0.00	151,936.14	(279.84)
250-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	84,000.00	84,000.00	107,428.12	0.00	(23,428.12)	127.89
250-000-665.000	INVESTMENT/INTEREST	84.00	84.00	57.59	0.00	26.41	68.56
Total Dept 000 - CASH RECEIPTS		<u>124,084.00</u>	<u>124,084.00</u>	<u>(4,450.43)</u>	<u>0.00</u>	<u>128,534.43</u>	<u>(3.59)</u>
TOTAL REVENUES		<u>124,084.00</u>	<u>124,084.00</u>	<u>(4,450.43)</u>	<u>0.00</u>	<u>128,534.43</u>	<u>(3.59)</u>
Expenditures							
Dept 728 - DEBT SERVICE FUND							
250-728-801.000	PROFESSIONAL SERVICES	632.00	632.00	250.00	0.00	382.00	39.56
250-728-801.100	ENTERPRISE GROUP SERVICES	13,750.00	13,750.00	0.00	0.00	13,750.00	0.00
250-728-802.000	LEGAL	3,167.00	3,167.00	216.00	0.00	2,951.00	6.82
250-728-804.000	ACCOUNTING	17,736.00	17,736.00	6,531.15	0.00	11,204.85	36.82
250-728-806.000	ENGINEERING	0.00	0.00	469.00	0.00	(469.00)	100.00
250-728-955.000	MISCELLANEOUS EXPENSE	3,799.00	3,799.00	125.00	0.00	3,674.00	3.29
250-728-962.000	MEMBERSHIP/DUES	282.00	282.00	675.00	0.00	(393.00)	239.36
Total Dept 728 - DEBT SERVICE FUND		<u>39,366.00</u>	<u>39,366.00</u>	<u>8,266.15</u>	<u>0.00</u>	<u>31,099.85</u>	<u>21.00</u>
Dept 901 - CAPITAL DETAIL							
250-901-970.000	CONSTRUCTION COSTS	250,000.00	250,000.00	54,946.08	0.00	195,053.92	21.98
250-901-972.000	EASEMENTS	0.00	0.00	29,554.40	0.00	(29,554.40)	100.00
Total Dept 901 - CAPITAL DETAIL		<u>250,000.00</u>	<u>250,000.00</u>	<u>84,500.48</u>	<u>0.00</u>	<u>165,499.52</u>	<u>33.80</u>
TOTAL EXPENDITURES		<u>289,366.00</u>	<u>289,366.00</u>	<u>92,766.63</u>	<u>0.00</u>	<u>196,599.37</u>	<u>32.06</u>
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND:							
TOTAL REVENUES		<u>124,084.00</u>	<u>124,084.00</u>	<u>(4,450.43)</u>	<u>0.00</u>	<u>128,534.43</u>	<u>3.59</u>
TOTAL EXPENDITURES		<u>289,366.00</u>	<u>289,366.00</u>	<u>92,766.63</u>	<u>0.00</u>	<u>196,599.37</u>	<u>32.06</u>
NET OF REVENUES & EXPENDITURES		<u>(165,282.00)</u>	<u>(165,282.00)</u>	<u>(97,217.06)</u>	<u>0.00</u>	<u>(68,064.94)</u>	<u>58.82</u>



User: LINDA  
DB: Blackman

PERIOD ENDING 11/30/2022

GL NUMBER	DESCRIPTION	2022		YTD BALANCE 11/30/2022 NORM (ABNORM)	ACTIVITY FOR MONTH 11/30/22 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
		ORIGINAL BUDGET	2022 AMENDED BUDGET				
Fund 251 - LDFA SMART ZONE ADMINISTRATIVE FUND							
Revenues							
Dept 000 - CASH RECEIPTS							
251-000-440.100	PROPERTY TAXES-SMART ZONE-NON SCHOOL	99,000.00	99,000.00	153,687.33	0.00	(54,687.33)	155.24
251-000-440.200	PROPERTY TAXES-SMART ZONE-SCHOOL	102,000.00	102,000.00	60,092.68	0.00	41,907.32	58.91
251-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	10,000.00	10,000.00	6,223.21	0.00	3,776.79	62.23
Total Dept 000 - CASH RECEIPTS		211,000.00	211,000.00	220,003.22	0.00	(9,003.22)	104.27
TOTAL REVENUES		211,000.00	211,000.00	220,003.22	0.00	(9,003.22)	104.27
Expenditures							
Dept 728 - DEBT SERVICE FUND							
251-728-801.000	PROFESSIONAL SERVICES	200.00	200.00	0.00	0.00	200.00	0.00
251-728-801.100	ENTERPRISE GROUP SERVICES	13,750.00	13,750.00	13,750.00	0.00	0.00	100.00
251-728-802.000	LEGAL	100.00	100.00	0.00	0.00	100.00	0.00
251-728-803.000	PLANNING, MARKETING, ADMINISTRATIVE	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
251-728-804.000	ACCOUNTING	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
251-728-915.000	MEMBERSHIP/DUES	300.00	300.00	0.00	0.00	300.00	0.00
Total Dept 728 - DEBT SERVICE FUND		25,350.00	25,350.00	13,750.00	0.00	11,600.00	54.24
Dept 901 - CAPITAL DETAIL							
251-901-970.100	JACKSON TECHNOLOGY PARK	20,000.00	20,000.00	6,188.40	0.00	13,811.60	30.94
Total Dept 901 - CAPITAL DETAIL		20,000.00	20,000.00	6,188.40	0.00	13,811.60	30.94
TOTAL EXPENDITURES		45,350.00	45,350.00	19,938.40	0.00	25,411.60	43.97
Fund 251 - LDFA SMART ZONE ADMINISTRATIVE FUND:							
TOTAL REVENUES		211,000.00	211,000.00	220,003.22	0.00	(9,003.22)	104.27
TOTAL EXPENDITURES		45,350.00	45,350.00	19,938.40	0.00	25,411.60	43.97
NET OF REVENUES & EXPENDITURES		165,650.00	165,650.00	200,064.82	0.00	(34,414.82)	120.78
TOTAL REVENUES - ALL FUNDS							
TOTAL REVENUES - ALL FUNDS		335,084.00	335,084.00	215,552.79	0.00	119,531.21	64.33
TOTAL EXPENDITURES - ALL FUNDS							
TOTAL EXPENDITURES - ALL FUNDS		334,716.00	334,716.00	112,705.03	0.00	222,010.97	33.67
NET OF REVENUES & EXPENDITURES		368.00	368.00	102,847.76	0.00	(102,479.76)	27,947.7







# JOHNSON SIGN CO.

JACKSON • 2240 Lansing Ave, Jackson, MI 49202  
LANSING • 2900 Alpha Access St, Lansing, MI 48910  
YPSILANTI • 663 S. Mansfield St, Ypsilanti, MI 48197  
MANISTEE • 1965 Pine Creek Rd, Manistee, MI 49660

# PROPOSAL

232359-01

Date: 10/05/2023  
Expires: 10/20/2023

Drawing Numbers:

**Project:** Jackson Technology Park North  
3608 County Farm Rd  
Jackson, MI

**Client:** Blackman Charter Township Local  
Development Finance Authority  
1990 W. Parnall Rd.  
Jackson, MI 49201

**Contact:** Debbie Kelley 517-358-1599 dkelley@enterprisegroup.org

We are pleased to offer this proposal for the following services at the above location.

**Project Description:** **Item Total:**

---

**1:** Furnish & Install the Following:

- |  |             |
|--|-------------|
| A. (1) D/F monument sign to have 29"x 96" customer shaped internally illuminated cabinet w/ routed aluminum faces backed by acrylic & vinyl graphics. 36"x 96" internally illuminated cabinet w/ white polycarbonate faces & opaque green vinyl dividers & 2" reveals. 12"x 96" stone base w/ 2" aluminum cap. | \$21,500.00 |
| B. (1) S/F 48"x 96" 3mm ACM panel w/ digitally printed vinyl graphics & clear laminate mounted to 2x4 treated wood frame & 6x6 treated wood posts.   | \$775.00    |
| C. (6) S/F 24"x 36" metal real estate frames w/ aluminum faces & vinyl graphics.   | \$1,825.00  |
| D. (7) 2.5"x 9" vinyl decals.  | \$75.00     |
| E. Installation labor  | \$3,500.00  |

---

**Deposit Rate: 50%**  
**Deposit: \$14,562.75**

**Subtotal: \$27,675.00**  
**Tax: \$1,450.50**  
**Total: \$29,125.50**

**THIS PRICE DOES NOT INCLUDE ELECTRICAL RAN TO SIGN LOCATION, PERMITS & PROCUREMENT, OR TAX UNLESS SPECIFICALLY STATED.**

**WARRANTY:** "JSC PEACE OF MIND" 3 YEAR FULL COVERAGE WARRANTY FOR PARTS AND LABOR FROM DATE OF INSTALLATION.

**NOTE:** WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED. ANY

**Salesperson: Jason Sestak**

Buyer \_\_\_\_\_ Seller \_\_\_\_\_



# JOHNSON SIGN CO.

JACKSON • 2240 Lansing Ave, Jackson, MI 49202  
LANSING • 2900 Alpha Access St, Lansing, MI 48910  
YPSILANTI • 663 S. Mansfield St, Ypsilanti, MI 48197  
MANISTEE • 1965 Pine Creek Rd, Manistee, MI 49660

# PROPOSAL

232359-01

Date: 10/05/2023

Expires: 10/20/2023

Drawing Numbers:

**Project:** Jackson Technology Park North  
3608 County Farm Rd  
Jackson, MI

**Client:** Blackman Charter Township Local  
Development Finance Authority  
1990 W. Parnall Rd.  
Jackson, MI 49201

**Contact:** Debbie Kelley 517-358-1599 dkelley@enterprisegroup.org

ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE TO BE PAID BY THE CUSTOMER.

### TERMS AND CONDITIONS

1. UPON DEFAULT IN THE PAYMENT OF ANY SUMS HEREIN AGREED, JOHNSON SIGN COMPANY MAY, AT ITS OPTION, DECLARE THE ENTIRE BALANCE PRICE FULLY DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER; AND WHEN DECLARED, CUSTOMER AGREES TO PAY INTEREST ON SAID BALANCE, WHEN DECLARED DUE AT THE RATE OF 1.5% PER MONTH. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY JOHNSON SIGN COMPANY, INCLUDING ATTORNEY'S FEES.
2. THE CUSTOMER IS RESPONSIBLE FOR SECURING NECESSARY PERMITS AND APPROVAL OF SIGN AND ATTACHMENT METHOD FROM BUILDING OWNER AND/OR LANDLORD WHOSE ACCEPTANCE/AGREEMENT IS REQUIRED IN ORDER TO INSTALL SAID SIGN(S). IF JOHNSON SIGN COMPANY IS HIRED TO PULL PERMITS, A PERMIT PROCUREMENT FEE & PERMIT FEES FROM LOCAL MUNICIPALITY WILL BE ADDED TO FINAL INVOICE.
3. BOTH PARTIES HERETO AGREE THAT THE TITLE TO SAID SIGN SHALL REMAIN WITH JOHNSON SIGN COMPANY UNTIL PAID FOR IN FULL BY CUSTOMER. IF CUSTOMER FAILS TO PAY REMAINING BALANCE WITHIN TERMS, JOHNSON SIGN COMPANY IS AUTHORIZED TO REMOVE SIGNS AND KEEP IN POSSESSION UNTIL CUSTOMER PAYS FULL BALANCE.
4. ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL BE BINDING UPON ANY SUCCESSORS, ASSIGNEES OR OTHER LEGAL REPRESENTATIVES OF THE RESPECTIVE PARTIES BUT NO ASSIGNMENT SHALL BE MADE BY THE CUSTOMER WITHOUT THE CONSENT IN WRITING OF THE COMPANY UNLESS FULL PAYMENT OF THE TOTAL CONSIDERATION HAS BEEN MADE.
5. WHEN EXCAVATION IS NECESSARY, JOHNSON SIGN COMPANY WILL CONTACT APPROPRIATE AGENCY TO LOCATE PUBLIC UTILITIES. LOCATION OF PRIVATE UTILITIES IS SOLE RESPONSIBILITY OF THE CUSTOMER. IN THE EVENT ROCK OR UNFORESEEN OBJECTS ARE ENCOUNTERED IN THE EXCAVATION PROCESS, TO THE POINT WHERE SPECIAL EQUIPMENT IS REQUIRED OR MOVING EXCAVATION LOCATION, ADDITIONAL MONIES MAY BE REQUIRED BY JOHNSON SIGN COMPANY.
6. JOHNSON SIGN COMPANY IS NOT RESPONSIBLE FOR UNFORESEEN STRUCTURE OR SUITABLE ACCESS BEHIND WALL. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO PROVIDE ADEQUATE ACCESS BEHIND WALL AND LOCATE STRUCTURE SUCH STEEL BEAMS, ETC. IN THE EVENT THAT UNFORESEEN STRUCTURES ARE LOCATED BEHIND WALL OR INSUFFICIENT ACCESS IS SUPPLIED, ADDITIONAL MONIES MAY BE REQUIRED BY JOHNSON SIGN COMPANY.
7. JOHNSON SIGN COMPANY IS NOT RESPONSIBLE FOR DAMAGE OF SIGN CAUSED FROM NATURAL DISASTER, SEVERE WEATHER, VANDALISM, OR ACCIDENTS.
8. DUE TO UNAVAILABLE MATERIALS, JOHNSON SIGN COMPANY HAS THE RIGHT TO SUBSTITUTE MATERIALS WITH SIMILAR MATERIALS BASED ON

**Salesperson: Jason Sestak**

Buyer \_\_\_\_\_ Seller \_\_\_\_\_



# JOHNSON SIGN CO.

JACKSON • 2240 Lansing Ave, Jackson, MI 49202  
LANSING • 2900 Alpha Access St, Lansing, MI 48910  
YPSILANTI • 663 S. Mansfield St, Ypsilanti, MI 48197  
MANISTEE • 1965 Pine Creek Rd, Manistee, MI 49660

# PROPOSAL

232359-01

Date: 10/05/2023

Expires: 10/20/2023

Drawing Numbers:

**Project:** Jackson Technology Park North  
3608 County Farm Rd  
Jackson, MI

**Client:** Blackman Charter Township Local  
Development Finance Authority  
1990 W. Parnall Rd.  
Jackson, MI 49201

**Contact:** Debbie Kelley 517-358-1599 dkelley@enterprisegroup.org

AVAILABILITY.

9. SIGNS THAT WE REMOVE ARE EITHER SCRAPPED OR RECYCLED UNLESS SPECIFIED IN WRITING OR A STORAGE AGREEMENT HAS BEEN AGREED UPON BETWEEN JOHNSON SIGN COMPANY AND CUSTOMER.

**Salesperson: Jason Sestak**

Buyer's Acceptance \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

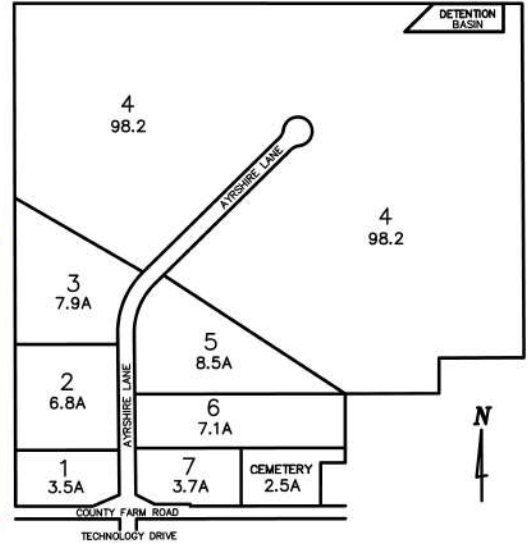
Seller's Acceptance \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

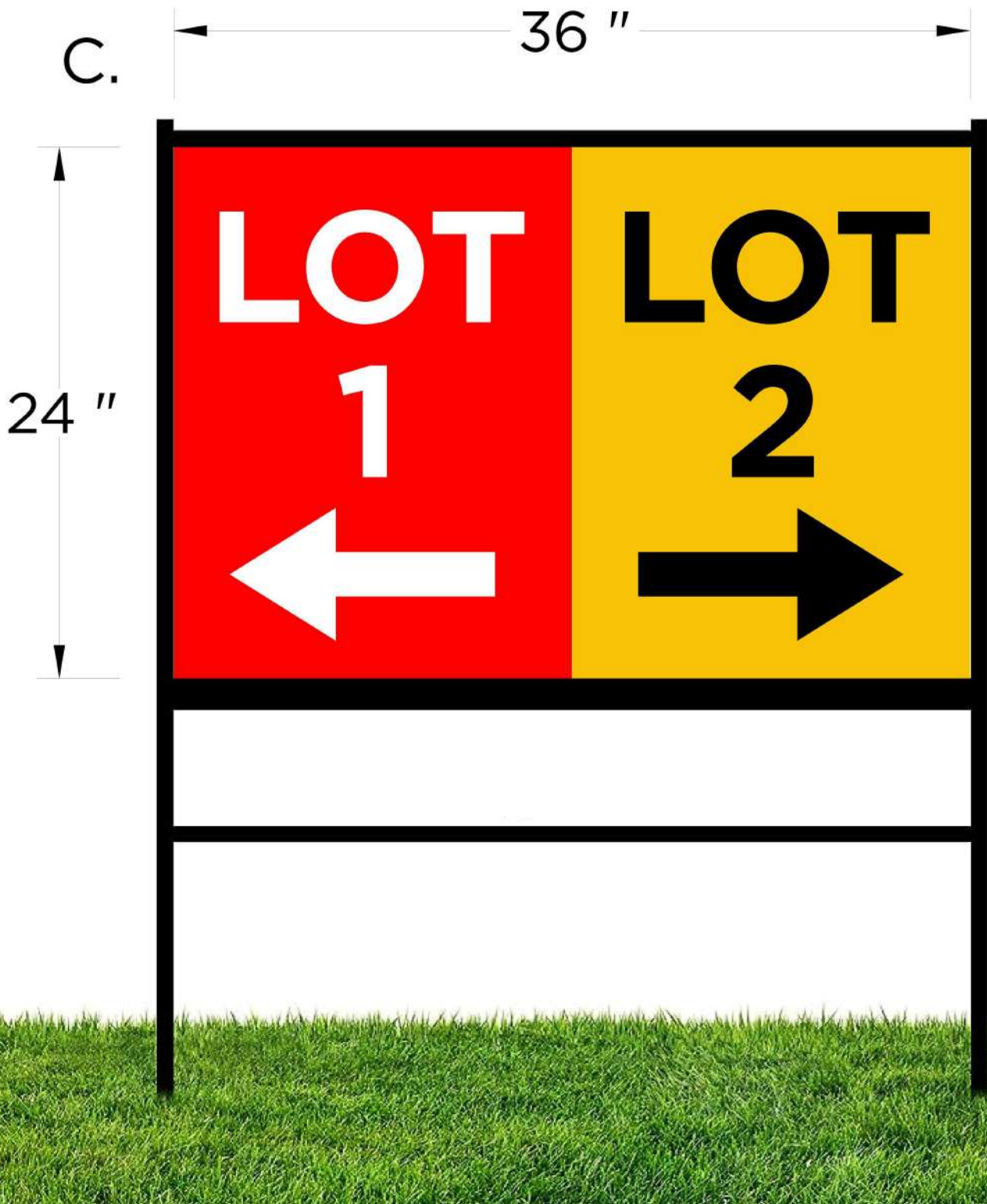
**JACKSON TECHNOLOGY  
PARK NORTH  
3.5 TO 135.7 ACRE**

**LOTS FOR SALE  
ZONED I-2  
HEAVY INDUSTRIAL**

**www.enterprisegroup.org**

**517-788-4330**





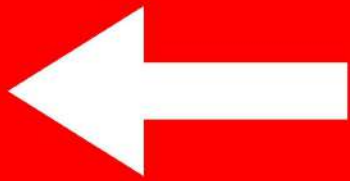
C.

36 "

24 "

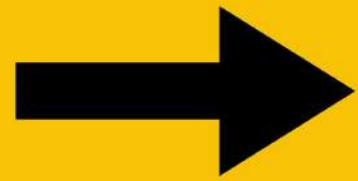
**LOT**

**1**



**LOT**

**2**







**Blackman Charter Township**  
**Local Development Finance Authority**  
Served By The Enterprise Group

**2023 End of Year Report**

The Enterprise Group of Jackson has contracted to serve as support staff for the Blackman Charter Township Local Development Finance Authority (BLDFA) during 2023. The adopted 2023 Scope of Work for the LDFA includes the following:

- **Aggressively market the 135.7-acre property north of County Farm Road, as well as other BLDFA properties that are within the Jackson Technology Park (JTP) SmartZone<sup>SM</sup>:**
  1. The Blackman LDFA property is included on The EG and Greater Ann Arbor Region/Zoom Prospector Web sites. The EG has received 40 site search inquiries from the Michigan Economic Development Corporation (MEDC) in 2023, and was eligible to and did respond to seven of those inquires.
  2. Ms. Masten has promoted the property to five local companies she is working with who are seeking property for relocation/expansions. Two of the companies are MEDC attraction projects and three of them are local prospects.
  3. The EG continues to utilize the Zoom Prospector property database with our Region 9 partners; Hillsdale, Lenawee, Livingston, Monroe and Washtenaw counties. With a grant funded by the Michigan Economic Development Corporation (MEDC), the Greater Ann Arbor Region (GAAR) is working collaboratively to target businesses that are seeking a destination for relocation or expansion, which has spurred the regional website [www.GreaterAnnArborRegion.org](http://www.GreaterAnnArborRegion.org); and which includes a suite of research data, regional success stories, an available property database through Zoom Prospector, and other tools that businesses can use to evaluate location options.
  4. The BLDFA continues to discuss future development options and locations to continue prosperity in the township.
- **Identify the demand for industrial park property within the Jackson area, and more specifically, within Blackman Charter Township:**

**Jackson Technology Park North:**

1. Construction of the sidewalks, curb, and gutter along County Farm Rd. is nearly done and expected to be finished before the end of 2023.
  2. EG marketing the site with JTV, with regular drone fly-overs for the time lapse video for the project.
  3. Staff working with Johnson Sign Co. for “Lots for Sale” sign, lot identification signs, and a monument sign.
- **Secure at least one new development into the park:**

Technique Update:  
At their February 15 meeting, the board approved extending the Technique’s Real Estate Agreement to a final deadline to commence construction by February 15, 2025.

**Blackman Charter Township**  
**Local Development Finance Authority**

Served By The Enterprise Group

- **Administer the JTP SmartZone<sup>SM</sup> as directed by the Jackson Technology Park SmartZone<sup>SM</sup> Agreement between MEDC and Blackman Charter Township. Task includes; Administration oversight, background checks for potential tenants, quarterly meetings, tenant application documentation and related provision of business accelerator services, grant administration, and requisite reporting:**

The Lean Rocket Lab was established in 2019, through The EG's staff administration of the SmartZone. Their representatives now attend the SmartZone meetings, and operate the Lean Rocket Lab through a memorandum of understanding with The EG as a SmartZone accelerator. Ms. Masten is a member of the Lean Rocket Lab Board of Directors.
- **Continue to market the BL DFA and JTPN on The Enterprise Group of Jackson's Web site at [www.enterprisegroup.org](http://www.enterprisegroup.org):**
  1. The Blackman LDFA staff continues to market the JTPN property on The Enterprise Group of Jackson's website at [www.enterprisegroup.org](http://www.enterprisegroup.org), which includes the developer's packet, as well as aerial and concept maps and videos on the BL DFA partner page at: <http://enterprisegroup.org/partners/bldfa>.
  2. BL DFA staff updates the BL DFA Partner Page on The Enterprise Group of Jackson's web site, according to P. A. 57 "Recodified Tax Increment Finance Act". In addition to the Annual Board Meeting and the second Informational Meeting scheduled for December 13, 2023, the BL DFA has held one other P.A. 57 Informational Meeting in May 2023.
  3. The EG has contracted with JTV to enhance marketing efforts of the technology park. Included in the efforts are a webpage for JTPN which is housed as a link on the EG website, regular drone flyovers to create a time lapse video, which will be posted to the JTPN webpage, digital marketing advertisements on social media, social media posts and promotional email blasts.
- **Name new developments as eligible for tax capture by amending Tax Increment Finance (TIF) and Development Plan**

Future revisions to the TIF and Development Plan will be completed by staff, as warranted.
- **Develop & present 2024 LDFA Scope of Work and Budget:**
  1. The Scope of Work was prepared and will be presented at this meeting.
  2. Staff at Blackman Charter Township prepared the annual budget, with the assistance of Nannette Sponsler of Boswell, Schultz, Sonnenberg, & Arnett, PLC., which was presented for review and approval at the December 13, 2023 Annual BL DFA Board Meeting.
- **Provide staff support to serve as Assistant Secretary and Assistant Treasurer, if desired:**

Staff served as Assistant Secretary to take meeting minutes, prepare and send out meeting notices, agendas, and minutes from previous meetings.
- **Prepare and report annually to the General Government Committee:**

The BL DFA is required to report semi-annually at the request of the General Government Committee. Reports were prepared and presented to the General Government Committee in February and August 2023. BL DFA Members are copied on emails transmitting the reports to the County's committee.
- **Other activities, as warranted/directed by the Board and/or Chair:**

EG Staff continues to provide administrative oversight as it relates to the EDA grant.



Blackman Charter Township  
Local Development Finance Authority  
Served by The Enterprise Group

## 2024 Scope of Work

- Aggressively market the 135.7-acre property north of County Farm Road, known as Jackson Technology Park North (JTPN).
- Identify the demand for industrial park property within the Jackson area, and more specifically, within Blackman Charter Township.
- Secure at least one new development into the park.
- Continue to maintain and market the BL DFA and JTPN on The Enterprise Group of Jackson's Web site at [www.enterprisegroup.org](http://www.enterprisegroup.org).
- Name new developments as eligible for tax capture by amending Tax Increment Finance Plan, as needed.
- Develop and present 2025 LDFA Scope of Work, and all related Annual Meeting reports.
- Assist the Board with visioning for future BL DFA Projects to include notice and facilitation of semi-annual Informational Meetings in compliance with MI PA 57 of 2018, as amended.
- Assist LDFA and Accountant in preparation of the BL DFA Annual Budget, and reports in compliance with MI PA 57 of 2018, as amended.
- Prepare and submit Annual SmartZone Tax Increment Report to the Michigan Economic Development Corporation (MEDC) via web portal.
- Provide support to the JCBRA Board, EPA, and community as it relates to the Michner Plating Site.
- Prepare and report semi-annually to the General Government Committee.
- Provide staff support to serve as Assistant Secretary and Assistant Treasurer, if desired.
- Other activities, as warranted/directed by the Board and/or Chair.



Blackman Charter Township  
Local Development Finance Authority  
Staffed and Served by The Enterprise Group of Jackson

**2024 LDFA Board of Directors & Officers**

Current as of 10/25/2023

*Board members shall serve four-year terms from the date of their respective appointment by the Township Board – per BLDFA bylaws*

Pete Jancek, **Chairman** (3/2024)  
1990 W. Parnall Road  
Jackson, MI 49201  
(W) 517-788-4345  
Email: [pjancek@blackmantwp.com](mailto:pjancek@blackmantwp.com)

Barry Harmon, **Treasurer** (3/2024)  
6311 Burning Tree Street  
Jackson, MI 49201  
(C) 517-879-6581  
Email: [barryaharmon@hotmail.com](mailto:barryaharmon@hotmail.com)

Chad Linabury, **Secretary** (3/2024)  
3004 John Glenn Drive  
Jackson, MI 49201  
(W) 517-206-6390  
Email: [chadlinabury@yahoo.com](mailto:chadlinabury@yahoo.com)

Katie Pitchford (School Rep-no term)  
Northwest School District  
7431 Jones Road  
Jackson, MI 49201  
(C) 517-416-7497  
Email: [ktpitchford@gmail.com](mailto:ktpitchford@gmail.com)

Cindy Acker, (3/2027)  
5266 N. Boulder Street  
Jackson, MI 49201  
(C) 517-745-9962  
Email: [rcadventure@gmail.com](mailto:rcadventure@gmail.com)

Diane Donaldson (3/2027)  
1330 W. Parnall Road  
Jackson, MI 49201  
(C) 517-867-0362  
Email: [dianedonaldson55@gmail.com](mailto:dianedonaldson55@gmail.com)

William Warner, **Vice Chairman** (3/2027)  
3468 Northlands  
Jackson, MI 49201  
(C) 517-392-6771  
Email: [firedog2340@yahoo.com](mailto:firedog2340@yahoo.com)

Arnold Dolman/Stephanie Hinkle-Twp. Assessing Dept.  
1990 W. Parnall Road  
Jackson, MI 49201  
(W) 517-788-4345  
(W) 517-788-4689 fax  
Email: [adolman@blackmantwp.com](mailto:adolman@blackmantwp.com)  
Email: [shinkle@blackmantwp.com](mailto:shinkle@blackmantwp.com)

Diane Derby, (3/2026)  
5040 Clinton Road  
Jackson, MI 49201  
(C) 517-474-0448  
(H) 517-788-8430  
Email: [dlderby5@yahoo.com](mailto:dlderby5@yahoo.com)

John Globoker, (JC Rep-no term)  
Jackson College  
2111 Emmons Road  
Jackson, MI 49201  
(W) 517.796.8439  
Email: [globokejohn1@jccmi.edu](mailto:globokejohn1@jccmi.edu)

David K. Elwell (County Rep-no term)  
Jackson County  
4219 Clinton Road  
Jackson, MI 49201  
(H) 517-783-1392  
Email: [mcgyver108@comcast.net](mailto:mcgyver108@comcast.net)

Bob Sayles, (School Rep-no term)  
Northwest School District  
5113 Wood Road  
Rives Junction, MI 49277  
(C) 517-937-6497  
Email: [bob@thepowerbarn.com](mailto:bob@thepowerbarn.com)

\*\*\*\*\*  
Alex Masten EG-BLDFA staff  
Andrea Clary EG-BLDFA staff  
The Enterprise Group of Jackson, Inc.  
100 E. Michigan Ave., Suite 1100  
Jackson, MI 49201  
(W) 517-788-4455  
(W) 517-782-0061 fax  
Email: [amasten@enterprisegroup.org](mailto:amasten@enterprisegroup.org)  
[aclary@enterprisegroup.org](mailto:aclary@enterprisegroup.org)



**Blackman Charter Township  
Local Development Finance Authority**  
Served by The Enterprise Group of Jackson

**2024 MANAGEMENT AGREEMENT**

between the  
Blackman Charter Township Local Development Finance Authority  
and The Enterprise Group of Jackson, Inc.

This management agreement establishes the terms of the relationship between the Blackman Charter Township Local Development Finance Authority (“BLDFA”) and The Enterprise Group of Jackson, Inc. (EG) with work to be performed through The Enterprise Group of Jackson, Inc. (EG).

The EG will provide the following services on behalf of the BLDFA:

- ◆ Identify the demand for industrial park property within the Jackson area, and more specifically, within Blackman Charter Township;
- ◆ Continue to market and create marketing material(s) as necessary for Jackson Technology Park SmartZone<sup>sm</sup>;
- ◆ Assist the Board with the BLDFA Amended TIF and Development Plan, if necessary;
- ◆ Maintain the BLDFA Partner Page on The EG web site;
- ◆ Provide services relating to acquisition and development of additional BLDFA property;
- ◆ Provide support to the JCBRA Board, EPA, and community as it relates to the Michner Plating Site;
- ◆ Assist the Board with visioning for future BLDFA Projects to include notice and facilitation of semi-annual Informational Meetings in compliance with MI PA 57 of 2018, as amended.
- ◆ Assist LDFA and Accountant in preparation of the BLDFA Annual Budget, and reports in compliance with MI PA 57 of 2018, as amended.
- ◆ Prepare and submit Annual SmartZone Tax Increment Report to the Michigan Economic Development Corporation, County Affairs and Agencies Committee Semi-Annual Reports, and all Annual Meeting reports as required; and
- ◆ Provide other routine and administrative services as may be agreed upon by the Chair of the BLDFA and the President & CEO of the EG.

In return for these services, the BLDFA will pay to EG an annual management fee in the amount of \$35,000, payable in equal semi-annual installments of \$17,500 on March 1 and September 1. This contract shall remain in effect for one year, and may be renewed annually after that date. Either party may terminate this agreement with 90-days notice. Effective date of this contract is January 1, 2024 through December 31, 2024.

FOR THE BLDFA:

FOR THE ENTERPRISE GROUP OF JACKSON:

\_\_\_\_\_  
Pete Jancek, Chairman

\_\_\_\_\_  
Tim Rogers, President and CEO

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



Blackman Charter Township  
Local Development Finance Authority  
**Served By The Enterprise Group**

## **2024 BLDFA Meeting Schedule**

Meetings are usually held the third Wednesday at **6:00 p.m.**, each quarter. Meetings are located at the Blackman Township in the Meeting Hall.

Please note, special meetings may be called at the order of the Chairman of the BLDFA.

**February 21st**

**May 15th**

**August 21st**

**December 18th**