



**BLACKMAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**

SERVED BY ACCELERATE JACKSON COUNTY

Annual Board Meeting

Thursday, December 11, 2025, at 7:00 am
Blackman Charter Township Meeting Hall
1990 W. Parnell Road, Jackson, MI 49201

Agenda

1. Call to Order by Chair
2. Public Comment
3. Semi-Annual Informational Meeting (*per Recodified Tax Increment Financing Act 57*)
 - a. Goals and direction of BDDA
 - b. Upcoming Projects
4. *Approval of the Blackman DDA Board Meeting Minutes from June 17, 2025
5. *Approval of the Blackman DDA Invoices and Budget Reports through November 30, 2025
6. *Discussion and Approval of the 2026 BDDA Budget/2025 Amended Budget
7. Annual Meeting items – Accelerate Jackson/BDDA Staff
 - a. *2025 End of Year Report
 - b. *2026 Scope of Work
 - c. Recommend term renewal for Steve Shotwell. Acknowledgment of vacancy created by the expiration of Don Hoadley's and Roger Auwers' terms and discussion of next steps to appoint replacements.
 - d. 2026 Election of Officers
 - e. *2026 AJC/Blackman DDA Management Agreement
 - f. *2026 BDDA Board Meeting Schedule
8. Chairman and Board Comments
9. Next BDDA Board Meeting: Wednesday, February 11, 2026, at 7:00 a.m.
10. Adjourn to the Call of the Chair

**Indicates attachment*



**BLACKMAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**
SERVED BY ACCELERATE JACKSON COUNTY

**BDDA Special Board Meeting Minutes
June 17, 2025, at 7:00 a.m.
Blackman Charter Township Meeting Hall**

Members Present (7): Mike Ambs, Don Hoadley, Pete Jancek, Steve Shotwell, Kevin Ganton, Rebecca Stewart, and Greg Vogt.

Members Absent (3): Jeff Kinney, Dan Decker and Roger Auwers.

Others Present: Jack Ripstra, Blackman Township Engineer.

Staff: Debbie Kelly and Sara Owen, Accelerate Jackson County.

Chairman Jancek called the meeting to order at 7:06 a.m.

Public Comment:

None.

BDDA Meeting Minutes of April 11, 2025:

Ms. Stewart moved to approve the BDDA Meeting Minutes of April 11, 2024, as presented, with Mr. Ambs supporting. Unanimously approved.

BDDA Invoices and Budget Reports through April 30, 2025:

Mr. Hoadley moved to approve the BDDA invoices and budget reports through April 30, 2025, as presented, with Ms. Stewart supporting. Unanimously approved by roll call vote.

Approval of the 2025 Budget Amendment

A \$500,000 budget amendment was proposed to cover increased construction costs. The board discussed the revised estimates and confirmed alignment with project needs. *Mr. Ambs moved to approve the 2025 budget amendment, with Mr. Shotwell supporting. Unanimously approved by roll call vote.*

Review and Approval of Estimate for Flagpole Repair from Fritz Signs

An estimate for \$5502.00 from Fritz Signs was presented to repair the damaged flagpole. The board reviewed the scope and cost and voted to proceed with the repairs. *Mr. Shotwell moved to approve the flagpole repair from Fritz Signs for a cost not to exceed \$5,502.00 with Mr. Ganton supporting. Unanimously approved by roll call vote.*

Update Regarding BDDA and County Property – Wetland Delineation and Property Clean-up

Mr. Ripstra noted that the new wetland mapping revealed more wetlands on the county's property than previously known. The board was informed that mitigation credits will cost \$112,000 per acre. A future

meeting will be scheduled with key stakeholders to explore options. Ms. Kelly stated that AJC secured a \$20,000 grant to assist with FAA land release.

Chairman and Board Comments/Updates:

Plans are in motion to improve the East Michigan Corridor through road diet implementation and intersection redesigns. Drainage issues near Sycamore Baptist Church were discussed. The board is working with MDOT and state officials to secure necessary funding.

Next Meeting:

The next Blackman Charter Township DDA Board Meeting is scheduled for Wednesday, August 13, 2025, at 7:00 a.m. at the Blackman Charter Township Meeting Hall.

The meeting adjourned at 7:34 a.m.

Respectfully submitted by Sara Owen, Accelerate Jackson County.

Pete Jancek, BDDA Chairman and Township Supervisor
Confirming approval of these BDDA Meeting Minutes on _____.

Invoices for the December 2025 Meeting

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Accelerate Jackson County Inc	Semi-Annual Contract	\$ 7,500.00
Consumers Energy	2000 Bondsteel	\$ 29.65
Jake's Property Management LLC	October Lawn Mowing	\$ 290.00
Nannette Sponsler	Accounting Svcs	\$ 375.00
Ripstra	Professional Services	\$ 80.00
		<u>\$ -</u>
		\$ 8,274.65

Paid September, October, November

Consumers Energy	2000 Bondsteel	\$ 87.21
Jake's Property Management LLC	Lawn Mowing	\$ 1,310.00
Jackson County DOT	Bob McClain Dr Mill & Fill	<u>\$ 24,445.44</u>
		\$ 25,842.65

INVOICE

ACCELERATE JACKSON COUNTY, INC.
 100 E. MICHIGAN AVE.
 SUITE 1100
 JACKSON, MI 49201

SEP 11 2025

Invoice Number: 2025 Contract 2
 Invoice Date: Sep 1, 2025
 Page: 1
 Duplicate

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

Bill To:
 Blackman Township DDA
 Attn: Linda Arntz
 1990 W. Parnall
 Jackson, MI 49201

Ship to:
 Blackman Township DDA
 Attn: Linda Arntz
 1990 W. Parnall
 Jackson, MI 49201

Customer ID	Customer PO	Payment Terms	
BLACKMAN DDA		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		9/30/25

Quantity	Item	Description	Unit Price	Amount
1.00		7-1-25 thru 12-31-25, Semi-Annual Contract Payment for AJC Staffing Services.	7,500.00	7,500.00
Subtotal				7,500.00
Sales Tax				
Total Invoice Amount				7,500.00
Payment/Credit Applied				
TOTAL				7,500.00

Check/Credit Memo No:



Questions: Visit: ConsumersEnergy.com Call us: 800-805-0490	Amount Due: \$29.65
	Please pay by: December 17, 2025

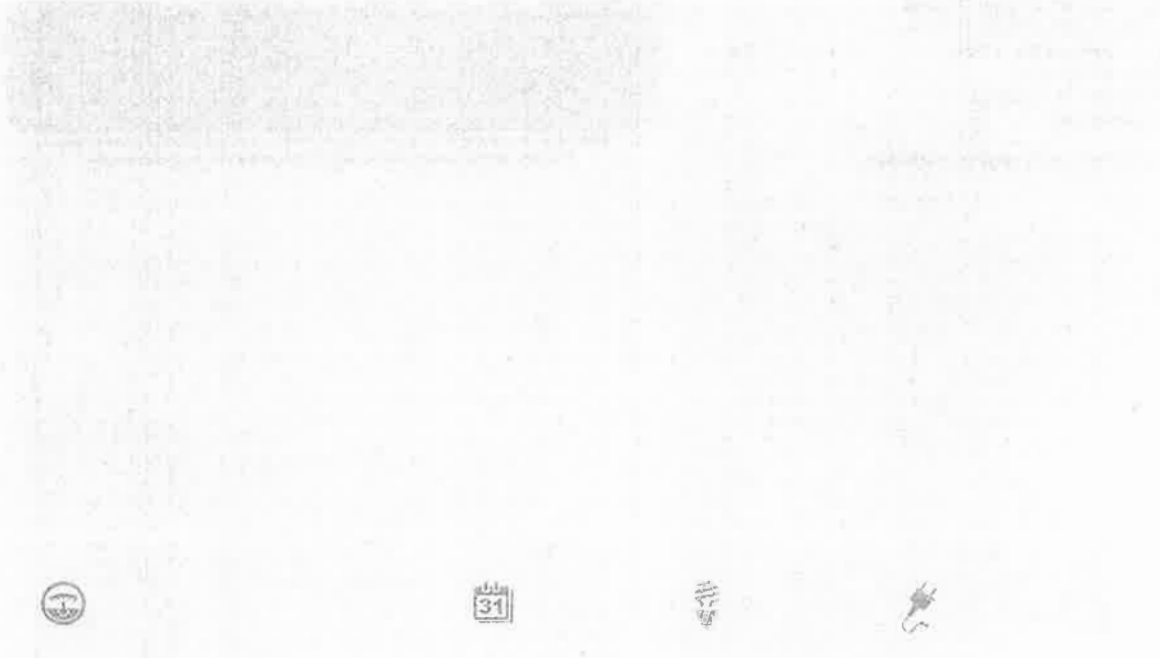
BLACKMAN CHARTER TOWNSHIP
1996 W PARNALL RD
JACKSON MI 49201-8612

▶ **Thank You** - We received your last payment of **\$29.07** on **November 24, 2025**

▶ **Service Address:**
2000 Bondsteel Dr UNIT 2
Jackson MI 49202-1405

December Energy Bill

Service dates: October 27, 2025 - November 24, 2025 (29 days)



STAY SAFE: Call 9-1-1 and 800-477-5050. We'll respond day or night.



Downed power lines.
Stay 25 feet away. Call from a safe location.



If you smell natural gas.
If the "rotten egg" odor of gas is apparent, call from a safe location.

Count on us for ways to save energy this winter.

Cold weather and holiday celebrations may increase your energy use. Take steps now to save energy and money:
www.ConsumersEnergy.com/ColdWeather

If you need help paying your energy bill, Michigan 2-1-1 can direct you to help in your area. Call or text 2-1-1. Learn more at: www.mi211.org

Need a predictable payment? You can enroll in a Budget Plan at any time. Customized, consistent monthly payments are based on your past energy use and reconciled quarterly. Visit www.ConsumersEnergy.com/Assistance or call us to sign up.

Fold, detach and mail this portion with your check made payable to Consumers Energy. Please write your account number on your check.



You can pay your bill by mail, by phone or online
See reverse side for more information

Account: 1030 5124 1364

Service Address:
BLACKMAN CHARTER TOWNSHIP
2000 Bondsteel Dr UNIT 2
Jackson MI 49202-1405

PAYMENT CENTER
PO BOX 740309
CINCINNATI OH 45274-0309

Amount Due: \$29.65
Please pay by: December 17, 2025
Enclosed:

Need to talk to us? Visit ConsumersEnergy.com
or call **800-805-0490**
Telecommunications Relay Services: Call 7-1-1

Service Address:
2000 Bondsteel Dr UNIT 2; Jackson MI
49202-1405
Account: **1030 5124 1364**

Account Information

Bill Month: December
Service dates: 10/27/2025 - 11/24/2025
Days Billed: 29
Portion: 02 12/25

Rate Information

Elec Gen Sec Rate G5 Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 12/23/2025

Electric Service:

Smart Meter
Meter Number: 62267901
POD Number: 0000004973678
Beginning Read Date: 10-27
Ending Read Date: 11-24
Beginning Read: 6
Ending Read: 6 (Actual)
Usage: 0 kWh

Total Metered Energy Use: 0.0 kWh

December Energy Bill

Invoice: 205280801589

Account Summary

Last Month's Account Balance	\$29.07
Payment on November 24, 2025	\$29.07-
Balance Forward	\$0.00
Late Payment Charge	\$0.58

Payments applied after Nov 25, 2025 are not included.

Electric Charges

System Access	\$20.00
Other Surcharges	\$7.82
Low-Income Assist Fund	\$1.25
Total Electric	\$29.07

Total Energy Charges \$29.07

Amount Due: \$29.65

by December 17, 2025

If you pay after the due date, a 2% late payment charge
will be added to your next bill.

Please make any inquiry or complaint about this bill before the due date listed on the front.
Visit ConsumersEnergy.com/aboutmybill for details about the above charges.

NEWS AND INFORMATION

For information on safety and customer rights:
www.ConsumersEnergy.com/CustomerGuides

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

Ways to pay your energy bill

How: Checking or savings account, credit or debit card, cash, check or money order.

Where: Mobile app, ConsumersEnergy.com, mail (see front), phone (866-329-9593) or authorized in-person locations.

Automatic and one-time payment options are available.
Payment methods accepted and transaction fee may vary.

Need help with your bill?

Renewable energy solutions:

www.ConsumersEnergy.com/Bus-Renewable

Save money and energy: www.ConsumersEnergy.com/StartSaving

Sign-up for billing alerts: www.ConsumersEnergy.com/MyLogin

More payment options and details:

www.ConsumersEnergy.com/BizPay

Invoice

Jake's Property Management LLC

Company Address

1080 Virginia Way, Jackson, MI 49201
 Phone: 517-937-3082
 Email: jakespropertymgmt@gmail.com

Date 11/18/2025
Invoice October
Customer ID Blackman

Quotation For

Lawn Service

Invoice for: October 2025
Prepared by: J. Brautigam

Quantity	Description	Unit Price	Taxable?	Amount
1	Bond Cemetery	\$ 60.00		\$ 60.00
1	Fifield Cemetery	\$ 120.00		\$ 120.00
1	Jackson poor farm cemetery	\$ 60.00		\$ 60.00
1	Blackman Township Office	\$ 100.00		\$ 100.00
1	Blackman Leoni Public Safety	\$ 75.00		\$ 75.00
1	Blackman Leoni Public Safety 360 Dettman	\$ 50.00		\$ 50.00
1	Blackman Memorial Gardens (weekly)	\$ 40.00		\$ 40.00
1	Rod Mills Park -14.3 acres	\$ 445.00		\$ 445.00
1	Bondsteel Drive Memorial (weekly)	\$ 60.00	DDA	\$ 60.00
1	Highway Interchange Traffic Islands	\$ 90.00	DDA	\$ 90.00
1	2000 Parnall	\$ 100.00		\$ 100.00
0	Water Booster Pump Station	\$ 40.00		\$ -
1	O'neil Drive sidewalk and circle	\$ 60.00	DDA	\$ 60.00
1	Boardman Road Garden and Sidewalks	\$ 80.00	DDA	\$ 80.00

If you have any questions concerning this quotation, please contact:
 Jacob Brautigam
 Phone: 517-937-3082
 Email: jakespropertymgmt@gmail.com

Thank you for your business!

Subtotal	\$ 1,340.00
Tax Rate	0.00%
Sales Tax	\$ -
Other	\$ -
TOTAL	\$ 1,340.00



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 14 2025

To: Charter Township of Blackman DDA BY: Date: October 10, 2025
 1990 W. Parnall Road
 Jackson, MI 49201 Invoice No. 06108-155
 Terms: Net 30 Days

(Blackman Township Account Number: 248-728-801)

For Services in connection with the Northpointe property map.

For Services 09-23-25 to 09-27-25

CLASSIFICATION	HOURS	RATE	TOTAL
CAD System	1.0	\$80.00	\$80.00

AMOUNT DUE THIS INVOICE \$80.00

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate

RECEIVED
NOV 04 2025

BY:-----

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

Invoice Date: November 4, 2025

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

Accounting Invoice for services: October 2025

Services Provided:

Assistance with the preparation Summer 2024 Tax Increment Financing capture spreadsheets and related disbursements of taxes.

Amount Due: \$250.00

RECEIVED
DEC 02 2025

BY:

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

Invoice Date: December 1, 2025

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

Accounting Invoice for services: November 2025

Services Provided:

Assistance with the preparation of the proposed 2026 and Amended 2025 Budgets.

Amount Due: \$125.00

Account: 1030 5124 1364



Questions: Visit: ConsumersEnergy.com Call us: 800-805-0490	Amount Due: \$29.07
	Please pay by: November 18, 2025

BLACKMAN CHARTER TOWNSHIP
1996 W PARNALL RD
JACKSON MI 49201-8612

- ▶ **Thank You** - We received your last payment of \$29.07 on October 17, 2025
- ▶ **Service Address:**
2000 Bondsteel Dr UNIT 2
Jackson MI 49202-1405

November Energy Bill

Service dates: September 25, 2025 - October 26, 2025 (32 days)



STAY SAFE: Call 9-1-1 and 800-477-5050. We'll respond day or night.



Downed power lines.
Stay 25 feet away. Call from a safe location.



If you smell natural gas.
If the "rotten egg" odor of gas is apparent, call from a safe location.

Count on us for safe, reliable and efficient energy.

Join Michigan businesses that are doing something bigger: saving money, boosting efficiency and achieving their sustainability goals. Through our rebates and incentives, businesses like yours can meet their goals to cut costs and energy use. Count on us to help you save while building a cleaner energy future for Michigan.

We offer many programs and services to help businesses manage energy more strategically. Explore our solutions and learn more at: www.ConsumersEnergy.com/SomethingBigger

Fold, detach and mail this portion with your check made payable to Consumers Energy. Please write your account number on your check.



You can pay your bill by mail, by phone or online
See reverse side for more information.

Account: 1030 5124 1364

Service Address:
BLACKMAN CHARTER TOWNSHIP
2000 Bondsteel Dr UNIT 2
Jackson MI 49202-1405

PAYMENT CENTER
PO BOX 740309
CINCINNATI OH 45274-0309

Amount Due:	\$29.07
Please pay by:	November 18, 2025
Enclosed:	

I 103051241364 000000029074 0000 2056 0 000000000000 H

Need to talk to us? Visit ConsumersEnergy.com
or call **800-805-0490**
Telecommunications Relay Services: Call 7-1-1

Service Address:
2000 Bondsteel Dr UNIT 2; Jackson MI
49202-1405
Account: **1030 5124 1364**

Account Information

Bill Month: November
Service dates: 09/25/2025 - 10/26/2025
Days Billed: 32
Portion: 02 11/25

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 11/24/2025

Electric Service:

Smart Meter
Meter Number: 62267901
POD Number: 0000004973678
Beginning Read Date: 09-25
Ending Read Date: 10-26
Beginning Read: 6
Ending Read: 6 (Actual)
Usage: 0 kWh

Total Metered Energy Use: 0.0 kWh

November Energy Bill

Invoice: 201365286132

Account Summary

Last Month's Account Balance	\$29.07
Payment on October 17, 2025	<u>\$29.07-</u>
Balance Forward	\$0.00

Payments applied after Oct 27, 2025 are not included.

Electric Charges

System Access	\$20.00
Other Surcharges	\$7.82
Low-Income Assist Fund	<u>\$1.25</u>
Total Electric	\$29.07

Total Energy Charges **\$29.07**

Amount Due: **\$29.07**
by November 18, 2025

If you pay after the due date, a 2% late payment charge
will be added to your next bill.

Please make any inquiry or complaint about this bill before the due date listed on the front.
Visit ConsumersEnergy.com/aboutmybill for details about the above charges.

NEWS AND INFORMATION

For information on safety and customer rights:
www.ConsumersEnergy.com/CustomerGuides

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

Ways to pay your energy bill

How: Checking or savings account, credit or debit card, cash, check or money order.

Where: Mobile app, ConsumersEnergy.com, mail (see front), phone (866-329-9593) or authorized in-person locations.

Automatic and one-time payment options are available.
Payment methods accepted and transaction fee may vary.

Need help with your bill?

Renewable energy solutions:
www.ConsumersEnergy.com/Bus-Renewable

Save money and energy: www.ConsumersEnergy.com/StartSaving
Sign-up for billing alerts: www.ConsumersEnergy.com/MyLogin

More payment options and details:
www.ConsumersEnergy.com/BizPay



Questions: Visit: ConsumersEnergy.com Call us: 800-805-0490	Amount Due: \$29.07
	Please pay by: October 17, 2025

BLACKMAN CHARTER TOWNSHIP
1996 W PARNALL RD
JACKSON MI 49201-8612



- ▶ **Thank You** - We received your last payment of **\$29.07** on **September 18, 2025**
- ▶ **Service Address:**
2000 Bondsteel Dr UNIT 2
Jackson MI 49202-1405

October Energy Bill

Service dates: August 26, 2025 - September 24, 2025 (30 days)



STAY SAFE: Call 9-1-1 and 800-477-5050. We'll respond day or night.

-  **Downed power lines.** Stay 25 feet away. Call from a safe location.
-  **If you smell natural gas.** If the "rotten egg" odor of gas is apparent, call from a safe location.

Count on us for ways to stay safe while using energy. Do you know the 3R's of Natural Gas Safety?

Recognize: Signs could include a "rotten egg" smell, blowing or hissing sounds, dead or discolored plants in an otherwise green area, dirt or dust blowing from a hole in the ground, or a fire if a leak has ignited.

React: Immediately leave the area. Don't try to locate the leak. Don't try to shut off any gas valves or appliances. Don't use anything that could ignite natural gas, such as: cell phones, telephones, light switches, garage door openers, starting a vehicle, or any other electric device.

Report: Once you are safely outside the building and away from the potential leak, call 9-1-1 first and then call us at: 800-477-5050. Learn more at: www.ConsumersEnergy.com/Safety

Fold, detach and mail this portion with your check made payable to Consumers Energy. Please write your account number on your check.



You can pay your bill by mail, by phone or online
See reverse side for more information

Account: 1030 5124 1364

Service Address:
BLACKMAN CHARTER TOWNSHIP
2000 Bondsteel Dr UNIT 2
Jackson MI 49202-1405

PAYMENT CENTER
PO BOX 740309
CINCINNATI OH 45274-0309

Amount Due: \$29.07
Please pay by: October 17, 2025
▶ Enclosed:

Need to talk to us? Visit ConsumersEnergy.com
or call **800-805-0490**
Telecommunications Relay Services: Call 7-1-1

Service Address:
2000 Bondsteel Dr UNIT 2; Jackson MI
49202-1405
Account: **1030 5124 1364**

Account Information

Bill Month: October
Service dates: 08/26/2025 - 09/24/2025
Days Billed: 30
Portion: 02 10/25

Rate Information

Elec Gen Sec Rate G5 Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 10/24/2025

Electric Service:

Smart Meter
Meter Number: 62267901
POD Number: 0000004973678
Beginning Read Date: 08-26
Ending Read Date: 09-24
Beginning Read: 6
Ending Read: 6 (Actual)
Usage: 0 kWh

Total Metered Energy Use: 0.0 kWh

October Energy Bill

Invoice: **206170500862**

Account Summary

Last Month's Account Balance	\$29.07
Payment on September 18, 2025	<u>\$29.07-</u>
Balance Forward	\$0.00

Payments applied after Sep 25, 2025 are not included.

Electric Charges

System Access	\$20.00
Other Surcharges	\$7.82
Low-Income Assist Fund	<u>\$1.25</u>
Total Electric	\$29.07

Total Energy Charges **\$29.07**

Amount Due: **\$29.07**
by October 17, 2025

If you pay after the due date, a 2% late payment charge
will be added to your next bill.

Please make any inquiry or complaint about this bill before the due date listed on the front.
Visit ConsumersEnergy.com/aboutmybill for details about the above charges.

NEWS AND INFORMATION

Gas Cost Recovery (GCR) charge covers the cost of your natural gas use during that billing cycle. You are only charged the amount we pay for supply from the current market price per thousand cubic feet, noted

as Mcf, which is impacted by demand at that time and may change each month.
www.ConsumersEnergy.com/RatesBiz

For information on safety and customer rights:
www.ConsumersEnergy.com/CustomerGuides

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

Ways to pay your energy bill

How: Checking or savings account, credit or debit card, cash, check or money order.

Where: Mobile app, ConsumersEnergy.com, mail (see front), phone (866-329-9593) or authorized in-person locations.

Automatic and one-time payment options are available.
Payment methods accepted and transaction fee may vary.

Need help with your bill?

Renewable energy solutions:
www.ConsumersEnergy.com/Bus-Renewable

Save money and energy: www.ConsumersEnergy.com/StartSaving
Sign-up for billing alerts: www.ConsumersEnergy.com/MyLogin

More payment options and details:
www.ConsumersEnergy.com/BizPay



Questions: Visit: ConsumersEnergy.com Call us: 800-805-0490	Amount Due: \$29.07
	Please pay by: September 17, 2025

BLACKMAN CHARTER TOWNSHIP
1996 W PARNALL RD
JACKSON MI 49201-8612

▶ **Thank You** - We received your last payment of **\$28.69** on **August 19, 2025**

▶ **Service Address:**
2000 Bondsteel Dr UNIT 2
Jackson MI 49202-1405

September Energy Bill

Service dates: July 28, 2025 - August 25, 2025 (29 days)



STAY SAFE: Call 9-1-1 and 800-477-5050. We'll respond day or night.



Downed power lines.
Stay 25 feet away. Call from a safe location.



If you smell natural gas.
If the "rotten egg" odor of gas is apparent, call from a safe location.

Michiganders have been counting on us for over 130 years.

Every day our top priority continues to be providing safe and reliable energy to 6.8 million Michiganders using our electric and/or natural gas service. Over the years, we've evolved our strategy, improved our standards, and served the growing energy needs of Michigan homes and businesses.

Multi-year investments in new technologies and industry materials with greater durability provide for your current and future energy needs with service you can rely on. Want more information on what's happening now? Follow us on social media and read the latest news at: www.ConsumersEnergy.com/Reliable

Fold, detach and mail this portion with your check made payable to Consumers Energy. Please write your account number on your check.



You can pay your bill by mail, by phone or online
See reverse side for more information

Account: 1030 5124 1364

Service Address:
BLACKMAN CHARTER TOWNSHIP
2000 Bondsteel Dr UNIT 2
Jackson MI 49202-1405

PAYMENT CENTER
PO BOX 740309
CINCINNATI OH 45274-0309

Amount Due: \$29.07
Please pay by: September 17, 2025
Enclosed:

Need to talk to us? Visit ConsumersEnergy.com
or call **800-805-0490**
Telecommunications Relay Services: Call 7-1-1

Service Address:
2000 Bondsteel Dr UNIT 2; Jackson MI
49202-1405
Account: **1030 5124 1364**

Account Information

Bill Month: September
Service dates: 07/28/2025 - 08/25/2025
Days Billed: 29
Portion: 02 09/25

Rate Information

Elec Gen Sec Rate G5 Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 09/24/2025

Electric Service:

Smart Meter
Meter Number: 62267901
POD Number: 0000004973678
Beginning Read Date: 07-28
Ending Read Date: 08-25
Beginning Read: 6
Ending Read: 6 (Actual)
Usage: 0 kWh

Total Metered Energy Use: 0.0 kWh

September Energy Bill

Invoice: 202166073124

Account Summary

Last Month's Account Balance	\$28.69
Payment on August 19, 2025	\$28.69-
Balance Forward	\$0.00

Payments applied after Aug 26, 2025 are not included.

Electric Charges

System Access	\$20.00
Other Surcharges	\$7.82
Low-Income Assist Fund	\$1.25
Total Electric	\$29.07

Total Energy Charges

\$29.07

Amount Due:

\$29.07

by September 17, 2025

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NEWS AND INFORMATION

Beware of unauthorized payment centers or phone and email scams regarding utility payments. We never demand payment using only a

prepaid card. Find a payment center near you or choose from many other secure payment options at www.ConsumersEnergy.com/BizPay

For information on safety and customer rights: www.ConsumersEnergy.com/CustomerGuides

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

Ways to pay your energy bill

How: Checking or savings account, credit or debit card, cash, check or money order.

Where: Mobile app, ConsumersEnergy.com, mail (see front), phone (866-329-9593) or authorized in-person locations.

Automatic and one-time payment options are available.
Payment methods accepted and transaction fee may vary.

Need help with your bill?

Renewable energy solutions:

www.ConsumersEnergy.com/Bus-Renewable

Save money and energy: www.ConsumersEnergy.com/StartSaving
Sign-up for billing alerts: www.ConsumersEnergy.com/MyLogin

More payment options and details:

www.ConsumersEnergy.com/BizPay

*** INVOICE ***

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

15870000
OCT 13 2025
5

Phone: 517-788-4230

080-0008

Invoice Number 1812
Invoice Date 09/30/2025

BLACKMAN TOWNSHIP DDA
1990 W. PARNALL RD.
JACKSON, MI 49201

RE: August 2025 Progress Project Billing

Bob McClain Drive - 3.5" Mill and Fill	
Estimated Project Cost -Township DDA	\$ 62,373.53
Accrued Township Expenditures Through August 2025	\$ 55,632.20
Payments Received	(\$ 31,186.53)
Billable Project Cost	\$ 24,445.44

Total Due

\$ 24,445.44

PLEASE INCLUDE YOUR INVOICE NUMBER WITH PAYMENT

BDDA OK
10-16-2025

248 901 970

Invoice

Jake's Property Management LLC

Company Address
 1080 Virginia Way, Jackson, MI 49201
 Phone: 517-937-3082
 Email: jakespropertymgmt@gmail.com

Date 10/13/2025
Invoice September
Customer ID Blackman

Quotation For
 Lawn Service

Invoice for: September 2025
Prepared by: J. Brautigam

Quantity	Description	Unit Price	Taxable?	Amount
2	Bond Cemetery	\$ 60.00	Twp	\$ 120.00
3	Fifield Cemetery	\$ 120.00	Twp	\$ 360.00
3	Jackson poor farm cemetery	\$ 60.00	Twp	\$ 180.00
4	Blackman Township Office	\$ 100.00	Twp	\$ 400.00
4	Blackman Leoni Public Safety	\$ 75.00	Twp	\$ 300.00
2	Blackman Leoni Public Safety 360 Dettman	\$ 50.00	Twp	\$ 100.00
4	Blackman Memorial Gardens (weekly)	\$ 40.00	Twp	\$ 160.00
2	Rod Mills Park -14.3 acres	\$ 445.00	Park	\$ 890.00
4	Bondsteel Drive Memorial (weekly)	\$ 60.00	BDDA	\$ 240.00
1	Highway Interchange Traffic Islands	\$ 90.00	BDDA	\$ 90.00
2	2000 Parnall	\$ 100.00	Twp	\$ 200.00
1	Water Booster Pump Station	\$ 40.00	Water	\$ 40.00
2	O'neil Drive sidewalk and circle	\$ 60.00	BDDA	\$ 120.00
2	Boardman Road Garden and Sidewalks	\$ 80.00	BDDA	\$ 160.00

OK PJ 10-16-2025

If you have any questions concerning this quotation, please contact:
 Jacob Brautigam
 Phone: 517-937-3082
 Email: jakespropertymgmt@gmail.com

Thank you for your business!

Subtotal	\$ 3,360.00
Tax Rate	0.00%
Sales Tax	\$ -
Other	\$ -
TOTAL	\$ 3,360.00

Invoice

Jake's Property Management LLC

Company Address
 1080 Virginia Way, Jackson, MI 49201
 Phone: 517-937-3082
 Email: jakespropertymgmt@gmail.com

Date 8/5/2025
Invoice August
Customer ID Blackman

Quotation For
 Lawn Service

Invoice for: August 2025
Prepared by: J. Brautigam

Quantity	Description	Unit Price	Taxable?	Amount
4	Bond Cemetery	\$ 60.00		\$ 240.00
4	Fifield Cemetery	\$ 120.00		\$ 480.00
4	Jackson poor farm cemetery	\$ 60.00		\$ 240.00
4	Blackman Township Office	\$ 100.00		\$ 400.00
4	Blackman Leoni Public Safety	\$ 75.00		\$ 300.00
4	Blackman Leoni Public Safety 360 Dettman	\$ 50.00		\$ 200.00
4	Blackman Memorial Gardens (weekly)	\$ 40.00		\$ 160.00
4	Rod Mills Park -14.3 acres	\$ 445.00		\$ 1,780.00
4	Bondsteel Drive Memorial (weekly)	\$ 60.00		\$ 240.00
2	Highway Interchange Traffic Islands	\$ 90.00		\$ 180.00
2	2000 Parnall	\$ 100.00		\$ 200.00
2	Water Booster Pump Station	\$ 40.00		\$ 80.00
2	O'neil Drive sidewalk and circle	\$ 60.00		\$ 120.00
2	Boardman Road Garden and Sidewalks	\$ 80.00		\$ 160.00

Twp PD
Twp PD
Twp PD
Twp PD
Twp PD
Twp PD
Parks PD
BODA PD
BODA PD
Twp PD
Water Fund PD
BODA PD
BODA PD

If you have any questions concerning this quotation, please contact:
 Jacob Brautigam
 Phone: 517-937-3082
 Email: jakespropertymgmt@gmail.com

Thank you for your business!

Subtotal	\$ 4,780.00
Tax Rate	0.00%
Sales Tax	\$ -
Other	\$ -
TOTAL	\$ 4,780.00

User: LINDA
DB: Blackman

PERIOD ENDING 11/30/2025

GL NUMBER	DESCRIPTION	2025		YTD BALANCE 11/30/2025 NORM (ABNORM)	ACTIVITY FOR MONTH 11/30/25 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BGD USED
		ORIGINAL BUDGET	2025 AMENDED BUDGET				
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY							
Revenues							
Dept 000 - CASH RECEIPTS							
248-000-414.000	TAX TRIBUNAL/REFUNDS ORDERED	(11,965.64)	(11,965.64)	0.00	0.00	(11,965.64)	0.00
248-000-440.000	DDA PROPERTY TAXES	522,000.00	522,000.00	526,147.51	0.00	(4,147.51)	100.79
248-000-525.200	FEDERAL GOV'T INTEREST CREDIT	29,510.95	29,510.95	9,824.43	0.00	19,686.52	33.29
248-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	31,212.00	31,212.00	0.00	0.00	31,212.00	0.00
248-000-665.000	INVESTMENT/INTEREST	2,601.00	2,601.00	2,352.91	156.90	248.09	90.46
248-000-672.000	MISCELLANEOUS REVENUE	3,121.20	3,121.20	3,000.00	0.00	121.20	96.12
Total Dept 000 - CASH RECEIPTS		576,479.51	576,479.51	541,324.85	156.90	35,154.66	93.90
TOTAL REVENUES		576,479.51	576,479.51	541,324.85	156.90	35,154.66	93.90
Expenditures							
Dept 728 - DEBT SERVICE FUND							
248-728-801.000	PROFESSIONAL SERVICES	53,000.00	53,000.00	28,581.85	0.00	24,418.15	53.93
248-728-900.000	PRINTING/PUBLISHING	140.00	140.00	0.00	0.00	140.00	0.00
248-728-934.000	REPAIR/MAINTENANCE	10,000.00	10,000.00	9,645.87	29.07	354.13	96.46
248-728-955.000	MISCELLANEOUS EXPENSE	250.00	250.00	0.00	0.00	250.00	0.00
Total Dept 728 - DEBT SERVICE FUND		63,390.00	63,390.00	38,227.72	29.07	25,162.28	60.31
Dept 901 - CAPITAL DETAIL							
248-901-970.000	CONSTRUCTION COSTS	103,000.00	500,000.00	292,088.29	0.00	207,911.71	58.42
Total Dept 901 - CAPITAL DETAIL		103,000.00	500,000.00	292,088.29	0.00	207,911.71	58.42
Dept 906 - BOND PAYMENTS							
248-906-991.000	BOND PAYMENTS PRINCIPAL	816,500.00	816,500.00	800,000.00	0.00	16,500.00	97.98
248-906-993.000	BOND PAYMENT INTEREST	23,000.00	23,000.00	23,000.00	0.00	0.00	100.00
Total Dept 906 - BOND PAYMENTS		839,500.00	839,500.00	823,000.00	0.00	16,500.00	98.03
TOTAL EXPENDITURES		1,005,890.00	1,402,890.00	1,153,316.01	29.07	249,573.99	82.21
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:							
TOTAL REVENUES		576,479.51	576,479.51	541,324.85	156.90	35,154.66	93.90
TOTAL EXPENDITURES		1,005,890.00	1,402,890.00	1,153,316.01	29.07	249,573.99	82.21
NET OF REVENUES & EXPENDITURES		(429,410.49)	(826,410.49)	(611,991.16)	127.83	(214,419.33)	74.05

GL Number	Description	Proposed		2026
		12/31/2025 Amended Budget	12/31/2025 Amended Budget	
Fund 248 - DDA Fund				
--- Estimated Revenue ---				
248-000-414.000	TAX TRIBUNAL/REFUNDS ORD	(11,965.64)	(11,965.64)	(12,204.95)
248-000-440.000	DDA PROPERTY TAXES	522,000.00	522,000.00	504,000.00
248-000-525.200	FEDERAL GOV'T INTEREST CRE	29,510.95	9,824.00	0.00
248-000-573.000	LOCAL STABLITIATION AUTHO	31,212.00	0.00	0.00
248-000-672.000	MISCELLANEOUS REVENUE	3,121.20	3,000.00	3,000.00
248-000-665.000	INVESTMENT/INTEREST	2,601.00	2,601.00	2,653.02
Total Estimated Revenue:		576,479.51	525,459.36	497,448.07
--- Appropriations ---				
248-728-801.000	PROFESSIONAL SERVICES	53,000.00	53,000.00	53,000.00
248-728-900.000	PRINTING/PUBLISHING	140.00	140.00	140.00
248-728-934.000	REPAIR/MAINTENANCE	10,000.00	20,000.00	20,000.00
248-728-955.000	MISCELLANEOUS EXPENSE	250.00	250.00	250.00
		63,390.00	73,390.00	73,390.00
248-901-970.000	CONSTRUCTION COSTS	500,000.00	500,000.00	500,000.00
		500,000.00	500,000.00	500,000.00
248-906-991.000	BOND PAYMENTS PRINCIPAL	816,500.00	816,500.00	0.00
248-906-993.000	BOND PAYMENT INTEREST	23,000.00	23,000.00	0.00
		839,500.00	839,500.00	0.00
Total Appropriations:		1,402,890.00	1,412,890.00	573,390.00
Net of Revenues & Appropriations Fund 248:		(826,410.49)	(887,430.64)	(75,941.93)
Fund Balance Beginning of Year			1,413,686.83	526,256.19
Total Ending Fund Balance			526,256.19	450,314.26



BLACKMAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
SERVED BY ACCELERATE JACKSON COUNTY

Blackman Charter Township Downtown Development Authority

2025 End of Year Report

Accelerate Jackson County has contracted to serve as support staff for the Blackman Charter Township Downtown Development Authority (BDDA) during 2025. The adopted 2025 Scope of Work for BDDA staff included the following:

- **Promote available properties for development:**
 1. AJC continues to market the BDDA/County property on the BDDA partner page of AJC's website (www.acceleratejacksoncounty.org/partners/bdda).
 2. New wetland mapping of the County's property occurred, which showed more wetlands than previously known.
 3. AJC secured a \$20,000 grant to assist with the FAA land release.
 4. Mr. Shotwell provides the BDDA with monthly updates for work being done at the Jackson County Airport – Reynolds Field.

- **Facilitate the redevelopment of vacant property within the BDDA.**
 1. As inquiries are received, BDDA Staff ensures property information is available on AJC's website, and also provides it to prospects.
 2. The BDDA partner page on Accelerate Jackson County's website can be viewed at: www.acceleratejacksoncounty.org/partners/bdda. AJC continues to market the BDDA/County property on our website (www.acceleratejacksoncounty.org).

- **Serve in the capacity as Assistant Secretary to take meeting minutes, prepare and send out meeting notices, agendas, minutes from previous meetings, organize existing DDA files and maintain future files to ensure completeness and organization.**
 1. This task was handled by staff and is on-going.

- **Assist the Board and their consultants with extension of public infrastructure within the DDA Boundary, as appropriate.**
 1. AJC Staff continue to work with the Blackman LDFA to develop the Jackson Technology Park North (JTPN).
 2. JTPN has two confirmed tenants – Midbrook Manufacturing & Fabrication and Lewis 1884.

- **Assist the Board with visioning for future DDA Projects and Developments to include facilitating the Merchants Association.**
 1. This task is on-going.
 2. Staff will assist in facilitating the Merchants Association, if the DDA Board decides to move forward.

- **Assist the Board with the BDDA Amended TIF and Development Plan, if necessary.**
 1. Future revisions to the TIF and Development Plan will be completed by staff, as warranted.
- **Assist the Board with the creation and operations of the Citizen's Advisory Committee.**
 1. This committee will be called upon for future revisions to the TIF and Development Plan, which will necessitate a Citizen's Advisory Committee Meeting.
- **Assist in the preparation of Annual Budget and Prepare Scope of Work for 2025.**
 1. Copies of each were distributed for this meeting. The 2025 BDDA Budget was provided to the BDDA Board to be discussed and considered for approval at their December 10, 2025, annual Board meeting.
 2. Blackman Charter Township Staff prepared the Annual Budget with assistance from Nanette Sponsler of Boswell, Schultz, Sonnenberg, & Arnett, PLC.
 3. Blackman Township Staff prepare monthly revenue/expense reports and check registers to show all invoices paid and current balances for the BDDA accounts, which are included in the BDDA Board packets.
- **Prepare and present Annual Reports to the County Agencies Committee on behalf of the BDDA. (Copies are provided to the BDDA, as scheduled for presentation).**
 1. BDDA Staff presented two Semi-Annual Reports to the General Government Committee in February and August 2025. The reports were emailed to the BDDA Board.
- **Other Activities, as warranted/directed by the Board and/or Chairman**
 1. Other than routine communications and research, there were no other activities directed by the Board and/or Chairman.
- **Other BDDA Updates:**
 1. Per the Recodified Tax Increment Financing Act 57, the BDDA Board is required to hold two informational meetings per year to inform the public of the BDDA's goals and direction and upcoming projects. The BDDA conducted both meetings, one at their May 14, 2025, quarterly board meeting and the second at their December 10, 2025, Annual BDDA board meeting.



**BLACKMAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**

SERVED BY ACCELERATE JACKSON COUNTY

**Blackman Charter Township
Downtown Development Authority**
Scope of Work 2026

Accelerate Jackson County has contracted to serve as support staff for the Blackman Charter Township Downtown Development Authority (BDDA). The proposed 2026 Scope of Work for DDA staff includes the following:

- Promote available properties for development.
- Facilitate the redevelopment of vacant property within the BDDA.
- Serve in the capacity as Assistant Secretary to take meeting minutes; prepare and send out meeting notices, agendas, and minutes from previous meetings; prepare and transmit communications; keep membership list updated; facilitate or schedule non-board meetings; organize existing BDDA files and maintain future files to ensure completeness and organization at the request of the Chairman.
- Maintain BDDA Partner Page on AJC web site.
- Assist the Board and their consultants with extension of public infrastructure within the BDDA Boundary, as appropriate.
- Assist the Board with visioning for future BDDA Projects and Developments to include creating and facilitating the Merchants Association and providing notice and facilitation of semi-annual Informational Meetings in compliance with MI PA 57 of 2018, as amended.
- Assist in preparation of the Annual BDDA Budget and reports in compliance with MI PA 57 of 2018, as amended.
- Assist the Board with the BDDA Amended TIF and Development Plan, if necessary.
- Assist the Board with the operations of the Citizen's Advisory Committee, as appropriate.
- Prepare all required reports to be considered at the Annual Board Meeting.
- Prepare and present Semi-Annual Reports to the General Government Committee on behalf of the DDA, which is included with the AJC Report.
- Other activities, as warranted/directed by the Board and/or Chair.



**BLACKMAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**

SERVED BY ACCELERATE JACKSON COUNTY

**Blackman Charter Township
Downtown Development Authority
*Management Agreement for 2026***

Accelerate Jackson County (AJC) proposes to enter into a management agreement with the Blackman Charter Township Downtown Development Authority (BDDA) to provide staff support, marketing services and strategic counsel. The compensation for services to the BDDA will be based on an annual management fee in the amount of \$15,000, payable in equal semi-annual installments on March 1 and September 1. The scope of services provided by AJC include but not be limited to the following:

- Promote available properties for development.
- Facilitate the redevelopment of vacant property within the BDDA.
- Serve in the capacity as Assistant Secretary to take meeting minutes; prepare and send out meeting notices, agendas, and minutes from previous meetings; prepare and transmit communications; keep membership list updated; facilitate or schedule non-board meetings; organize existing BDDA files and maintain future files to ensure completeness and organization at the request of the Chairman.
- Assist the Board and their consultants with extension of public infrastructure within the BDDA Boundary, as appropriate.
- Assist the Board with visioning for future BDDA Projects and Developments, to include creating and facilitating the Merchants Association, and providing notice and facilitation of semi-annual Informational Meetings in compliance with MI PA 57 of 2018, as amended.
- Assist in preparation of the Annual BDDA Budget and reports in compliance with MI PA 57 of 2018, as amended.
- Maintain the BDDA partner page on The AJC web site.
- Assist the Board with the BDDA Amended TIF and Development Plan, if necessary.
- Assist the Board with the operations of the Citizen's Advisory Committee, as appropriate..
- Prepare all required reports to be considered at the Annual Board Meeting.
- Prepare and present Annual Reports to the County Agencies Committee on behalf of the BDDA.
- Other activities, as warranted/directed by the Board and/or Chair.

In addition to the above, AJC will undertake other activities, as warranted/directed by the Board and/or Chair of the BDDA. This agreement is effective as of January 1, 2026, through December 31, 2026, although either party with 90 days notice may cancel this agreement. This agreement will be considered for renewal annually unless cancelled by either party.

For the BDDA:

Pete Jancek, Chairman

Date

For Accelerate Jackson County:

Keith Gillenwater, President and CEO

Date



BLACKMAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
SERVED BY ACCELERATE JACKSON COUNTY

2026 BDDA Meeting Schedule

Meetings will be held on the second Wednesday at 7:00 a.m. each quarter at the Blackman Charter Township Meeting Hall. Please note that special meetings may be called at the order of the Chairman of the BDDA.

February 11th

May 13th

August 12th

December 9th