



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

**Blackman Charter Township  
Downtown Development Authority (BDDA)  
Board Meeting**

**Wednesday, February 11, 2026, at 7:00 a.m.**

**Blackman Charter Township Meeting Hall  
1990 W. Parnall Rd., Jackson, MI 49201**

**Agenda**

**Call to Order By Chair**

**Public Comment**

\*Approval of the Blackman DDA Annual Board Meeting Minutes from December 11, 2025 – pg. 2

\*Approval of the Blackman DDA Invoices and Budget Reports through January 31, 2026 – pg. 4

Authorize Payment of \$5,000 for the Accelerate 2030 Capital Campaign

Vote to Return the Public Safety Mileage Tax Capture Funds to Public Safety

**New Business:** To be determined

**Other Business**

**Chairman and Board Comments**

**Next BDDA Board Meeting:** Wednesday, May 13, 2026 at 7:00 a.m.

**Adjourn**

*\*indicates attachment*



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

**BDDA Annual Board Meeting Minutes  
December 11, 2025, at 7:00 a.m.  
Blackman Charter Township Meeting Hall**

**Members Present (6):** Mike Ambs, Dan Decker, Pete Jancek, Steve Shotwell, Kevin Ganton, and Greg Vogt.

**Members Absent (4):** Jeff Kinney, Don Hoadley, Rebecca Stewart, and Roger Auwers.

**Others Present:** Jack Ripstra, Blackman Township Engineer; Dave Elwell, Blackman Township Clerk.

**Staff:** Keith Gillenwater and Sara Owen, Accelerate Jackson County.

Chairman Jancek called the meeting to order at 7:00 a.m.

**Public Comment:**

None.

**Semi-Annual Informational Meeting (per Recodified Tax Increment Financing Act 57)**

The Recodified Tax Increment Financing Act 57 requires the Blackman DDA Board to hold two semi-annual informational meetings per year. Chairman Jancek provided an update on the goals and direction of the BDDA, including continuing to market JTPN and the airport property.

**BDDA Meeting Minutes of June 17, 2025:**

*Mr. Shotwell moved to approve the BDDA Meeting Minutes from June 17, 2025, as presented, with Mr. Ambs supporting. Unanimously approved.*

**BDDA Invoices and Budget Reports through November 30, 2025:**

*Mr. Shotwell moved to approve the BDDA invoices and budget reports through November 30, 2025, as presented, with Mr. Vogt supporting. Unanimously approved by roll call vote.*

**Discussion and Approval of the 2026 BDDA Budget/2025 Amended Budget**

*Mr. Ambs moved to approve the BDDA 2026 Budget/2025 Amended Budget, as presented, with Mr. Ganton supporting. Unanimously approved by roll call vote.*

**2025 End-of-Year Report:**

Mr. Gillenwater presented the 2025 End of Year Report, noting that AJC is working on an attraction project with the airport. AJC will continue to maintain the BDDA partner page, which will get a makeover in 2026. *Motion to receive the 2025 End of Year Report by Mr. Decker, seconded by Mr. Ganton. Unanimously approved.*

**2026 Scope of Work:**

Mr. Gillenwater stated that the 2026 Scope of Work mirrors the 2025 Scope of Work. *Mr. Vogt moved to approve the 2026 Scope of Work with Mr. Ganton supporting. Unanimously approved.*

**Term Renewals:**

Mr. Shotwell stated he is willing to serve another term on the BDDA. Don Hoadley and Roger Auwers will be stepping down. Jackson ISD has been contacted to fill Mr. Auwers' seat with no response yet. The board will discuss replacement options for Mr. Hoadley.

**2026 Election of Officers and Term Renewals:**

The board decided to keep the officers the same, with Dan Decker stepping in as Treasurer to replace Don Hoadley. Pete Jancek will remain the Chairman, Steve Shotwell will be Vice Chairman, and Greg Vogt is Secretary. *Mr. Ambs moved to approve the slate of officers for 2026. Mr. Shotwell supported. Unanimously approved.*

**2026 AJC/Blackman DDA Management Agreement:**

Mr. Gillenwater shared that the AJC/BDDA Management Agreement, which mirrors last year's, stating that the agreement is for \$15,000 per calendar year and that the management agreement is signed by both Chairman Jancek and Mr. Gillenwater, President & CEO of Accelerate Jackson County. *Mr. Ganton moved to approve the 2026 AJC/Blackman DDA Management Agreement with Mr. Shotwell supporting. Unanimously approved by roll call vote.*

**2026 BDDA Board Meeting Schedule:**

The Blackman DDA will continue to meet quarterly. *Mr. Ambs moved to approve the 2026 BDDA Board Meeting schedule, as presented, with Mr. Vogt supporting. Unanimously approved.*

**Chairman and Board Comments/Updates:**

Chairman Jancek noted Dave Elwell wanted the board to consider mowing the strip of land north of Boardman. It is overgrown currently. *Motion to allow Chairman Jancek to request the BDDA's contracted mowers to maintain the strip north of Boardman by Mr. Ganton. Supported by Mr. Vogt. Unanimously approved by roll call vote.*

**Next Meeting:**

The next Blackman Charter Township DDA Board Meeting is scheduled for Wednesday, February 11, 2026, at 7:00 a.m. at the Blackman Charter Township Meeting Hall.

The meeting adjourned at 7:38 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 February 2026 Meeting

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Consumers Energy	2000 Bondsteel	\$ 29.36
Ripstra	Professional Services	\$ 432.00
Wolverine Sealcoating	Clear Sidewalks	<u>\$ 1,190.00</u>
		\$ 1,651.36

### Paid After December Meeting & January

Consumers Energy	2000 Bondsteel	\$ 28.32
Fritz Signs	Bondsteel Flagpole	\$ 5,502.00
Jackson Chamber to Commerce	2026 Dues	\$ 650.00
White & Hotchkiss	Professional Services	\$ 144.00
Wolverine Sealcoating	Clear Sidewalks	<u>\$ 2,410.00</u>
		\$ 8,734.32



Account ~~XXXXXXXXXX~~

**Questions:**  
Visit: [ConsumersEnergy.com](http://ConsumersEnergy.com)  
Call us: 800-805-0490

**Amount Due: \$29.36**  
**Please pay by: February 18, 2026**

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

▶ **Thank You** - We received your last payment of \$28.32 on January 08, 2026


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


### February Energy Bill

Service dates: December 26, 2025 - January 26, 2026 (32 days)



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

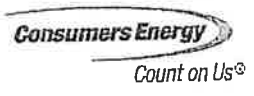
 **Downed power lines.** Stay 25 feet away. Call from a safe location.

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

**Keep your everyday moments safe.**  
Did you know that generators and natural gas appliances can produce carbon monoxide (CO)? CO is an invisible, tasteless and odorless toxic gas that can be produced by faulty or inadequately vented fuel-burning appliances. Install a CO detector on every floor and check batteries regularly. If you suspect CO poisoning, leave the area immediately.

**Never use a generator inside**- including garages or enclosed patios and keep them away from doors, windows or fresh air intakes. Inspect your furnace annually and change filters regularly. Be sure chimneys and vent pipes aren't blocked. Learn more at [www.ConsumersEnergy.com/COSafety](http://www.ConsumersEnergy.com/COSafety)

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: ~~XXXXXXXXXX~~

**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: \$29.36**  
**Please pay by: February 18, 2026**  
**Enclosed:**

I 103051241364 000000029363 0000 2056 7 000000000000 H

Need to talk to us? Visit [ConsumersEnergy.com](http://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: ~~0000000000~~

### Account Information

Bill Month: February  
Service dates: 12/26/2025 - 01/26/2026  
Days Billed: 32  
Portion: 02 02/26

### Rate Information

Elec Gen Sec Rate GS Com  
Rate: 1100

### Meter Information

Your next scheduled meter read  
date is on or around 02/24/2026

### Electric Service:

Smart Meter  
Meter Number: 62267901  
POD Number: 0000004973678  
Beginning Read Date: 12-26  
Ending Read Date: 01-26  
Beginning Read: 6  
Ending Read: 6 (Actual)  
Usage: 0 kWh

Total Metered Energy Use: 0.0 kWh

## February Energy Bill

Invoice: 202166298669

### Account Summary

Last Month's Account Balance	\$57.97
Payment on December 30, 2025	\$29.65
Payment on January 08, 2026	\$28.32
<b>Balance Forward</b>	<b>\$0.00</b>

Payments applied after Jan 27, 2026 are not included.

### Electric Charges

System Access	\$20.00
Other Surcharges	\$8.11
Low-Income Assist Fund	\$1.25
<b>Total Electric</b>	<b>\$29.36</b>

<b>Total Energy Charges</b>	<b>\$29.36</b>
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<b>Amount Due:</b>	<b>\$29.36</b>
by February 18, 2026	

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](http://ConsumersEnergy.com/aboutmybill) for details about the above charges.

### NEWS AND INFORMATION

For information on safety and customer rights:  
[www.ConsumersEnergy.com/CustomerGuides](http://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](http://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](http://www.ConsumersEnergy.com/Bus-Renewable)

**Save money and energy:** [www.ConsumersEnergy.com/StartSaving](http://www.ConsumersEnergy.com/StartSaving)  
**Sign-up for billing alerts:** [www.ConsumersEnergy.com/MyLogin](http://www.ConsumersEnergy.com/MyLogin)

**More payment options and details:**  
[www.ConsumersEnergy.com/BizPay](http://www.ConsumersEnergy.com/BizPay)



# 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 DDA  
1990 W. Parnall Road  
Jackson, MI 49201

RECEIVED  
JAN 13 2026

Date: January 9, 2026

Invoice No. 06108-156

Terms: Net 30 Days

BY: .....

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

For Services in connection with reviewing annual report and attending the quarterly board meeting.

For Services 11-23-25 to 12-20-25

CLASSIFICATION	HOURS	RATE	TOTAL
Project Engineer	3.0	\$130.00	\$390.00
Mileage Expenses	60 miles	\$0.70	\$42.00

AMOUNT DUE THIS INVOICE \$432.00

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate

Wolverine Sealcoating LLC  
 3235 County Farm Rd  
 Jackson, MI 49201-2501

RECEIVED  
 JAN 26 2026

# Invoice

Date	Invoice #
1/15/2026	18168

BY: .....

**Bill To**

Blackman Charter Township  
 Peter Jancek  
 1990 West Parnall Rd  
 Jackson, MI 49201-8612

517-962-4261 Office  
 517-513-8065 Fax  
[www.sales@wolverineseal.com](http://www.sales@wolverineseal.com)

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	2/14/2026		
Description	Qty	Rate	Amount	
Veterans Memorial Park		0.00	0.00	
1-1-2026- plow lot 11AM	1	25.00	25.00	
1-2-2026- plow lot 4:26AM	1	25.00	25.00	
1-11-2026- plow lot 5:55AM	1	25.00	25.00	
1-15-2026- plow lot 8:42AM	1	25.00	25.00	
BDDA <i>oj</i>				
<b>Total</b>			<b>\$100.00</b>	
<b>Payments/Credits</b>			<b>\$0.00</b>	
<b>Balance Due</b>			<b>\$100.00</b>	

Wolverine Sealcoating LLC  
 3235 County Farm Rd  
 Jackson, MI 49201-2501

RECEIVED  
 JAN 26 2026

# Invoice

Date	Invoice #
1/15/2026	18167

BY: .....

Bill To

Blackman Charter Township  
 Peter Jancek  
 1990 West Parnall Rd  
 Jackson, MI 49201-8612

517-962-4261 Office  
 517-513-8065 Fax  
[www.sales@wolverineseal.com.com](http://www.sales@wolverineseal.com.com)

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	2/14/2026		
Description	Qty	Rate	Amount	
127/ I-94 Interchange		0.00	0.00	
1-1-2026- plow walks 11:45AM	1	170.00	170.00	
1-2-2026 plow walks 4AM	1	170.00	170.00	
1-11-2026- clear walks 7AM	1	170.00	170.00	
BDDA				
<b>Total</b>			<b>\$510.00</b>	
<b>Payments/Credits</b>			<b>\$0.00</b>	
<b>Balance Due</b>			<b>\$510.00</b>	

Wolverine Sealcoating LLC

3235 County Farm Rd  
Jackson, MI 49201-2501

2026  
JAN 26 2026

# Invoice

Date	Invoice #
1/15/2026	18156

Bill To

Blackman Charter Township  
Peter Jancek  
1990 West Parnall Rd  
Jackson, MI 49201-8612

517-962-4261 Office  
517-513-8065 Fax  
[www.sales@wolverineseal.com.com](http://www.sales@wolverineseal.com.com)

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	2/14/2026		
Description	Qty	Rate	Amount	
Boardman Road Walks		0.00	0.00	
1-1-2026- plow walks 9:40AM	1	75.00	75.00	
1-2-2026-plow walks 7:21AM	1	75.00	75.00	
1-5-2026- plow walks 11:15AM	1	75.00	75.00	
1-11-2026- plow walks 9:20AM	1	75.00	75.00	
BDDA (19)				
<b>Total</b>			<b>\$300.00</b>	
<b>Payments/Credits</b>			<b>\$0.00</b>	
<b>Balance Due</b>			<b>\$300.00</b>	

Wolverine Sealcoating LLC  
 3235 County Farm Rd  
 Jackson, MI 49201-2501

PAID  
 JAN 23 2026

# Invoice

Date	Invoice #
1/15/2026	18155

**Bill To**

Blackman Charter Township  
 Peter Jancek  
 1990 West Parnall Rd  
 Jackson, MI 49201-8612

517-962-4261 Office  
 517-513-8065 Fax  
[www.sales@wolverineseal.com.com](http://www.sales@wolverineseal.com.com)

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	2/14/2026		
Description	Qty	Rate	Amount	
Airport Road Walks		0.00	0.00	
1-1-2026- plow walks 9:55AM	1	70.00	70.00	
1-2-2026- plow walks 4:22AM	1	70.00	70.00	
1-5-2026- plow walks 1:35AM	1	70.00	70.00	
1-11-2026- plow walks 10:15AM	1	70.00	70.00	
	BODA			
<b>Total</b>			\$280.00	
<b>Payments/Credits</b>			\$0.00	
<b>Balance Due</b>			\$280.00	



Account: ~~003051241364~~

**Questions:**  
Visit: [ConsumersEnergy.com](http://ConsumersEnergy.com)  
Call us: 800-805-0490

Amount Due: **\$57.97**  
Please pay by: **January 20, 2026**

28.32

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

Jan 2026

▶ **Reminder - Please pay previous amount due from 12/17/25. Thank you.**

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

248 728 934

### January Energy Bill

Service dates: November 25, 2025 - December 25, 2025 (31 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.

#### New Year. More ways to make an impact.

No matter your company's size or budget, an energy efficient future is within reach. Take small steps to reduce waste and yield even bigger results with our rebates and incentives. Count on us for business solutions for better energy management. Learn more at [www.ConsumersEnergy.com/SomethingBigger](http://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: ~~003051241364~~

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: **\$57.97**  
Please pay by: **January 20, 2026**  
Enclosed:

28.32

Need to talk to us? Visit [ConsumersEnergy.com](http://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: ~~0050502810~~

## Account Information

Bill Month: January  
Service dates: 11/25/2025 - 12/25/2025  
Days Billed: 31  
Portion: 02 01/26

## Rate Information

Elec Gen Sec Rate GS Com  
Rate: 1100

## Meter Information

Your next scheduled meter read  
date is on or around 01/26/2026

### Electric Service:

Smart Meter  
Meter Number: 62267901  
POD Number: 0000004973678  
Beginning Read Date: 11-25  
Ending Read Date: 12-25  
Beginning Read: 6  
Ending Read: 6 (Actual)  
Usage: 0 kWh

Total Metered Energy Use: 0.0 kWh

## January Energy Bill

Invoice: 205636776678

### Account Summary

Last Month's Account Balance	\$29.65
Balance Forward	\$29.65
Late Payment Charge	\$0.58

Reminder - Please pay previous amount due from 12/17/25. Thank you.  
Payments applied after Dec 26, 2025 are not included.

### Electric Charges

System Access	\$20.00
Other Surcharges	\$6.49
Low-Income Assist Fund	\$1.25
<b>Total Electric</b>	<b>\$27.74</b>

**Total Energy Charges** \$27.74

**Amount Due:** \$57.97  
by January 20, 2026

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](http://ConsumersEnergy.com/aboutmybill) for details about the above charges.

## NEWS AND INFORMATION

For the environmental characteristics of electricity  
delivered to customers, see the insert or

[www.ConsumersEnergy.com/YourEnergy](http://www.ConsumersEnergy.com/YourEnergy)

For information on safety and customer rights:  
[www.ConsumersEnergy.com/CustomerGuides](http://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](http://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](http://www.ConsumersEnergy.com/Bus-Renewable)

**Save money and energy:** [www.ConsumersEnergy.com/StartSaving](http://www.ConsumersEnergy.com/StartSaving)

**Sign-up for billing alerts:** [www.ConsumersEnergy.com/MyLogin](http://www.ConsumersEnergy.com/MyLogin)

### More payment options and details:

[www.ConsumersEnergy.com/BizPay](http://www.ConsumersEnergy.com/BizPay)

Fritz Signs  
 8032 Spring Arbor Rd PO Box 397  
 Spring Arbor, MI 49283-9764  
 USA  
 +15177501990  
 beth@fritzsigns.com  
 www.fritzsigns.com

RECEIVED  
 DEC 05 2025



BY: .....

**BILL TO**  
 BLACKMAN CHARTER TWP.  
 1990 W. PARNALL RD.  
 JACKSON, MI 49201

**INVOICE 475385**

**DATE 07/28/2025 TERMS DUE UPON RECEIPT**

**DUE DATE 07/28/2025**

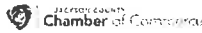
**P.O. NUMBER**  
 BONDSTEEL DR FLAGPOLE

DESCRIPTION	AMOUNT
(1) ECXA30 ONE PIECE EXTERNAL HALYARD SATIN ALUMINUM FLAGPOLE 5" BUTT DIAMETER - 3" TOP DIAMETER - .156 WALL THICKNESS - GOLD ANODIZED ALUMINUM BALL ORNAMENT - CAST ALUMINUM REVOLVING TRUCK WITH PULLEY - SOLID BRAIDED POLYESTER HALYARD - CAST ALUMINUM CLEAT - METAL SWIVEL FLAG SNAPS WITH VINYL COVERS - SPUN ALUMINUM FLASH COLLAR - GALVANIZED STEEL FOUNDATION SLEEVE	2,680.00T
5' X 8' US OUTDOOR FLAG	102.00T
CHARGE FOR FREIGHT COMING IN	485.00
INSTALLATION - INCLUDES HYDRO JETTING HOLE, CONCRETE, SAND/TAR, LABOR AND FUEL CHARGES	2,235.00
<b>SUBTOTAL</b>	<b>5,502.00</b>
<b>TAX (0)</b>	<b>0.00</b>
<b>TOTAL</b>	<b>5,502.00</b>
<b>TOTAL DUE</b>	<b>\$5,502.00</b>

OK BDDA

3.5% CHARGE WILL BE ADDED IF PAID BY CREDIT CARD

PLEASE MAKE CHECKS PAYABLE TO FRITZ SIGNS



**Jackson Chamber of Commerce**  
 134 West Michigan Ave  
 Jackson, Michigan 49201  
 (517) 782-8221 | fax: 517-780-3688  
 Mike@JacksonChamber.org

Invoice Date: 11/10/2025  
 Invoice Number: 695090  
 P.O. Number

Blackman Charter Township  
 Pete Jancek  
 1990 W. Parnall Rd.  
 Jackson, MI 49201

DDA

Description	Quantity	Rate	Amount	Due Date
				1st Day of Next Month
Partner Level Renewing Member Dues	1	\$650.00	\$650.00	
			<b>Subtotal:</b>	\$650.00
			<b>Tax:</b>	\$0.00
			<b>Total:</b>	\$650.00
			<b>Payment/Credit Applied:</b>	\$0.00
			<b>Balance:</b>	\$650.00

**Login to your Member Center to pay online.**

- Go to <http://jacksonchambermi.chambermaster.com/login> to login or retrieve forgotten login credentials.  
 Or create your login account for the first time at this registration page:  
<https://jacksonchambermi.chambermaster.com/CreateAccount?ccid=2258&email=supervisor@blackmantwp.com&repID=8451>.
- Pay online, check out your additional Member Benefits, update your member page and contact information.

Thank you for your support of the **Jackson Chamber of Commerce**

Please return this portion with your payment.

Member Name: Blackman Charter Township

Invoice #: 695090

Payment Amount: \$ 650.00

Payment Method:  Check # 48319  Credit Card

Skip the hassel and auto- renew! YES please! No thank you.

Make all checks payable to **Jackson Chamber of Commerce** or enter credit card information below.

Enter Credit Card Billing Address (inc. zip code)

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Credit Card #: \_\_\_\_\_ Exp. Date: \_\_\_\_\_ CVV Code (3 digits on back of card) \_\_\_\_\_

Name on Card: \_\_\_\_\_ Signature: \_\_\_\_\_

248 728 801

RECEIVED  
DEC 03 2025

**White & Hotchkiss, PLLC**  
1000 Laurence Avenue  
Jackson, MI 49202  
Phone: 517-784-6250 Fax: 517-784-6011

BY:.....

**Bill To:**

Blackman Charter Township  
1990 W. Pamall Road  
Jackson, MI 49201

**INVOICE**

Date 11/30/2025  
Invoice #: 456944  
Matter: DDA  
File #: 3471  
Due Date: Due Upon Receipt

Payments received after 12/01/2025 are not reflected in this statement.

**Professional Services**

Date	Details	Hours	Rate	Amount
11/05/2025	ECW Review and research DDA Act as to lawful expenditures for public safety services	1.20	\$120.00	\$144.00
<b>For professional services rendered</b>		<b>1.20</b>		<b>\$144.00</b>

**Invoice Amount** \$144.00

**Remaining Balance** \$144.00

**Balance Due** \$144.00

**Retainer Balance (as of 12/01/2025)** \$0.00

BDDA OK

248 728 801

Wolverine Sealcoating LLC

3235 County Farm Rd  
Jackson, MI 49201-2501


# Invoice

Date	Invoice #
12/1/2025	17798

**Bill To**

Blackman Charter Township  
Peter Jancek  
1990 West Parnall Rd  
Jackson, MI 49201-8612

517-962-4261 Office  
517-513-8065 Fax  
[www.sales@wolverineseal.com.com](http://www.sales@wolverineseal.com.com)

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	12/31/2025		
Description	Qty	Rate	Amount	
Airport Road Walks				0.00
11-30-2025- clear walks	1	70.00		70.00
12-1-2025- clear walks 8:39AM	1	70.00		70.00
<i>BDOA</i> 				
<b>Total</b>				<b>\$140.00</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$140.00</b>

Wolverine Sealcoating LLC  
 3235 County Farm Rd  
 Jackson, MI 49201-2501

REC 05 2025

# Invoice

Date	Invoice #
12/1/2025	17799

**Bill To**

Blackman Charter Township  
 Peter Jancek  
 1990 West Parnall Rd  
 Jackson, MI 49201-8612

517-962-4261 Office  
 517-513-8065 Fax  
[www.sales@wolverineseal.com.com](http://www.sales@wolverineseal.com.com)

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	12/31/2025		
Description		Qty	Rate	Amount
GCO plaza walks				0.00
11-30-2025- clear walks		1	75.00	75.00
12-1-2025- clear walks 7:54AM		1	75.00	75.00
<i>Beardman Rd</i>  <i>BDDA</i> <i>ok</i> <i>PP</i>				
<b>Total</b>				\$150.00
<b>Payments/Credits</b>				\$0.00
<b>Balance Due</b>				\$150.00

Wolverine Sealcoating LLC

3235 County Farm Rd  
Jackson, MI 49201-2501

RECEIVED  
DEC 05 2025

# Invoice

Date	Invoice #
12/1/2025	17810

Bill To

BY: .....

Blackman Charter Township  
Peter Jancek  
1990 West Parnall Rd  
Jackson, MI 49201-8612

517-962-4261 Office  
517-513-8065 Fax  
[www.sales@wolverineseal.com.com](http://www.sales@wolverineseal.com.com)

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	12/31/2025		
Description	Qty	Rate	Amount	
126/ I-94 Interchange			0.00	
11-30-2025 clear walks	1	170.00	170.00	
12-1-2025- clear walks 8:10AM	1	170.00	170.00	
<i>BODA ok PJ</i>				
<b>Total</b>			<b>\$340.00</b>	
<b>Payments/Credits</b>			<b>\$0.00</b>	
<b>Balance Due</b>			<b>\$340.00</b>	

Wolverine Sealcoating LLC  
 3235 County Farm Rd  
 Jackson, MI 49201-2501

RECEIVED  
 DEC 05 2025

# Invoice

Date	Invoice #
12/1/2025	17811

BY: .....

**Bill To**

Blackman Charter Township  
 Peter Jancek  
 1990 West Parnall Rd  
 Jackson, MI 49201-8612

517-962-4261 Office  
 517-513-8065 Fax  
[www.sales@wolverineseal.com.com](http://www.sales@wolverineseal.com.com)

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	12/31/2025		
Description	Qty	Rate	Amount	
Vetrans Memorial Park			0.00	
11-30-2025- plow lot x2	2	25.00	50.00	
12-1-2025- plow lot	1	25.00	25.00	
<i>Bond Steele</i> <i>BDDA ck</i> <i>PD</i>				
<b>Total</b>			<b>\$75.00</b>	
<b>Payments/Credits</b>			<b>\$0.00</b>	
<b>Balance Due</b>			<b>\$75.00</b>	

Wolverine Sealcoating LLC

3235 County Farm Rd  
Jackson, MI 49201-2501

RECEIVED  
DEC 18 2025

BY: .....

# Invoice

Date	Invoice #
12/15/2025	17937

Bill To

Blackman Charter Township  
Peter Jancek  
1990 West Parnall Rd  
Jackson, MI 49201-8612

517-962-4261 Office  
517-513-8065 Fax  
[www.sales@wolverineseal.com.com](http://www.sales@wolverineseal.com.com)

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/14/2026		
Description	Qty	Rate	Amount	
127 and I-94 Interchange		0.00	0.00	
12-2-2025 clear walks 12:49PM	1	170.00	170.00	
12-4-2025 clear walks 7AM	1	170.00	170.00	
12-8-2025 clear walks 7:16AM	1	170.00	170.00	
12-10-2025- clear walks 1PM	1	170.00	170.00	
12-11-2025- clear walks 11:39AM	1	170.00	170.00	
12-16-2025- clear walks (Drifting ) 9:20AM	1	170.00	170.00	
<i>BDDA OKPQ</i>				
<b>Total</b>			<b>\$1,020.00</b>	
<b>Payments/Credits</b>			<b>\$0.00</b>	
<b>Balance Due</b>			<b>\$1,020.00</b>	

248 728 934

Wolverine Sealcoating LLC  
 3235 County Farm Rd  
 Jackson, MI 49201-2501

PAID  
 DEC 18 2025

# Invoice

Date	Invoice #
12/15/2025	17938

**Bill To**

Blackman Charter Township  
 Peter Jancek  
 1990 West Parnall Rd  
 Jackson, MI 49201-8612

517-962-4261 Office  
 517-513-8065 Fax  
[www.sales@wolverineseal.com.com](http://www.sales@wolverineseal.com.com)

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/14/2026		
Description	Qty	Rate	Amount	
Vetrans Memorial Park		0.00	0.00	
12-2-2025 plow 12:25PM	1	25.00	25.00	
12-8-2025 plow 2:58AM	1	25.00	25.00	
12-10-2025- plow 8:45AM	1	25.00	25.00	
<i>BDDA okPg</i>				
<b>Total</b>			<b>\$75.00</b>	
<b>Payments/Credits</b>			<b>\$0.00</b>	
<b>Balance Due</b>			<b>\$75.00</b>	

248 728 934

Wolverine Sealcoating LLC  
 3235 County Farm Rd  
 Jackson, MI 49201-2501

JAN 05 2026

# Invoice

Date	Invoice #
12/31/2025	18059

**Bill To**

Blackman Charter Township  
 Peter Jancek  
 1990 West Parnall Rd  
 Jackson, MI 49201-8612

517-962-4261 Office  
 517-513-8065 Fax  
[www.sales@wolverineseal.com.com](http://www.sales@wolverineseal.com.com)

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/30/2026		
Description	Qty	Rate	Amount	
Airport Road Walks		0.00	0.00	
12-30-2025- plow walks 8:25AM	1	70.00	70.00	
BDDA 09				
<b>Total</b>			<b>\$70.00</b>	
<b>Payments/Credits</b>			<b>\$0.00</b>	
<b>Balance Due</b>			<b>\$70.00</b>	

248 728 934

Wolverine Sealcoating LLC  
 3235 County Farm Rd  
 Jackson, MI 49201-2501

# Invoice

PAID  
 JAN 05 2026

Date	Invoice #
12/31/2025	18060

Bill To

Blackman Charter Township  
 Peter Jancek  
 1990 West Parnall Rd  
 Jackson, MI 49201-8612

517-962-4261 Office  
 517-513-8065 Fax  
[www.sales@wolverinenseal.com.com](http://www.sales@wolverinenseal.com.com)

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/30/2026		
Description	Qty	Rate	Amount	
Boardman Street Walks		0.00	0.00	
12-30-2025- plow walks 8:10AM	1	75.00	75.00	
12-31-2025- plow walks	1	75.00	75.00	
<i>BODA PJ</i>				
<b>Total</b>			<b>\$150.00</b>	
<b>Payments/Credits</b>			<b>\$0.00</b>	
<b>Balance Due</b>			<b>\$150.00</b>	

248 728 934

Wolverine Sealcoating LLC  
 3235 County Farm Rd  
 Jackson, MI 49201-2501

**RECEIVED**  
 JAN 05 2026

# Invoice

Date	Invoice #
12/31/2025	18070

BY: .....

**Bill To**

Blackman Charter Township  
 Peter Jancek  
 1990 West Parnall Rd  
 Jackson, MI 49201-8612

517-962-4261 Office  
 517-513-8065 Fax  
[www.sales@wolverineseal.com.com](http://www.sales@wolverineseal.com.com)

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/30/2026		
Description	Qty	Rate	Amount	
I-94 interchange walks		0.00	0.00	
12-30-2025- clear walks 9AM	1	170.00	170.00	
12-31-2025- clear walks	1	170.00	170.00	
<i>BDDA 99</i>				
<b>Total</b>			<b>\$340.00</b>	
<b>Payments/Credits</b>			<b>\$0.00</b>	
<b>Balance Due</b>			<b>\$340.00</b>	

248 728 934

Wolverine Sealcoating LLC  
 3235 County Farm Rd  
 Jackson, MI 49201-2501

**RECEIVED**  
 JAN 05 2026

**Invoice**

Date	Invoice #
12/31/2025	18071

BY: .....

Bill To

Blackman Charter Township  
 Peter Jancek  
 1990 West Parnall Rd  
 Jackson, MI 49201-8612

517-962-4261 Office  
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[www.sales@wolverineseal.com](http://www.sales@wolverineseal.com)

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/30/2026		
Description		Qty	Rate	Amount
Vetrans Memorial Park			0.00	0.00
12-29-2025- plow lot		1	25.00	25.00
12-31-2025- plow lot		1	25.00	25.00
<i>BDDA PJ</i>				
<b>Total</b>				<b>\$50.00</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$50.00</b>

248 728 934

User: LINDA

DB: Blackman

PERIOD ENDING 01/31/2026

GL NUMBER	DESCRIPTION	2026		YTD BALANCE 01/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
		ORIGINAL BUDGET	2026 AMENDED BUDGET				
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY							
Revenues							
Dept 000 - CASH RECEIPTS							
248-000-414.000	TAX TRIBUNAL/REFUNDS ORDERED	(12,204.95)	(12,204.95)	0.00	0.00	(12,204.95)	0.00
248-000-440.000	DDA PROPERTY TAXES	504,000.00	504,000.00	0.00	0.00	504,000.00	0.00
248-000-665.000	INVESTMENT/INTEREST	2,653.02	2,653.02	0.00	0.00	2,653.02	0.00
248-000-672.000	MISCELLANEOUS REVENUE	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
Total Dept 000 - CASH RECEIPTS		497,448.07	497,448.07	0.00	0.00	497,448.07	0.00
TOTAL REVENUES		497,448.07	497,448.07	0.00	0.00	497,448.07	0.00
Expenditures							
Dept 728 - DEBT SERVICE FUND							
248-728-801.000	PROFESSIONAL SERVICES	53,000.00	53,000.00	0.00	0.00	53,000.00	0.00
248-728-900.000	PRINTING/PUBLISHING	140.00	140.00	0.00	0.00	140.00	0.00
248-728-934.000	REPAIR/MAINTENANCE	20,000.00	20,000.00	28.32	28.32	19,971.68	0.14
248-728-955.000	MISCELLANEOUS EXPENSE	250.00	250.00	0.00	0.00	250.00	0.00
Total Dept 728 - DEBT SERVICE FUND		73,390.00	73,390.00	28.32	28.32	73,361.68	0.04
Dept 901 - CAPITAL DETAIL							
248-901-970.000	CONSTRUCTION COSTS	500,000.00	500,000.00	0.00	0.00	500,000.00	0.00
Total Dept 901 - CAPITAL DETAIL		500,000.00	500,000.00	0.00	0.00	500,000.00	0.00
TOTAL EXPENDITURES		573,390.00	573,390.00	28.32	28.32	573,361.68	0.00
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:							
TOTAL REVENUES		497,448.07	497,448.07	0.00	0.00	497,448.07	0.00
TOTAL EXPENDITURES		573,390.00	573,390.00	28.32	28.32	573,361.68	0.00
NET OF REVENUES & EXPENDITURES		(75,941.93)	(75,941.93)	(28.32)	(28.32)	(75,913.61)	0.04

