



BLACKMAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
SERVED BY ACCELERATE JACKSON COUNTY

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

Wednesday, August 12, 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 Board Meeting Minutes from May 13, 2026

*Approval of the Blackman DDA Invoices and Budget Reports through July 31, 2026

New Business: To be determined

Other Business

Chairman and Board Comments

Next BDDA Board Meeting: Wednesday, December 9, 2026 at 7:00 a.m.

Adjourn

**indicates attachment*



**BDDA Board Meeting Minutes
May 13, 2026, at 7:00 a.m.
Blackman Charter Township Meeting Hall**

Members Present (7): Mike Ambs, Kevin Ganton, Jeff Kinney, Steve Shotwell, Raymond VanZandt, Greg Vogt, and Pete Jancek.

Members Absent (4): Dan Decker, Arnold Dolman, Stephanie Hinkle, and Rebecca Stewart.

Others Present: Jack Ripstra, Blackman Township Engineer.

Staff: Marcia Gebarowski and Heather Holleque, Accelerate Jackson County.

Chairman Jancek called the meeting to order at 7:01 a.m.

Public Comment:

None.

BDDA Meeting Minutes of February 11, 2026:

Mr. Shotwell moved to approve the BDDA Meeting Minutes of February 11, 2026, as presented, with Mr. Ganton supporting. Unanimously approved.

BDDA Invoices and Budget Reports through April 30, 2026:

Mr. Vogt moved to approve the BDDA invoices and budget reports through January 31, 2026, as presented, with Mr. Ganton supporting. Unanimously approved by roll call vote.

DDA GOALS AND PROJECT UPDATES

Marcia Gebarowski, Director of Economic and Community Development for Accelerate Jackson County, provided updates regarding recent accomplishments and upcoming goals for the DDA.

Wetland Delineation and Site Preparation:

The DDA successfully completed the wetland delineation for DDA-owned property during the previous year.

Future goals include:

- Evaluating wetland mitigation options
- Determining development strategies for the property
- Preparing marketing materials for development opportunities
- Continuing site preparation activities

It was noted that EGLE no longer allows wetland mitigation within the State of Michigan. Current mitigation requirements involve purchasing wetland credits, estimated at approximately \$112,000 per acre.

Website and Marketing Updates:

Accelerate Jackson County is undertaking a comprehensive website update.

The updated website will include:

- DDA property listings
- Development opportunity information
- Required PA 57 documentation and contracts

The goal is to launch the updated website by November 2026.

Road and Sidewalk Projects:

Ongoing projects discussed included:

- O'Neill Drive sidewalk reconstruction
- Bob McClain Drive reconstruction
- Airport Road sidewalk improvements

Township representatives reported that construction is progressing well.

DISCUSSION: DRAINAGE AND WETLAND CONCERNS

Steve Shotwell discussed drainage concerns related to DDA property near the Airport Road interchange.

Discussion included:

- Historical placement of spoil material along the drain corridor
- Potential future coordination with MDOT and the Jackson County Drain Commissioner
- Long-term opportunities related to future Airport Road interchange reconstruction projects
- Concerns regarding permitting requirements and EGLE regulations affecting drainage modifications

OTHER BUSINESS

Tax Capture Discussion:

- The Board discussed a prior proposal to return a portion of DDA tax capture revenues to public safety operations.
- After consultation with auditors and legal review, it was determined this action could not proceed without amending the original language establishing the DDA.

TOWNSHIP UPDATES

Public Safety Building:

- Construction has begun on the new Blackman Township Public Safety Building.
- Footing and foundational work are underway.
- The Township received notification of a federal grant award through Congresswoman Slotkin's office to support interior furnishings and security systems.

Parks and Recreation:

- Pickleball court surfacing remains dependent on the weather.
- Increased demand for athletic field space was reported, including interest from:
 - Lacrosse organizations
 - Youth football programs
- Township officials reported continued investment in recreational facilities and park property.
- The County approved the memorandum of understanding with Blackman Township regarding right-of-way matters.

COUNTY UPDATES

Commissioner Steve Shotwell provided updates regarding several county initiatives:

Jackson County Parks and Recreation, in partnership with Vandercook Lake, is developing a new community dog park featuring:

- Separate fenced areas for small and large dogs
- Water access for dogs
- Resting areas and site improvements

Renovations at the Jackson County Airport terminal are ongoing, including:

- Updated bathrooms
- Lobby improvements
- Continued building upgrades

The airport restaurant under new ownership is performing well, with increased patron traffic and improved food quality.

Progress continues with the planned aircraft maintenance training school at the airport:

- Letters of support have been received from Congressman Tim Walberg and Senator Sue Shink
- The program is planned for the former Aeroquip hangar ("big brown building")
- Target launch is Fall 2026
- Programming expected to serve approximately 30 Career Center students and 30 adult students annually
- Career opportunities for graduates were highlighted, with salaries ranging from approximately \$76,000–\$108,000 locally and higher at larger airports

The County is working with JDOT and local municipalities on a coordinated roadside and illegal dumping cleanup effort:

- Development of a memorandum of understanding for trash removal
- Increased enforcement efforts for illegal dumping
- Use of cameras at chronic dumping locations

Updates regarding the Cascades restoration project:

- The County plans to rebid portions of the project
- Construction activity is expected to resume following the current season

Jackson County Fair updates included:

- Multiple themed and appreciation days planned
- A 250th anniversary drone light show scheduled for Thursday evening during the fair
- Continued sponsorship support providing free parking opportunities

Farmers Market updates:

- Grow Jackson continues operating the market on Fridays and Saturdays
- Upcoming annual plant sale benefiting Career Center agricultural and horticulture scholarship programs was announced.

ISD FACILITY IMPROVEMENTS

Mr. VanZandt with the Jackson County ISD provided updates regarding facility improvements at the Career Center, including:

- Traffic flow and parking lot redesign
- Safer student drop-off and bus circulation
- New secure building entrances
- General campus modernization efforts

Next Meeting:

The next Blackman Charter Township DDA Board Meeting is scheduled for Wednesday, August 12, 2026, at 7:00 a.m. at the Blackman Charter Township Meeting Hall.

The meeting adjourned at 7:32 a.m.

Respectfully submitted by Heather Holleque, Accelerate Jackson County.

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

Invoices for the August 2026 Meeting

Vendor	Description	Amount
Consumers Energy	2000 Bondsteel	\$ 59.59
Ripstra	Professional Services	\$ 171.60
Nannette Sponsler	Accounting Services	<u>\$ 750.00</u>
		\$ 981.19

Paid After May Meeting

Briggs & Martin	Relocate Fire Hydrant	\$ 4,200.00
Consumers Energy	2000 Bondsteel	\$ 29.50
Granger Waste Removal	Earth Day Clean Up	\$ 152.32
Jake's Property Management	Lawn Mowing	\$ 2,728.80
Nannette Sponsler	Accounting Services	\$ 125.00
Warfield, David	Contract Employee	<u>\$ 147.76</u>
		\$ 3,183.38

7890 KING RD
SPRING ARBOR MI 49283

Invoice

Date	Invoice #
7/6/2026	1881

RECEIVED
JUL 09 1955

Bill To

BY: _____

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

P.O. No.	Terms	Due Date	Account #	Project
	Net 15	7/21/2026		
Description	Qty	Rate	Amount	
6-23-26 O'Neil & Airport; Relocated fire hydrant		4,200.00	4,200.00	

Thank you for your business.

Total	\$4,200.00
Payments/Credits	\$0.00
Balance Due	\$4,200.00

OK JLR 7-9-26 #248 - 728.934



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

Account: ~~103051241364~~

Questions:

Visit: ConsumersEnergy.com
Call us: 800-805-0490

Amount Due:

\$29.50

Please pay by:

June 19, 2026

► **Thank You** - We received your last payment of **\$29.45** on **May 12, 2026**

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

June Energy Bill

Service dates: April 28, 2026 - May 27, 2026 (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 energy when you need it.

Make sure your email, phone number and mailing address are up to date so we can notify you about work affecting your service. Update your information in the Consumers Energy App or visit www.ConsumersEnergy.com/UpdateMyInfo

See what we're doing to keep your energy safe and reliable. 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:

\$29.50

Please pay by:

June 19, 2026

Enclosed:

I 103051241364 000000029504 0000 2026 6 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: ~~25222449462~~

Account Information

Bill Month: June
Service dates: 04/28/2026 - 05/27/2026
Days Billed: 30
Portion: 02 06/26

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 06/25/2026

Electric Service:

Smart Meter
Meter Number: 62267901
POD Number: 0000004973678
Beginning Read Date: 04-28
Ending Read Date: 05-27
Beginning Read: 6
Ending Read: 6 (Actual)
Usage: 0 kWh

Total Metered Energy Use: 0.0 kWh

June Energy Bill

Invoice: 202522449462

Account Summary

Last Month's Account Balance	\$29.45
Payment on May 12, 2026	\$29.45-
Balance Forward	\$0.00

Payments applied after May 28, 2026 are not included.

Electric Charges

System Access	\$20.00
Other Surcharges	\$8.25
Low-Income Assist Fund	\$1.25
Total Electric	\$29.50

Total Energy Charges	\$29.50
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Amount Due:	\$29.50
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by June 19, 2026

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

Questions or concerns about this bill? Contact us before the due date for assistance.
Learn how to read and understand the charges on your bill at: ConsumersEnergy.com/AboutMyBill

NEWS AND INFORMATION

Safety first! Review the Electric Safety Guide tips on
downed wires, power outages, and more at:

www.ConsumersEnergy.com/ElectricSafetyGuide

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



Granger Waste Services of Jackson
2600 Lansing Road
Jackson MI 49202
Phone: (517) 372-2800
WWW.GRANGERWASTESERVICES.COM

Ticket No: 2096877
Date: 04/21/2026
Inbound: 3:08 pm
Outbound: 3:09 pm
Account No: 16002330

Account: 16002330
IJ-CASH CUSTOMER-GWSJ
2600 LANSING AVE
JACKSON MI 49202-1649

DDA Earth Day

GROSS WEIGHT: 6,220
TARE WEIGHT: 5,800

NET WEIGHT: 420

Material	Qty/Tons	Price	Materials	Surcharges	Totals
GWSJ-TON GEN REF-100	2.00	\$70.00	\$140.00	\$12.32	\$152.32

Total Charges: \$152.32

Thank you for your business.

**GRANGER IS NOT RESPONSIBLE FOR
DAMAGES INCURRED ON SITE**

Paid 5/19/26

Customer Signature: _____

Truck Number: _____

Date: _____

RECEIVED
MAY 05 2026

BY:-----

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

Invoice Date: May 5, 2026

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

Invoice for services: April 2026

Services Provided:

Assistance given to prepare reasonably adjusted trial balances for December 31, 2025 and related workpapers.

Amount Due: \$125.00



RECEIVED
MAY 05 2026

Statement

BY: _____

David Warfield

Date: May 6, 2026

Bill to: Blackman Charter Township

Hours worked for April 2026

1990 W Parnall Rd
Jackson MI 49201
(517) 788-4345

Date	Description	Hours Worked
4/1/26		
4/2/26		
4/3/26	Rod Mills Park	1.00
4/4/26		
4/5/26		
4/6/26		
4/7/26		
4/8/26	Rod Mills Park	2.00
4/9/26	Rod Mills Park	2.50
4/10/26		
4/11/26		
4/12/26		
4/13/26	Rod Mills Park	2.50
4/14/26		
4/15/26		
4/16/26		
4/17/26		
4/18/26		
4/19/26		
4/20/26	Rod Mills Park	3.50
4/21/26	DDA - Earth Day Cleanup	8.00
4/22/26		
4/23/26	Rod Mills Park	2.00
4/24/26	Rod Mills Park	3.00
4/25/26		
4/26/26		
4/27/26	Rod Mills Park	3.25
4/28/26		
4/29/26	Rod Mills Park	3.25
4/30/26	Rod Mills Park	2.25

Total Hours $36.25 \times 18.47 = 6614.13$

David Warfield, 3432 Northlands Avenue, Jackson, MI 49201

David Warfield

248 728 934 - 147.76

208 751 805 - 466.37

Invoice

Jake's Property Management LLC

Company Address

1080 Virginia Way, Jackson, MI 49201

Phone: 517-937-3082

Email: jakespropertymgmt@gmail.com

Date 5/5/2026

Invoice April mowing

Customer ID Blackman

RECEIVED
MAY 05 2026

Quotation For

Lawn Service

BY: _____

Prepared by: J. Brautigam

Quantity	Description	Unit Price	Taxable?	Amount
<u>3</u>	Bond Cemetery <i>Twp</i>	\$ 60.00		\$ 180.00
<u>3</u>	Fifield Cemetery <i>Twp</i>	\$ 120.00		\$ 360.00
<u>3</u>	Jackson poor farm cemetery <i>Twp</i>	\$ 60.00		\$ 180.00
<u>4</u>	Blackman Township Office <i>Twp</i>	\$ 100.00		\$ 400.00
<u>4</u>	Blackman Leoni Public Safety <i>P/S</i>	\$ 75.00		\$ 300.00
<u>3</u>	Blackman Leoni Public Safety 360 Dettman <i>P/S</i>	\$ 50.00		\$ 150.00
<u>3</u>	Blackman Memorial Gardens <i>Twp</i>	\$ 40.00		\$ 120.00
<u>3</u>	Rod Mills Park -14.3 acres <i>Park</i>	\$ 445.00		\$ 1,335.00
<u>3</u>	Bondsteel Drive Memorial <i>BDDA</i>	\$ 60.00		\$ 180.00
<u>2</u>	Highway Interchange Islands (bi-weekly)	\$ 90.00	<i>BDDA</i>	\$ 180.00
<u>2</u>	2000 Parnall (bi-weekly) <i>Twp</i>	\$ 100.00		\$ 200.00
<u>1</u>	Water Booster Pump Station (bi-weekly)	\$ 40.00	<i>Water</i>	\$ 40.00
<u>2</u>	O'neil Drive sidewalk and circle (bi-weekly)	\$ 60.00	<i>BDDA</i>	\$ 120.00
<u>2</u>	Boardman Road Garden and Sidewalks (bi-weekly)	\$ 80.00	<i>BDDA</i>	\$ 160.00
<u>1</u>	Boardman North side of road clean up one time price	\$ 200.00	<i>BDDA</i>	\$ 200.00

OK 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	\$ 4,105.00
Tax Rate	0.00%
Sales Tax	\$ -
Other	\$ -
TOTAL	\$ 4,105.00

BDDA total = \$ 840.00

Invoice

Jake's Property Management LLC

Company Address

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

Date 6/8/2026
Invoice May mowing
Customer ID Blackman

RECEIVED
JUN 08 2026

Quotation For
Lawn Service

BY:

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	\$ 40.00		\$ 160.00
4	Rod Mills Park -14.3 acres	\$ 445.00		\$ 1,780.00
4	Bondsteel Drive Memorial	\$ 60.00		\$ 240.00
2	Highway Interchange Islands (bi-weekly)	\$ 90.00		\$ 180.00
2	2000 Parnall (bi-weekly)	\$ 100.00		\$ 200.00
2	Water Booster Pump Station (bi-weekly)	\$ 40.00		\$ 80.00
2	O'neil Drive sidewalk and circle (bi-weekly)	\$ 60.00		\$ 120.00
2	Boardman Road Garden and Sidewalks (bi-weekly)	\$ 80.00		\$ 160.00
2	Boardman North side	\$ 100.00		\$ 200.00
1	weed maintenance for trail	\$ 50.00		\$ 50.00

Twp.
Twp
Twp
Twp
P/S
P/S
Twp
Parks
BDDA
BDDA
Twp
Water
BDDA
BDDA
BDDA
Parks
OK

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	\$ 5,030.00
Tax Rate	0.00%
Sales Tax	\$ -
Other	\$ -
TOTAL	\$ 5,030.00

DDA Total = \$ 900.00

Invoice

Jake's Property Management LLC

Company Address

1080 Virginia Way, Jackson, MI 49201

Phone: 517-937-3082

Email: jakespropertymgmt@gmail.com

Date 7/13/2026

Invoice June Mowing

Customer ID Blackman

RECEIVED
JUL 13 2026

Quotation For

Lawn Service

3% increase

BY: _____

Prepared by: J. Brautigam

Quantity	Description	Unit Price	Taxable?	Amount
5	Bond Cemetery Twp	\$ 61.80		\$ 309.00
5	Fifield Cemetery Twp	\$ 123.60		\$ 618.00
5	Jackson poor farm cemetery Twp	\$ 61.80		\$ 309.00
5	Blackman Township Office Twp	\$ 103.00		\$ 515.00
5	Blackman Leoni Public Safety P/S	\$ 77.25		\$ 386.25
5	Blackman Leoni Public Safety 360 Dettman P/S	\$ 51.50		\$ 257.50
5	Blackman Memorial Gardens Twp	\$ 41.20		\$ 206.00
5	Rod Mills Park -14.3 acres Parks	\$ 458.35		\$ 2,291.75
5	Bondsteel Drive Memorial BDDA	\$ 61.80		\$ 309.00
2	Highway Interchange Islands (bi-weekly) BDDA	\$ 92.70		\$ 185.40
2	2000 Parnall (bi-weekly) Twp	\$ 103.00		\$ 206.00
2	Water Booster Pump Station (bi-weekly) Water	\$ 41.20		\$ 82.40
2	O'neil Drive sidewalk and circle (bi-weekly) BDDA	\$ 61.80		\$ 123.60
2	Boardman Road Garden and Sidewalks (bi-weekly) BDDA	\$ 82.40		\$ 164.80
2	Boardman North side BDDA	\$ 103.00		\$ 206.00
0	weed maintenance for trail Parks	\$ 50.00		\$

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	\$ 6,169.70
Tax Rate	0.00%
Sales Tax	\$
Other	\$
TOTAL	\$ 6,169.70

DDA Total = \$988.80

OK PD

Account: ~~1030 5124 1364~~**Questions:**Visit: ConsumersEnergy.com

Call us: 800-805-0490

Amount Due:

\$59.59

Please pay by:

August 18, 2026

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

▶ **Reminder - Please pay previous amount due from 07/20/26. Thank you.**

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

August Energy Bill

Service dates: June 26, 2026 - July 26, 2026 (31 days)

**Rate Case Application Information**

Bill changes affect everyone differently, and you deserve clear, honest information when changes happen. The updates below will help us continue securing Michigan's grid and plan ahead to reliably meet our state's needs today and for years to come.

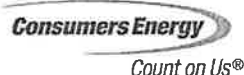
On June 2, 2026, we asked the Michigan Public Service Commission (MPSC) to approve new electric rates. If approved, businesses would see an estimated monthly increase of \$39 (8.6%) starting in May 2027.

For detailed information visit: ConsumersEnergy.com/RateCase

Cool down from the heat with 100% predictable bills.

Michigan summer may be sizzling, but there's still time to cool off with predictable bills. Enroll in our Budget Plan today and spread your costs into even monthly payments throughout the year. Don't wait for the seasons to change. Sign up in minutes, anytime at ConsumersEnergy.com/Budget.

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:

\$59.59

Please pay by:

August 18, 2026▶ **Enclosed:**

I 103051241364 000000059592 0000 2056 4 000000002950

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: ~~XXXXXXXXXX~~

Account Information

Bill Month: August
Service dates: 06/26/2026 - 07/26/2026
Days Billed: 31
Portion: 02 08/26

Rate Information

Elec Gen Sec Rate GS Com
Rate: 1100

Meter Information

Your next scheduled meter read
date is on or around 08/24/2026

Electric Service:

Smart Meter
Meter Number: 62267901
POD Number: 0000004973678
Beginning Read Date: 06-26
Ending Read Date: 07-26
Beginning Read: 6
Ending Read: 6 (Actual)
Usage: 0 kWh

Total Metered Energy Use: 0.0 kWh

August Energy Bill

Invoice: 205459133027

Account Summary

Last Month's Account Balance	\$29.50
Balance Forward	\$29.50
Late Payment Charge	\$0.59
Reminder - Please pay previous amount due from 07/20/26. Thank you.	
Payments applied after Jul 27, 2026 are not included.	

Electric Charges

System Access	\$20.00
Other Surcharges	\$8.25
Low-Income Assist Fund	\$1.25
Total Electric	\$29.50

Total Energy Charges \$29.50

Amount Due: \$59.59
by August 18, 2026

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

Questions or concerns about this bill? Contact us before the due date for assistance.
Learn how to read and understand the charges on your bill at: ConsumersEnergy.com/AboutMyBill

NEWS AND INFORMATION

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

www.ConsumersEnergy.com/YourEnergy

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



STAY SAFE: Call 9-1-1 or 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.

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



RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING - LAND SURVEYING

RECEIVED
JUL 13 2026

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 DDA
1990 W. Parnall Road
Jackson, MI 49201

Date: July 10, 2026

Invoice No. 06108-158

Terms: Net 30 Days

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

For Services in connection with attending the quarterly board meeting.

For Services 05-10-26 to 06-06-26

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	-----	-----
Project Engineer	1.0	\$150.00	\$150.00
Mileage Expenses	30 miles	\$0.72	\$21.60

AMOUNT DUE THIS INVOICE \$171.60

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate

RECEIVED
JUL 01 2026

BY: _____

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

Invoice Date: July 1, 2026

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

Accounting Invoice for services: June 2026

Services Provided:

Preparation for the 2026 Form 5176 Request for State Reimbursement of Tax Increment Finance Authority Personal Property TIF Loss for NON-Brownfield Authorities.

Preparation of Annual Report.

Preparation of Municipal Financing Statement.

Attend meeting with Assessor and Deputy Treasurer to discuss DDA parcels and base values.

Amount Due: \$750.00

08/03/2026 03:16 PM

REVENUE AND EXPENDITURE REPORT FOR BLACKMAN TOWNSHIP

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User: LINDA

DB: Blackman

PERIOD ENDING 07/31/2026

G/L NUMBER	DESCRIPTION	2026	2026	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	07/31/2026 NORM (ABNORM)	MONTH 07/31/26 INCR (DECR)	BALANCE NORM (ABNORM)	
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	329,492.00	0.00	174,508.00	65.38
248-000-665.000	INVESTMENT/INTEREST	2,653.02	2,653.02	1,619.34	267.99	1,033.68	61.04
248-000-672.000	MISCELLANEOUS REVENUE	3,000.00	3,000.00	3,000.00	0.00	0.00	100.00
Total Dept 000 - CASH RECEIPTS		497,448.07	497,448.07	334,111.34	267.99	163,336.73	67.17
TOTAL REVENUES		497,448.07	497,448.07	334,111.34	267.99	163,336.73	67.17
Expenditures							
Dept 728 - DEBT SERVICE FUND							
248-728-801.000	PROFESSIONAL SERVICES	53,000.00	53,000.00	13,546.60	0.00	39,453.40	25.56
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	10,489.51	988.80	9,510.49	52.45
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	24,036.11	988.80	49,353.89	32.75
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	24,036.11	988.80	549,353.89	4.19
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:							
TOTAL REVENUES		497,448.07	497,448.07	334,111.34	267.99	163,336.73	67.17
TOTAL EXPENDITURES		573,390.00	573,390.00	24,036.11	988.80	549,353.89	4.19
NET OF REVENUES & EXPENDITURES		(75,941.93)	(75,941.93)	310,075.23	(720.81)	(386,017.16)	408.31

BDDA Attendance Log 2026

				BUDGET/ANNUAL
BDDA Board Members	2/11/2026	5/13/2026	8/19/2026	12/16/2026
Mike Ambs	P	P		
Dan Decker	P	A		
Kevin Ganton	P	P		
Jeff Kinney	P	P		
Steve Shotwell	P	P		
Rebecca Stewart	p	A		
Raymond VanZandt	P	P		
Pete Jancek	P	P		
Greg Vogt	P	P		
Stephanie Hinkle		A		

P = Present**A = Notified Absence****U = Unknown Absence**