



AGENDA - CITY COUNCIL

Tuesday, March 11, 2025

6:30 PM

1. CALL TO ORDER.

2. PLEDGE OF ALLEGIANCE.

A. Invocation to be given by Mayor Daniel Mahoney

3. ROLL CALL.

4. ADOPTION OF AGENDA.

5. PRESENTATIONS/PROCLAMATIONS.

6. PUBLIC HEARINGS.

A. Conduct a Public Hearing to receive citizen comment on the sale of City-owned property.

No action is required at the close of the Public Hearing.

7. CITIZEN COMMENTS.

(3-Minute Limit)

8. CONSENT CALENDAR.

Consent Action

A. Minutes of the February 25, 2025, Regular Meeting of the Jackson City Council

B. Special Event Application: DDA Paranormal Tour

Approve a request from Jackson Downtown Development Authority to host the DDA Paranormal Tour on March 29, 2025, in downtown Jackson at The Theodore Event Center.

- C. Special Event Application: 11th Annual Heart of a Lion 5k

Approve a request from the Jackson Area 19 Special Olympics to host the 11th Annual Heart of a Lion 5k on August 24, 2025, at Ella Sharp Park.

- D. Special Event Application: Breakthrough T1D Walk

Approve a request from the Breakthrough T1D Group to host the Breakthrough T1D Walk on June 13-14, 2025, at Ella Sharp Park.

- E. Special Event Application: Prevention of Child Abuse & Neglect Gathering

Approve a request from the Council of the Prevention of Child Abuse & Neglect (CPCAN) to host the Prevention of Child Abuse & Neglect Gathering on April 17, 2025, at Austin Blair/Greenwood Park in the City of Jackson.

- F. Special Event Application: 10th Annual Recovery Walk

Approve a request from the Home of New Vision to host the 10th Annual Recovery Walk on September 13, 2025, in downtown Jackson.

- G. Resignations from Downtown Development Authority

Accept with regret, the resignations of Amy Sayles and Erin Valkuchak from the Downtown Development Authority.

- H. Appointment to Racial Equity Commission

Approve the Mayor's recommendation to appoint Shaquay Selby to fill a vacancy on the Racial Equity Commission for a term of 3 years, expiring on 12/31/27.

- I. Appointment to the Jackson Public Arts Commission

Approve the Mayor's recommendation to appoint Elizabeth Ferszt to the Jackson Public Arts Commission, for a term of three years, beginning immediately and ending on May 28, 2028.

- J. Appointment to the Affordable Housing Development Board

Approve the Mayor's recommendation to appoint Amador Ybarra to the Affordable Housing Development Board for a five-year term, beginning immediately and ending on December 31, 2029.

- K. Appointment to the Community Police Oversight Commission

Approve the Mayor's recommendation to appoint Vittoria Jimerson to the Community Police Oversight Commission, for a 3 year term beginning immediately and ending on December 31, 2027.

9. OTHER BUSINESS.

10. NEW BUSINESS.

- A. Approve a PILOT Ordinance and associated development agreement for Jackson Interfaith Homes Nonprofit Corporation/ King Community Homes IILDHA LLC.

Approve the first reading of an ordinance granting a "PILOT" payment in lieu of taxes exemption to Jackson Interfaith Nonprofit Housing Corporation / King Community Homes II Limited Dividend Housing Association LLC, and associated development agreement. Authorize the City Manager and City Attorney to make minor modifications to the development agreement as necessary.

- B. Approval of the replacement of the assessment funded "Meterless Parking" system with a "Pay-to-Park" system

Approve the replacement of the assessment funded "Meterless Parking" system with a "Pay-to-Park" system for automobile parking within the downtown Central Commercial District by

- a) approval of the attached resolution for parking system user fees,*
- b) award a contract to Total Parking Solutions, Inc. for the purchase of pay station terminals and associated management system services,*
- c) approval of a contract amendment with Passport Labs, Inc. for payment processing services and*
- d) authorization for the City Manager to execute the appropriate documents.*

- C. Approve the renewal of the Bridge Consulting Services contract

Approve the renewal of the Bridge Consulting Services contract with Great Lakes Engineering, Inc. of Lansing, Michigan for 2025 and 2026 in the amount of \$62,728.00 and authorize the Mayor and City Clerk to execute the appropriate document(s) in accordance with the Purchasing Agent.

- D. Electric Scooter Ordinance

Consider First Reading of a proposed Electric Scooter Ordinance, regulating the licensing and operation of electric scooters in the downtown.

- E. Approve an amendment to the 2024-2025 City of Jackson budget

Approve an amendment to the 2024-2025 City of Jackson budget for the reallocation of general fund dollars, in the amount of \$60,000, to the Curb

Appeal Program, adopt the accompanying budget resolution, and authorize the City Manager and City Attorney to execute any/all related documents.

- F. Approve the sale of City-owned property for the construction of a new single-family home

Approve the sale of City-owned property located at 1211 Ellery Avenue (parcel # 8-1281.0400) to Sayre Builders for \$300, approve the Purchase/Development Agreement and Quit Claim Deed, authorize the City Manager and City Attorney to make minor modifications as needed, and authorize the City Manager and City Attorney to execute the appropriate documents necessary to complete the transaction.

- G. Award a Demolition Contract to Handy Excavating in the Total Amount of \$65,050 to Demolish 736 Page Avenue

Award a Demolition Contract to Handy Excavating in the Total Amount of \$65,050 to Demolish 736 Page Avenue

11. CITY COUNCILMEMBER'S COMMENTS.

12. CITY MANAGER'S COMMENTS.

13. ADJOURNMENT.

DEPARTMENTAL REPORT

MEMO TO: City Manager

FROM: Shane LaPorte, Director of Community Development

DATE: March 11, 2025

RECOMMENDATION: Conduct a Public Hearing to receive citizen comment on the sale of City-owned property located at 418 N. Jackson Street. No action is required at the close of the Public Hearing.

ISSUE STATEMENT

The City of Jackson acquired 418 N. Jackson Street in 1989, using funds from the Department of Housing & Urban Development (HUD) Community Development Block Grant (CDBG) program. It currently contains a parking lot and small utility building. The City has received an offer from Jackson County Ambulance, Inc. to purchase the property. Per the regulations established in 24 CFR 570.505, any change of use in the current property requires the City to receive Citizen comments regarding that change and subsequent sale. While the JCA may continue using the parking lot for its current purpose, future plans may include a building to house its regional headquarters. As such, the City of Jackson is providing an opportunity for citizens to comment on the proposed sale of the property and potential future change of use.

DESCRIBE THE CONSEQUENCES

Failure to conduct a public hearing to gather citizen comments may result in penalties from HUD, per 24 CFR 570.505. In addition, the City may not sell the property for more than its current market value. The current offer of \$100,000 meets that requirement. Finally, any funds received from the sale of said property must be considered as CDBG “program income” for the City of Jackson.

OWNERSHIP

Notice of the Public Hearing was published in the *Jackson Citizen Patriot / Mlive* on Saturday, March 1, 2025. Staff in the City’s Community Development Department are responsible for all aspects of the public hearing, sale, and future use of program income related to this potential sale.

SOLUTION

City Council should conduct a Public Hearing to receive citizen comment on the sale of the City-owned property in question. No other action is required at this time, and there are no budgetary considerations associated with the Public Hearing.

FACILITATE IMPLEMENTATION

Conduct a Public Hearing to receive citizen comment on the sale of City-owned property located at 418 N. Jackson Street. No action is required at the close of the Public Hearing.



CITY COUNCIL MEETING MINUTES

February 25, 2025

CALL TO ORDER:

The Jackson City Council met in regular session in Council Chambers and was called to order at 6:30 p.m. by Mayor Daniel J. Mahoney.

PLEDGE OF ALLEGIANCE AND INVOCATION:

Council joined in the Pledge of Allegiance. Invocation was given by Sixth Ward City Councilmember Will Forgrave.

ROLL CALL:

Present: Mayor Daniel Mahoney, First Ward Councilmember Arlene Robinson, Vice Mayor/Second Ward Councilmember Freddie Dancy, Third Ward Councilmember Angelita Gunn, Fourth Ward Councilmember Conner Wood, Fifth Ward Councilmember Christy Davis, and Sixth Ward Councilmember Will Forgrave.

Absent: none.

Also present: City Manager Jonathan Greene, City Attorney Matthew Hagerty, City Clerk Andrea Muray, Chief Equity Officer John Willis, Police Chief Chris Simpson, and City Engineer Troy White.

ADOPTION OF AGENDA:

Motion was made by Councilmember Wood, seconded by Councilmember Robinson to adopt the agenda. Vote – Yeas: Mayor Mahoney, Vice Mayor Dancy, Councilmembers Robinson, Gunn, Wood, Davis, and Forgrave (7). Nays: none. Motion carried.

PRESENTATIONS/PROCLAMATIONS: none.

PUBLIC HEARINGS: none.

February 25, 2025

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CITIZEN COMMENTS:

Citizen comments were heard and the meeting continued.

CONSENT CALENDAR:

A. February 11, 2025 City Council Meeting Minutes

Approve the meeting minutes from the February 11, 2025 regular Meeting of the Jackson City Council

B. 2024 Annual Report

Accept and place on file, the 2024 Annual Report.

C. Special Event Application: Ides of March Toga Crawl

Approve a request from the Jackson Downtown Development Authority to host the Ides of March Toga Crawl on March 15, 2025, in downtown Jackson.

D. Special Event Application: 3rd Annual Jackson YMCA Shamrock Shuffle 5k

Approve a request from the Jackson YMCA to host the 3rd Annual Jackson YMCA Shamrock Shuffle 5k on March 15, 2025, in downtown Jackson and Horace Blackman Park.

E. Resignation from Downtown Development Authority

Accept with regret, the resignation of Tonia White from the Downtown Development Authority.

F. Appointment to Downtown Development Authority

Approval of the Mayor's recommendation to appoint Scott Pienta to the Downtown Development Authority, for a four-year term, beginning immediately and ending on March 31, 2029.

G. Appointment to Local Officers Compensation Commission

Approve the Mayor's recommendation to appoint Bridget Simone to the Local Officers Compensation Commission for a seven-year term beginning immediately and ending on February 28, 2032.

H. Reappointment to City Planning Commission

Approve the Mayor's recommendation to reappoint Clyde Mauldin to the City Planning Commission for a three-year term beginning immediately and ending on December 31, 2028.

I. Reappointment to the Zoning Board of Appeals

Approve the Mayor's recommendation to reappoint Clyde Mauldin as the City Planning Commission representative on the Zoning Board of Appeals for a term of 3 years, beginning immediately and ending on 12/31/28.

Motion was made by Councilmember Wood, seconded by Councilmember Gunn to approve the consent calendar. Vote – Yeas: Mayor Mahoney, Vice Mayor Dancy, Councilmembers Robinson, Gunn, Wood, Davis, and Forgrave (7). Nays: none. Motion carried.

OTHER BUSINESS:

A. East Side Economic Development Update

City Manager Jonathan Green provided Council an update on the status of the efforts being made.

NEW BUSINESS:

A. Vacant Land Donation – Parcel(s) 7-031400000, 7-0314.A000, 7-032500000, & 7-031300000

Recommendation: *Accept the donation of vacant residential property on Cooper and Detroit Streets (parcel #s 7-031400000, 7-0314.A000, 7-032500000, & 7-031300000), approve the donation agreements and quit claim deeds, authorize the City Manager and City Attorney to make minor modifications as needed, and authorize the City Manager and City Attorney to execute the appropriate documents necessary to complete the transaction.*

Motion was made by Vice Mayor Dancy, seconded by Councilmember Wood to accept the donation of vacant residential property on Cooper and Detroit, approve the donation agreements and quit claim deeds, authorize the City Manager and City Attorney to make minor modifications as needed, and authorize the City Manager and City Attorney to execute the appropriate documents. Vote – Yeas: Mayor Mahoney, Vice Mayor Dancy, Councilmembers Robinson, Gunn, Wood, Davis, and Forgrave (7). Nays: none. Motion carried.

B. Vacant Land Donation – Parcel #7-067600000

Recommendation: *Accept the donation of vacant residential property on Cooper & Trail Streets, approve the donation agreement and quit claim deed, authorize the City Manager and City Attorney to make minor modifications as needed, and authorize the City Manager and City Attorney to execute the appropriate documents necessary to complete the transaction.*

Motion was made by Vice Mayor Dancy, seconded by Councilmember Gunn to accept the donation of vacant residential property on Cooper & Trail Streets, approve the donation agreement and quit claim deed, authorize the City Manager and City Attorney to make minor modifications as needed, and authorize the City Manager and City Attorney to execute the appropriate documents necessary to complete the transaction. Vote – Yeas: Mayor Mahoney, Vice Mayor Dancy, Councilmembers Robinson, Gunn, Wood, Davis, and Forgrave (7). Nays: none. Motion carried.

C. 2025-2026 CDBG & HOME Preliminary Allocations

Recommendation: *Identify Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Projects for Fiscal Year 2025 – 2026 and Establish Preliminary Funding Allocations for those Projects*

Motion was made by Vice Mayor Dancy, seconded by Councilmember Wood to identify Community Development Block Grant and HOME Investment Partnerships Projects for Fiscal Year 2025 – 2026 and establish preliminary funding allocations for those Projects. Vote – Yeas: Mayor Mahoney, Vice Mayor Dancy, Councilmembers Robinson, Gunn, Wood, Davis, and Forgrave (7). Nays: none. Motion carried.

D. Resolution- MDOT Contract for Capital Preventative Bridge Maintenance

Recommendation: *Approve a resolution to enter into a contract with the Michigan Department of Transportation (MDOT) for the capital preventative maintenance on three bridges over the Grand River and authorize the Mayor and City Clerk to execute the appropriate documents.*

Motion was made by Vice Mayor Dancy, seconded by Councilmember Robinson to approve a resolution to enter into a contract with the Michigan Department of Transportation for the capital preventative maintenance on three bridges over the Grand River and authorize the Mayor and City Clerk to execute the appropriate documents. Vote – Yeas: Mayor Mahoney, Vice Mayor Dancy, Councilmembers Robinson, Gunn, Wood, Davis, and Forgrave (7). Nays: none. Motion carried.

E. Resolution – MDOT Application for Local Bridge Program Funding

Recommendation: *Approve a resolution for application to the Michigan Department of Transportation (MDOT) for Local Bridge Program Funding, authorization for the Mayor and City Clerk to execute the resolution, and authorization for the City Engineer to file an application for the Martin Luther King, Jr. Drive Bridge over the Grand River.*

Motion was made by Councilmember Gunn, seconded by Mayor Mahoney to approve a resolution for application to the Michigan Department of Transportation for Local Bridge Program Funding, authorization for the Mayor and City Clerk to execute the resolution, and authorization for the City Engineer to file an application for the Martin Luther King, Jr. Drive Bridge over the Grand River. Vote – Yeas: Mayor Mahoney, Vice Mayor Dancy, Councilmembers Robinson, Gunn, Wood, Davis, and Forgrave (7). Nays: none. Motion carried.

F. Resolution – MDOT Contract for MLK Jr Drive street reconstruction

Recommendation: *Approve a resolution to enter into a contract with the Michigan Department of Transportation (MDOT) for street reconstruction on Martin Luther King, Jr. Drive from South Street to Morrell Street authorize the Mayor and City Clerk to execute the appropriate documents.*

Motion was made by Vice Mayor Dancy, seconded by Councilmember Robinson to approve a resolution to enter into a contract with the Michigan Department of Transportation for street reconstruction on Martin Luther King, Jr. Drive from South Street to Morrell Street and authorize the Mayor and City Clerk to execute the appropriate documents. Vote – Yeas: Mayor Mahoney, Vice Mayor Dancy, Councilmembers Robinson, Gunn, Wood, Davis, and Forgrave (7). Nays: none. Motion carried.

G. Resolution – MDOT Contract for Milling and Resurfacing on Brown and Blackstone

Recommendation: *Approve a resolution to enter into a contract with the Michigan Department of Transportation (MDOT) for milling and resurfacing on Brown Street from Denton Road to High Street and roadway widening on Blackstone Street from Glick Highway to Van Buren Street and authorize the Mayor and City Clerk to execute the appropriate documents.*

Motion was made by Vice Mayor Dancy, seconded by Councilmember Forgrave to approve a resolution to enter into a contract with the Michigan Department of Transportation for milling and resurfacing on Brown Street from Denton Road to High Street and roadway widening on Blackstone Street from Glick Highway to Van Buren Street and authorize the Mayor and City Clerk to execute the appropriate documents. Vote – Yeas: Mayor Mahoney, Vice Mayor Dancy, Councilmembers Robinson, Gunn, Wood, Davis, and Forgrave (7). Nays: none. Motion carried.

H. Change Order 1- Wastewater Treatment Plant Replacement Contract

Recommendation: *Approve Change Order 1 to the Wastewater Treatment Plant Culverts #2 and #4 Replacement contract with Bailey Excavating, Inc. in the decreased amount of \$63,602.34 to balance contract quantities to match quantities placed in the field and authorize the City Manager and City Engineer to execute the appropriate document.*

Motion was made by Councilmember Gunn, seconded by Councilmember Robinson to approve Change Order 1 to the Wastewater Treatment Plant Culverts #2 and #4 Replacement contract with Bailey Excavating, Inc. in the decreased amount of \$63,602.34 to balance contract quantities to match quantities placed in the field and authorize the City Manager and City Engineer to execute the appropriate document. Vote – Yeas: Mayor Mahoney, Vice Mayor Dancy, Councilmembers Robinson, Gunn, Wood, Davis, and Forgrave (7). Nays: none. Motion carried.

I. Invoice Payment – Dunigan Brothers, Inc.

Recommendation: *Authorize the payment of a Dunigan Brothers, Inc. invoice in the amount of \$172,491.18 for the replacement of a transmission main valve at the outlet from the High Service Pump Station and authorize the Water Treatment Plant Supervisor and City Manager to execute the appropriate document(s).*

Motion was made by Vice Mayor Dancy, seconded by Councilmember Wood to authorize the payment of a Dunigan Brothers, Inc. invoice in the amount of \$172,491.18 for the replacement of a transmission main valve at the outlet from the High Service Pump Station and authorize the Water Treatment Plant Supervisor and City Manager to execute the appropriate document(s). Vote – Yeas: Mayor Mahoney, Vice Mayor Dancy, Councilmembers Robinson, Gunn, Wood, Davis, and Forgrave (7). Nays: none. Motion carried.

J. Sale of City Owned Property – 228 W. Michigan Avenue

Recommendation: *Approve the sale of the Hotel Hayes, located at 228 W. Michigan Avenue to Collier Gibson. Authorize the City Manager and City Attorney to create the Property Purchase Agreement and Property Development Agreement and any other authorized documents to complete the sale of the Property, making minor modifications as necessary.*

Motion was made by Vice Mayor Dancy, seconded by Mayor Mahoney to approve the sale of the Hotel Hayes, located at 228 W. Michigan Avenue to Collier Gibson, authorize the City Manager and City Attorney to create the Property Purchase Agreement and Property Development Agreement and any other authorized documents to complete the sale of the Property, making minor modifications as necessary. Vote – Yeas: Mayor Mahoney, Vice Mayor Dancy, Councilmembers Robinson, Gunn, Wood, Davis, and Forgrave (7). Nays: none. Motion carried.

CITY COUNCILMEMBER’S COMMENTS:

Mayor Mahoney, Vice Mayor Dancy, and Councilmembers Robinson, Wood, and Davis offered comments. Councilmembers Gunn and Forgrave declined to offer comments.

MANAGER’S COMMENTS:

City Manager Jonathan Greene offered comments.

ADJOURNMENT:

No further being offered, a motion to adjourn was made by Vice Mayor Dancy and seconded by Mayor Mahoney. Mayor Mahoney adjourned the meeting at 7:13 p.m.



MEMO TO: Mayor and City Councilmembers
FROM: Jonathan Greene, City Manager
DATE: March 11, 2025
SUBJECT: Special Event Application: DDA Paranormal Tour

Recommendation:

Approve a request from Jackson Downtown Development Authority to host the DDA Paranormal Tour on March 29, 2025, in downtown Jackson at The Theodore Event Center.

Attached is a memo and supporting paperwork from Beth Kuiper regarding the Special Event Application for the DDA Paranormal Tour.

I recommend approval of the Special Event Application for the DDA Paranormal Tour. Your consideration and concurrence is appreciated.



DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: DDA Director, DDA Director

DATE: March 11, 2025

RECOMMENDATION: Approve a request from Jackson Downtown Development Authority to host the DDA Paranormal Tour on March 29, 2025, in downtown Jackson at The Theodore Event Center.

ISSUE STATEMENT

Approvals noted below by each department indicate they have been made aware of the request and the capacity of their department has been met. Conditions of their approval and special considerations are noted.

DEPARTMENT	APPROVAL	DENIAL	ECONOMIC IMPACT
DDA		X	\$0.00
Engineering		X	\$0.00
Fire		X	\$0.00
Neighborhood & Economic Operations		X	\$0.00
Parks & Recreation		X	\$0.00
Police		X	\$0.00
Public Works		X	\$0.00
TOTAL			\$0.00

DESCRIBE THE CONSEQUENCES

Conditions & Considerations: None.

OWNERSHIP

Insurance Status: This event is covered under the City of Jackson's insurance policy.

SOLUTION

FACILITATE IMPLEMENTATION

Approve a request from Jackson Downtown Development Authority to host the DDA Paranormal Tour on March 29, 2025, in downtown Jackson at The Theadore Event Center.

ATTACHMENTS

- 1. SEA-DDA Paranormal Tour - scanned copy

By: M Evans Date: 2/24/25

Fee Rec: Date: N/A

Cash: Check #:

Approved through City Council

Yes/No: Date:

SPECIAL EVENT APPLICATION 2025

Submit your application to mevans@cityofjackson.org or drop it off at
City of Jackson Downtown Development Authority: 161 W. Michigan Ave, 5th Floor, Jackson, MI

Application must be submitted 60 days prior to event date

Application attachments

The application will not be submitted for approval until all attachments are attained.

☐ Application Fee: Nonrefundable. Cash or check only. Please make checks out to **Downtown Development Authority**

☐ Level 1: \$75 (0-1 city resources)

Examples of city resources include, but are not limited to, requests for power, water or fire hydrants, traffic cones, and staging.

☐ Level 2: \$150 (No road closure, needs 2 city resources) *Does not include closing Hayes Court

☐ Level 3: \$225 (Road closure, police assistance, needs 3+ city resources)

If you would like to apply for a non-profit/low resource fee waiver, see page 4.

☐ LATE FEE: +\$50 Late/Rush Fee submitted less than 60 days but greater than 30 days. No applications will be accepted less than 30 days from the date of the event.

☐ Insurance documentation for sponsoring organization

☐ Event Map -Please indicate the location of all items (see page 4 for detailed information needed & page 7 for a blank map)

☐ Liquor License & Liquor Liability Insurance (if applicable) See page 5 for details on liquor and the Social District

☐ Cannabis Consumption Area License and Liability insurance (if applicable)

☐ Carnival Ride Permit (if applicable)

☐ Insurance documentation for all vendors (if applicable)

☐ Fireworks plan and all required approval documentation from the appropriate authorities (if applicable)

Applicant Information

EVENT NAME: Paranormal Investigation and Book Signing - DDA Paranormal Tour

Sponsoring Organization Legal Name : Jackson DDA

Street Address : The Theodore Event Center: 402 West Michigan Avenue

Tax ID# : 68-6004701

Website : jacksondda.org

Contact Name 1 : Beth Kuiper

Email: jacksondda@cityofjackson.org

Phone: 517-768-6410

Contact Name 2 : Melissa Evans

Email: mevans@cityofjackson.org

Phone: 517-768-6411

Contact Name/Phone# During Event: Beth Kuiper

Event Details

Event Date(s): Set up Time: Start Time: End Time: Tear Down Time:

March 29 - March 30, 2025

7PM

8PM (March 29)

2AM (March 30)

3AM

Has this event occurred before? Yes ☒ No ☒ If yes, how many previous years?

What is the expected attendance? 40

Do you expect to do this event next year?

☒ Yes

No ☐

Type of Event Please check all that apply

Festival ☐

March/Parade ☐

Walk/Run* ☒

Other ☐

Paranormal Investigation & Book Signing ☒

***Downtown 5K/10K's:** Even with City Council approval, the proposed route cannot be guaranteed due to ongoing construction, which may require adjustments to the course. We recommend considering Ella Sharp Park as an alternative to downtown streets.

Description of Event

This description will be posted on the Special Events Calendar

The Jackson DDA is hosting a Paranormal Investigation & Book Signing at The Theodore Event Center. There will be a book signing with Dr. Gerald (Gerry) Hunter, author of More Haunted Michigan, followed by a thrilling paranormal investigation of The Theodore, led by the Central Michigan Paranormal Investigators.

Event Location

Please include the location on the map

Horace Blackman Park

Bucky Harris Park

MLK Equality Trail

TRUE City Square Stage

Grand River Farmers Market Pavilion

Ella Sharp Park

*requires Ella Sharp Board approval

☒ Other Location The Theodore Event Center

Requested Street Closure(s)

Please include all requested street closures on the map. **Note that street closures require an anticipated attendance of at least 3,000**

Street Name: NO ROAD CLOSURES	Cross Street 1:	Cross Street 2:
Closure Start Date:	Time:	Closure End Date: Time:
Street Name:	Cross Street 1:	Cross Street 2:
Closure Start Date:	Time:	Closure End Date: Time:
Street Name:	Cross Street 1:	Cross Street 2:
Closure Start Date:	Time:	Closure End Date: Time:
Street Name:	Cross Street 1:	Cross Street 2:
Closure Start Date:	Time:	Closure End Date: Time:
Street Name:	Cross Street 1:	Cross Street 2:
Closure Start Date:	Time:	Closure End Date: Time:
Street Name:	Cross Street 1:	Cross Street 2:
Closure Start Date:	Time:	Closure End Date: Time:

Bathroom Plan

Please include bathroom locations on the map

Facilities: How many restrooms/portable toilets will be provided, including ADA options? The venue has bathrooms (1 ADA option)

Service Provider: Who will supply and service the restrooms (name/contact)? N/A

Placement: Where will restrooms be located? *Please include locations on the map N/A

Additional Notes:

Bucky Harris Park Bathrooms Use: Request a key at City Hall, Parks & Rec, 161 W. Michigan Ave., 5th Floor with a \$75 refundable deposit and state ID. You must unlock and lock the bathroom doors before and after the event.

Waste Management Plan Please include garbage locations on the map

*If the area of your event is not cleaned up, you will be invoiced the cost of services.

Collection: How will garbage be managed during and after the event? The venue has trash removal

Service Provider: Who is responsible for waste removal (name/contact)? N/A

Reciprocals: How many bins will be provided? *Please include locations on the map N/A
For large events, how many roll-offs?

Cleanup: Who will handle post-event cleanup? N/A

Additional notes:

Other City Resource Requests *Include all extra resources on map

Electrical Power: Do you need electrical power? Yes ☒ No ☒ ****All electrical lines MUST be properly covered to minimize tripping hazards ****

Will you have food trucks?

Please add food truck names and locations on the map.

Yes ☒ No ☒

If yes, how many food trucks do you anticipate?

Using generators?

Yes ☐ No ☐

Do you need to rent power boxes for the food trucks?
\$25 per box rental cost (adapters included)

Yes ☐ No ☐

If yes, how many?

Will you have Vendors/ Other food on site?

Yes ☒ No ☒

If yes, how many?

Using generators?

Yes ☐ No ☐

Do you need to rent power boxes?
\$25 per box rental cost (adapters included)

Yes ☐ No ☐

If yes, how many?

Will you have Amusement/ Carnival Rides, other attractions (bounce house, foam machine, etc)?

Yes ☒ No ☒

If yes, what?

Using generators?

Yes ☐ No ☐

Do you need to rent power boxes?
\$25 per box rental cost (adapters included)

Yes ☐ No ☐

If yes, how many?

Other electrical power needed?

Yes ☒ No ☒

If yes, what?

Wattage needed:

Number of plug-ins needed:

Water: Do you need water?

Yes ☒ No ☒

If yes, please indicate the needed requirement:

Location of where the water is needed:

Fireworks: Do you plan to do fireworks?

Yes ☒ No ☒

***If yes, please attach your detailed fireworks plan along with all required approval documents from the appropriate local authorities.**

Police Department: Do you require police assistance?

Yes ☒ No ☒

If yes, please explain:

Alcohol Sales:

Yes ☒ No ☒

***If yes, attach liquor license and liquor liability insurance**

Cannabis Consumption Area:

Yes ☒ No ☒

***If yes, attach Cannabis Consumption License and liability insurance**

Other Requests:

Traffic Cones How many?

15 foot Mobile Stage

25 foot Mobile Stage

Other

Other

Required Attachments for Application Processing

Insurance Please request the following documentation from your insurance carrier.

Insurance Type	Requirements
Certificate of Liability Insurance (MUST also be provided by all vendors)	- Showing a liability coverage of at least \$1,000,000 - Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured
Liquor Liability Insurance (if needed)	Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured
Cannabis Liability Insurance (if needed)	Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured
XCU Fireworks Liability Insurance (if needed; required for all fireworks displays)	Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured

I am a Level 1 Special Event (low resources), and would like to be considered for eligibility to enter a Hold Harmless Agreement with The City of Jackson in lieu of providing the above-required insurance documentation.

Event Map Please include **all event details** and activities on the map for review and processing.

Route plan	Emergency vehicle access	Requested street closures	Food Truck Locations
Vendor locations	Dispersal locations	Requested reserved parking	
Tent locations	Trash Receptacle locations	Requested electrical location	
Assembly locations	Bathroom locations	Alcohol/Cannabis sales locations	

**If these details change, a revised map must be provided seven days prior to event.
Revised maps cannot include any additional street use, reserved parking, or additional space reservations.*

I am a representative of a non-profit organization and respectfully request that the application fee be waived or considered for reduction. **Justification for Fee Waiver** (Please briefly explain financial limitations and community benefits of this event):

***Note: We want to inform you that adjustments are being made to the City Special Event Application process to align with the demand for City resources and the overtime required to facilitate these events. As part of this process, we will gradually introduce limits and monetary requirements for utilizing city resources.**

Special Event Application Policy

Additional charges may incur if policies are broken.

1. The applicant or representative of any business, group, or organization that seeks approval to conduct a special event must be 21 years of age or older.
2. No ground stakes are allowed on City property. Tents and inflatables must be weighted down.
3. Glitter and confetti are prohibited at all events.
4. No plugging into outlets without prior approval.
5. For events utilizing street space, all fixtures (tents, vehicles, trucks, etc.) must be placed near the curbs to allow for emergency vehicle access.
6. No alcoholic beverages allowed unless proper paperwork is provided along with City Council approval. Alcoholic beverages must be consumed within the area in which they are served. No containers, open or closed, may leave the event area unless approval is granted.
7. Social District: By following these steps and providing thorough documentation, you can effectively incorporate Social District rules into your Special License application, ensuring compliance with MLCC regulations and facilitating a successful event:
 - a. If a non-profit organization seeks a Special License for an event within a Social District's commons area, the local governing body must delineate the specific portions of the commons area to be used exclusively by the Special Licensee and those to be used by Social District permittees. This ensures clear boundaries and prevents overlap between the event and existing Social District activities. Please provide a clear and precise diagram that outlines the designated areas within the commons for both the Special Licensee and the Social District permittees.
 - b. Alcoholic beverages sold by the Special Licensee must be consumed within the area designated for the special event. Similarly, beverages from Social District permittees should remain within their designated zones. Areas must show visual barriers and provide staff to oversee the delineated area.
 - c. Review the MLCC's Special License Application form for any specific sections or questions related to events in Social Districts. Ensure that all relevant information is accurately provided, and any additional requirements are met. The application form can be found here: <https://www.michigan.gov/lara/bureau-list/lcc/faq/social-districts?utm>
8. Only a removable medium, such as chalk and/or tape, can be used to mark event area or routes. No paint of any kind is permitted. Tape must be removed once event is over.
9. One temporary sign/banner is permitted with your event, provided it measures no more than 12 ft and does not block any intersections, driveways, or right-of-ways.

Special Event Application

Certification and Signature

1. I am the person with authority to act on behalf of the sponsoring organization.
2. I have submitted all required documents in support of the Special Event Application
3. A Special Event Application Fee is submitted along with this application.
4. Only the activities listed on the application will be permitted at the event. If additional activities are added, I will immediately contact the City of Jackson. I understand that the approval of my application may be withdrawn or additional action required.
5. All food vendors must be approved by the Jackson County Health Department and each food and other vendor must provide the City of Jackson with a Certificate of Insurance which names the City of Jackson and the Downtown Development Authority as additional insured parties on the policy.
6. Fire Department permit and approval is required for events including display fireworks. Extreme Close-Up (XCU) fireworks liability insurance is required for all fireworks display.
7. The approval of this special event may include additional requirements, limitations, or fees based on the City's review of the application.
8. If I, or my organization, fail to clean up and repair damages to the event area, my organization may be billed for City services, and that failure to clean up and repair damage will be considered for future applications.
9. As the duly authorized agent of the sponsoring organization applying for approval of the Special Event, I affirm the above understandings and agree that my sponsoring organization will comply with the terms of the written confirmation of approval and all City requirements, ordinances and other laws which apply to this Special Event.
10. By signing this Special Event Application, I declare I am 21 years of age or older.
 11. If required to provide liability insurance, the sponsoring organization will add the City of Jackson and the Downtown Development Authority as additional insured parties on the sponsoring organization's liability policy.
12. On behalf of the sponsoring organization, I agree that the sponsoring organization will defend, indemnify, and hold harmless the City of Jackson, its officers, employees and agents from and against any claim, demand, suit, loss, cost or expense, or any damage, which may be asserted, claimed, or recovered against or from the City of Jackson, its officers, employees, and agent, by reason of any damage to property, bodily injury, or death, sustained by any person whomsoever, and which damage, injury, or death arises out of or is incident to or in any way connected with or related to this Special Event.
13. The City of Jackson reserves the right to waive any requirements of this policy in the interests of the health, safety, and welfare of the citizens of Jackson.

Signature: **Melissa Evans** Digitally signed by Melissa Evans
Date: 2025.02.24 12:35:43 -05'00'

Date:



MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: March 11, 2025

SUBJECT: Special Event Application: 11th Annual Heart of a Lion 5k

Recommendation:

Approve a request from the Jackson Area 19 Special Olympics to host the 11th Annual Heart of a Lion 5k on August 24, 2025, at Ella Sharp Park.

Attached is a memo and supporting paperwork from Beth Kuiper regarding the Special Event Application for the 11th Annual Heart of a Lion 5k.

I recommend approval of the Special Event Application for the 11th Annual Heart of a Lion 5k. Your consideration and concurrence is appreciated.



DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: DDA Director, DDA Director

DATE: March 11, 2025

RECOMMENDATION: Approve a request from the Jackson Area 19 Special Olympics to host the 11th Annual Heart of a Lion 5k on August 24, 2025, at Ella Sharp Park.

ISSUE STATEMENT

Approvals noted below by each department indicate they have been made aware of the request and the capacity of their department has been met. Conditions of their approval and special considerations are noted.

DEPARTMENT	APPROVAL	DENIAL	ECONOMIC IMPACT
DDA		X	\$0.00
Engineering		X	\$0.00
Fire		X	\$0.00
Neighborhood & Economic Operations		X	\$0.00
Parks & Recreation		X	\$0.00
Police		X	\$161.21
Public Works		X	\$1200.00
TOTAL			\$1361.21

DESCRIBE THE CONSEQUENCES

Conditions & Considerations: Road closures, police presence, roadblock signs, mobile stage

OWNERSHIP

Insurance Status: The insurance is on file with the City Attorney and the Downtown Development Authority.

SOLUTION

FACILITATE IMPLEMENTATION

Approve a request from the Jackson Area 19 Special Olympics to host the 11th Annual Heart of a Lion 5k on August 24, 2025, at Ella Sharp Park.

ATTACHMENTS

- 1. SEA-Heart of a Lion 5K - scanned copy



By: MS Date: 2/11/25
 Fee Rec: \$75 ✓ Date: 2/7/25
 Cash: Check #: 4458
 Approved through City Council
 Yes/No: Date:

SPECIAL EVENT APPLICATION 2025

Submit your application to mevans@cityofjackson.org or drop it off at
 City of Jackson Downtown Development Authority: 161 W. Michigan Ave, 5th Floor, Jackson, MI

Application must be submitted 60 days prior to event date

Application attachments

The application will not be submitted for approval until all attachments are attained.

☐ **Application Fee: Nonrefundable. Cash or check only. Please make checks out to *Downtown Development Authority***

☐ **Level 1: \$75 (0-1 city resources)**

Examples of city resources include, but are not limited to, requests for power, water or fire hydrants, traffic cones, and staging.

☐ **Level 2: \$150 (No road closure, needs 2 city resources)** *Does not include closing Hayes Court

☐ **Level 3: \$225 (Road closure, police assistance, needs 3+ city resources)**

If you would like to apply for a non-profit/low resource fee waiver, see page 4.

☐ **LATE FEE: +\$50 Late/Rush Fee submitted less than 60 days but greater than 30 days. No applications will be accepted less than 30 days from the date of the event.**

☒ **Insurance documentation for sponsoring organization**

☒ **Event Map** –Please indicate the location of all items (see page 4 for detailed information needed & page 7 for a blank map)

☐ **Liquor License & Liquor Liability Insurance (if applicable)** See page 5 for details on liquor and the Social District

☐ **Cannabis Consumption Area License and Liability insurance (if applicable)**

☐ **Carnival Ride Permit (if applicable)**

☐ **Insurance documentation for all vendors (if applicable)**

☐ **Fireworks plan and all required approval documentation from the appropriate authorities (if applicable)**

☒ Applicant Information

EVENT NAME: 11th Annual Heart of a Lion 5k

Sponsoring Organization Legal Name : The Jackson Area 19 Special Olympics

Street Address : 210 E MCDevitt Ave, Jackson, MI

Tax ID# : 38-1964643

Website : SOMI.ORG

Contact Name 1 : Amy Gingras

Email: agingras01@comcast.net

Phone: 517 262-1445

Contact Name 2 : Randy Coleman

Email: area19@somi.org

Phone: 517 740-3887

Contact Name/Phone# During Event: Amy Gingras 517 262-1445

☒ Event Details

Event Date(s): Set up Time: Start Time: End Time: Tear Down Time:

08/24/2025

6 a.m.

9 a.m.

11 a.m.

12 pm.

Has this event occurred before? ☒ Yes ☐ No If yes, how many previous years? 10

What is the expected attendance? 275

Do you expect to do this event next year?

☒ Yes ☐ No

☒ Type of Event Please check all that apply

☐ Festival

☐ March/Parade

☒ Walk/Run*

☐ Other

***Downtown 5K/10K's:** Even with City Council approval, the proposed route cannot be guaranteed due to ongoing construction, which may require adjustments to the course. We recommend considering Ella Sharp Park as an alternative to downtown streets.



Description of Event

This description will be posted on the Special Events Calendar

The 11th Annual Heart of a Lion 5K Run/Walk. All proceeds from this event benefit the Jackson Area 19 Special Olympics. The Special Olympics provides year round sports training and athletic competition for individuals with physical and intellectual disabilities in Jackson County. There is no cost to our athletes to participate in the Special Olympics program. We rely solely on our fundraisers and donations to keep the Special Olympics program running. The Heart of a Lion is part of the ORS race series.



Event Location

Please include the location on the map

Horace Blackman Park

Bucky Harris Park

MLK Equality Trail

TRUE City Square Stage

Grand River Farmers Market Pavilion



Ella Sharp Park

*requires Ella Sharp Board approval

Other Location



Requested Street Closure(s)

Please include all requested street closures on the map. **Note that street closures require an anticipated attendance of at least 3,000**

Street Name: Maplewood

Cross Street 1: S. Oakwood

Cross Street 2:

Closure Start Date: 8/24/25

Time: 8 am.

Closure End Date: 8/24/25

Time: 12 pm.

Street Name: S. Oakwood

Cross Street 1: Birchwood

Cross Street 2: Maplewood

Closure Start Date: 8/24/25

Time: 8 am.

Closure End Date: 8/24/25

Time: 12 pm.

Street Name: Birchwood

Cross Street 1: S. Oakwood

Cross Street 2: Maplewood

Closure Start Date: 8/24/25

Time: 8 am.

Closure End Date: 8/24/25

Time: 12 pm.

Street Name: S Oakwood

Cross Street 1: Birchwood

Cross Street 2: Maplewood

Closure Start Date: 8/24/25

Time: 8 am.

Closure End Date: 8/24/25

Time: 12 pm.

Street Name:

Cross Street 1:

Cross Street 2:

Closure Start Date:

Time:

Closure End Date:

Time:

Street Name:

Cross Street 1:

Cross Street 2:

Closure Start Date:

Time:

Closure End Date:

Time:



Bathroom Plan

Please include bathroom locations on the map

Facilities: How many restrooms/portable toilets will be provided, including ADA options? 2 additional porta potties

Service Provider: Who will supply and service the restrooms (name/contact)? All American Portable Toilets 517 764-7908

Placement: Where will restrooms be located? *Please include locations on the map Near the dirt path

Additional Notes:

Bucky Harris Park Bathrooms Use: Request a key at City Hall, Parks & Rec, 161 W. Michigan Ave., 5th Floor with a \$75 refundable deposit and state ID. You must unlock and lock the bathroom doors before and after the event.



Waste Management Plan

Please include garbage locations on the map

*If the area of your event is not cleaned up, you will be invoiced the cost of services.

Collection: How will garbage be managed during and after the event? Garbage cans

Service Provider: Who is responsible for waste removal (name/contact)? Randy Coleman 517 740-3887

Reciprocals: How many bins will be provided? *Please include locations on the map 2. 1 near the finish line and 1 near tables
For large events, how many roll-offs?

Cleanup: Who will handle post-event cleanup? The Jackson Area 19 Special Olympics

Additional notes:



Other City Resource Requests

*Include all extra resources on map

Electrical Power: Do you need electrical power?

Yes



No

****All electrical lines MUST be properly covered to minimize tripping hazards****

Will you have food trucks?

Please add food truck names and locations on the map.

Yes



No

If yes, how many food trucks do you anticipate?

Using generators?

Yes



No

Do you need to rent power boxes for the food trucks?
\$25 per box rental cost (adapters included)

Yes



No

If yes, how many?

Will you have Vendors/ Other food on site?

Yes



No

If yes, how many?

Using generators?

Yes



No

Do you need to rent power boxes for the food trucks?
\$25 per box rental cost (adapters included)

Yes



No

If yes, how many?

Will you have Amusement/ Carnival Rides, other attractions (bounce house, foam machine, etc)?

Yes



No

If yes, what?

Using generators?

Yes



No

Do you need to rent power boxes for the food trucks?
\$25 per box rental cost (adapters included)

Yes



No

If yes, how many?

Other electrical power needed?

Yes



No

If yes, what?

Wattage needed:

Number of plug-ins needed:

Water: Do you need water?

Yes



No

If yes, please indicate the needed requirement:

Location of where the water is needed:

Fireworks: Do you plan to do fireworks?

Yes



No

**If yes, please attach your detailed fireworks plan along with all required approval documents from the appropriate local authorities.*

Police Department: Do you require police assistance?



Yes

No

If yes, please explain: Not required but the police have been there to walk with our S

Alcohol Sales:

Yes



No

**If yes, attach liquor license and liquor liability insurance*

Cannabis Consumption Area:

Yes



No

**If yes, attach Cannabis Consumption License and liability insurance*

Other Requests:

Traffic Cones How many?



15 foot Mobile Stage



25 foot Mobile Stage

☒ Other Road block signs. If concrete barriers are in place will need them opened for runners/walkers to pass through on the course.

☒ Other Request either size mobile stage.

Required Attachments for Application Processing



Insurance *Please request the following documentation from your insurance carrier.*

Insurance Type	Requirements
Certificate of Liability Insurance (MUST also be provided by all vendors)	- Showing a liability coverage of at least \$1,000,000 - Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured
Liquor Liability Insurance (if needed)	Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured
Cannabis Liability Insurance (if needed)	Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured
XCU Fireworks Liability Insurance (if needed; required for all fireworks displays)	Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured

I am a Level 1 Special Event (low resources), and would like to be considered for eligibility to enter a Hold Harmless Agreement with The City of Jackson in lieu of providing the above-required insurance documentation.



Event Map *Please include **all event details** and activities on the map for review and processing.*

Route plan	Emergency vehicle access	Requested street closures	Food Truck Locations
Vendor locations	Dispersal locations	Requested reserved parking	
Tent locations	Trash Receptacle locations	Requested electrical location	
Assembly locations	Bathroom locations	Alcohol/Cannabis sales locations	

**If these details change, a revised map must be provided seven days prior to event.*

Revised maps cannot include any additional street use, reserved parking, or additional space reservations.



*I am a representative of a non-profit organization and respectfully request that the application fee be waived or considered for reduction. **Justification for Fee Waiver** (Please briefly explain financial limitations and community benefits of this event):*

The Jackson Area 19 Special Olympics relies completely on fundraisers and donations to keep the Special Olympics program running. We provide year round sports training and athletic competition to individuals with physical and intellectual disabilities in Jackson County. 100% of the proceeds from the Heart of a Lion 5K benefit the Jackson Area 19 Special Olympics.

***Note: We want to inform you that adjustments are being made to the City Special Event Application process to align with the demand for City resources and the overtime required to facilitate these events. As part of this process, we will gradually introduce limits and monetary requirements for utilizing city resources.**

Special Event Application Policy

Additional charges may incur if policies are broken.

1. The applicant or representative of any business, group, or organization that seeks approval to conduct a special event must be 21 years of age or older.
2. No ground stakes are allowed on City property. Tents and inflatables must be weighted down.
3. Glitter and confetti are prohibited at all events.
4. No plugging into outlets without prior approval.
5. For events utilizing street space, all fixtures (tents, vehicles, trucks, etc.) must be placed near the curbs to allow for emergency vehicle access.
6. No alcoholic beverages allowed unless proper paperwork is provided along with City Council approval. Alcoholic beverages must be consumed within the area in which they are served. No containers, open or closed, may leave the event area unless approval is granted.
7. Social District: By following these steps and providing thorough documentation, you can effectively incorporate Social District rules into your Special License application, ensuring compliance with MLCC regulations and facilitating a successful event:
 - a. If a non-profit organization seeks a Special License for an event within a Social District's commons area, the local governing body must delineate the specific portions of the commons area to be used exclusively by the Special Licensee and those to be used by Social District permittees. This ensures clear boundaries and prevents overlap between the event and existing Social District activities. Please provide a clear and precise diagram that outlines the designated areas within the commons for both the Special Licensee and the Social District permittees.
 - b. Alcoholic beverages sold by the Special Licensee must be consumed within the area designated for the special event. Similarly, beverages from Social District permittees should remain within their designated zones. Areas must show visual barriers and provide staff to oversee the delineated area.
 - c. Review the MLCC's Special License Application form for any specific sections or questions related to events in Social Districts. Ensure that all relevant information is accurately provided, and any additional requirements are met. The application form can be found here: <https://www.michigan.gov/lara/bureau-list/lcc/faq/social-districts?utm>
8. Only a removable medium, such as chalk and/or tape, can be used to mark event area or routes. No paint of any kind is permitted. Tape must be removed once event is over.
9. One temporary sign/banner is permitted with your event, provided it measures no more than 12 ft and does not block any intersections, driveways, or right-of-ways.

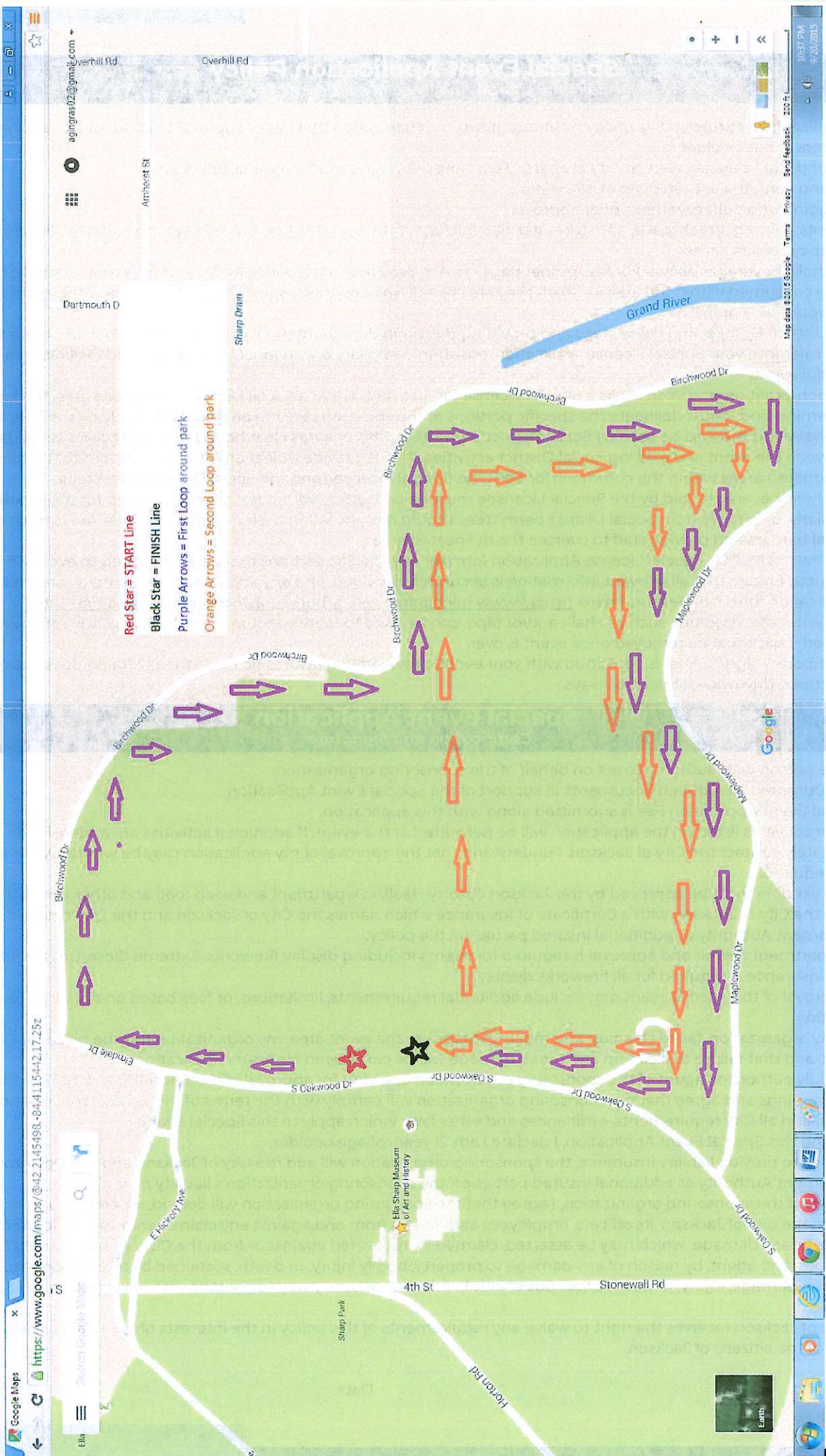
Special Event Application

Certification and Signature

1. I am the person with authority to act on behalf of the sponsoring organization.
2. I have submitted all required documents in support of the Special Event Application
3. A Special Event Application Fee is submitted along with this application.
4. Only the activities listed on the application will be permitted at the event. If additional activities are added, I will immediately contact the City of Jackson. I understand that the approval of my application may be withdrawn or additional action required.
5. All food vendors must be approved by the Jackson County Health Department and each food and other vendor must provide the City of Jackson with a Certificate of Insurance which names the City of Jackson and the Downtown Development Authority as additional insured parties on the policy.
6. Fire Department permit and approval is required for events including display fireworks. Extreme Close-Up (XCU) fireworks liability insurance is required for all fireworks display.
7. The approval of this special event may include additional requirements, limitations, or fees based on the City's review of the application.
8. If I, or my organization, fail to clean up and repair damages to the event area, my organization may be billed for City services, and that failure to clean up and repair damage will be considered for future applications.
9. As the duly authorized agent of the sponsoring organization applying for approval of the Special Event, I affirm the above understandings and agree that my sponsoring organization will comply with the terms of the written confirmation of approval and all City requirements, ordinances and other laws which apply to this Special Event.
10. By signing this Special Event Application, I declare I am 21 years of age or older.
11. If required to provide liability insurance, the sponsoring organization will add the City of Jackson and the Downtown Development Authority as additional insured parties on the sponsoring organization's liability policy.
12. On behalf of the sponsoring organization, I agree that the sponsoring organization will defend, indemnify, and hold harmless the City of Jackson, its officers, employees and agents from and against any claim, demand, suit, loss, cost or expense, or any damage, which may be asserted, claimed, or recovered against or from the City of Jackson, its officers, employees, and agent, by reason of any damage to property, bodily injury, or death, sustained by any person whomsoever, and which damage, injury, or death arises out of or is incident to or in any way connected with or related to this Special Event.
13. The City of Jackson reserves the right to waive any requirements of this policy in the interests of the health, safety, and welfare of the citizens of Jackson.

Signature: _____

Date: _____





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER American Specialty Insurance & Risk Services, Inc. dba American Specialty Insurance & Risk Services Agency 7609 W. Jefferson Blvd., Suite 100 Fort Wayne IN 46804		CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Philadelphia Indemnity Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
INSURED Special Olympics, Inc. 1133 19th Street NW Washington DC 20036		NAIC # 18058	

COVERAGES

CERTIFICATE NUMBER: 1002314019

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

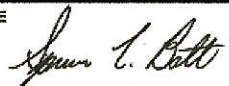
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☒ OTHER: OTHER	Y		PHPK2638240-019	12/31/2024	12/31/2025	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000						
	MED EXP (Any one person) \$ Excluded						
	PERSONAL & ADV INJURY \$ 1,000,000						
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			PHPK2638240-019	12/31/2024	12/31/2025	COMBINED SINGLE LIMIT (Ea accident) \$
	BODILY INJURY (Per person) \$						
	BODILY INJURY (Per accident) \$						
	PROPERTY DAMAGE (Per accident) \$						
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			PHUB894526-019	12/31/2024	12/31/2025	EACH OCCURRENCE \$ 5,000,000
	AGGREGATE \$ 5,000,000						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☐ N/A						PER STATUTE ☐ OTH-ER ☐
	E.L. EACH ACCIDENT \$						
	E.L. DISEASE - EA EMPLOYEE \$						
	E.L. DISEASE - POLICY LIMIT \$						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

- Coverage applies to the following: SPECIAL OLYMPICS MICHIGAN, CENTRAL MICHIGAN UNIVERSITY, 1120 S. MISSION ST., MOUNT PLEASANT, MI 48859.

- Named Insured (cont'd): All Special Olympics Accredited U.S. Programs

CERTIFICATE HOLDER**CANCELLATION**

City of Jackson - Ella Sharp Park 2800 4th St. Jackson MI 49203	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--

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ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY American Specialty Insurance & Risk Services, Inc.		NAMED INSURED Special Olympics, Inc. 1133 19th Street NW Washington, DC 20036
POLICY NUMBER PHPK2638240-019		EFFECTIVE DATE: 12/31/2024
CARRIER Philadelphia Indemnity Insurance Company	NAIC CODE 18058	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE - Certificate #1002314019

- The Hired Auto Physical Damage limit contains a \$1,000 collision deductible and a \$100 other than collision deductible (for commercially rented vehicles only). Nonowned and Hired Auto (NOHA) liability is excess of any valid and collectible insurance.
- Coverage for property you rent or occupy, property loaned to you and property in the care, custody, or control of the Insured, \$100,000 limit subject to a \$2,500 deductible per loss, excluding watercraft, aircraft, and autos.
- The Certificateholder is only an Additional Insured with respect to liability caused by the negligence of the Named Insured as per Form PI-AM-002-Additional Insured-Certificateholders, as respects to the SPECIAL OLYMPICS MICHIGAN, A19 HEART OF A LION 5K RUN/WALK on August 24, 2025.



MEMO TO: Mayor and City Councilmembers
FROM: Jonathan Greene, City Manager
DATE: March 11, 2025
SUBJECT: Special Event Application: Breakthrough T1D Walk

Recommendation:

Approve a request from the Breakthrough T1D Group to host the Breakthrough T1D Walk on June 13-14, 2025, at Ella Sharp Park.

Attached is a memo and supporting paperwork from Beth Kuiper regarding the Special Event Application for the Breakthrough T1D Walk.

I recommend approval of the special event application for the Breakthrough T1D Walk. Your consideration and concurrence is appreciated.



DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: DDA Director, DDA Director

DATE: March 11, 2025

RECOMMENDATION: Approve a request from the Breakthrough T1D Group to host the Breakthrough T1D Walk on June 13-14, 2025, at Ella Sharp Park.

ISSUE STATEMENT

Approvals noted below by each department indicate they have been made aware of the request and the capacity of their department has been met. Conditions of their approval and special considerations are noted.

DEPARTMENT	APPROVAL	DENIAL	ECONOMIC IMPACT
DDA		X	\$0.00
Engineering		X	\$0.00
Fire		X	\$0.00
Neighborhood & Economic Operations		X	\$0.00
Parks & Recreation		X	\$0.00
Police		X	\$275.00
Public Works		X	\$0.00
TOTAL			\$275.00

DESCRIBE THE CONSEQUENCES

Conditions & Considerations: Road closures, police assistance, traffic cones, mobile stage

OWNERSHIP

Insurance Status: Approval is dependent on the receipt of proper insurance documents.

SOLUTION

FACILITATE IMPLEMENTATION

Approve a request from the Breakthrough T1D Group to host the Breakthrough T1D Walk on June 13-14, 2025, at Ella Sharp Park.

ATTACHMENTS

1. SEA-Breakthrough T1D Walk 2025 Updated - scanned copy



SPECIAL EVENT APPLICATION 2025

Submit your application to mevans@cityofjackson.org or drop it off at
City of Jackson Downtown Development Authority: 161 W. Michigan Ave, 5th Floor, Jackson, MI

OFFICE USE ONLY
Application Received:

By: M.E. Date: 1/9/25
Fee Rec: Date:
Cash: Check # \$150 + 75
Approved through City Council
Yes/No: Date:

Application must be submitted 60 days prior to event date

Application attachments

The application will not be submitted for approval until all attachments are attained.

☐ Application Fee: Nonrefundable. Cash or check only. Please make checks out to **Downtown Development Authority**

☐ Level 1: \$75 (0-1 city resources)

Examples of city resources include, but are not limited to, requests for power, water or fire hydrants, traffic cones, and staging.

☐ Level 2: \$150 (No road closure, needs 2 city resources) *Does not include closing Hayes Court

☐ Level 3: \$225 (Road closure, police assistance, needs 3+ city resources)

If you would like to apply for a non-profit/low resource fee waiver, see page 4.

☐ LATE FEE: +\$50 Late/Rush Fee submitted less than 60 days but greater than 30 days. No applications will be accepted less than 30 days from the date of the event.

☐ Insurance documentation for sponsoring organization

☐ Event Map -Please indicate the location of all items (see page 4 for detailed information needed & page 7 for a blank map)

☐ Liquor License & Liquor Liability Insurance (if applicable) See page 5 for details on liquor and the Social District

☐ Cannabis Consumption Area License and Liability insurance (if applicable)

☐ Carnival Ride Permit (if applicable)

☐ Insurance documentation for all vendors (if applicable)

☐ Fireworks plan and all required approval documentation from the appropriate authorities (if applicable)

☒ Applicant Information

EVENT NAME: Breakthrough T1D Walk

Sponsoring Organization Legal Name : Breakthrough T1D (formerly JDRF)

Street Address : 24359 Northwestern Hwy, Suite 125, Southfield, MI 48075

Tax ID# : 23-1907729

Website : breakthrough1d.org/walk

Contact Name 1 : Lia Benn

Email: lbenn@breakthrough1d.org

Phone: 248-491-3221

Contact Name 2 :

Email:

Phone:

Contact Name/Phone# During Event: Lia Benn - 248-491-3221

☒ Event Details

Event Date(s): Set up Time: Start Time: End Time: Tear Down Time:

6/13/25 - 6/14/25

9 am on 6/13/25

9 am on 6/14/25

noon on 6/14/25

2 pm on 6/14/25

Has this event occurred before? ☒ Yes ☐ No If yes, how many previous years? 26 years

What is the expected attendance? 400

Do you expect to do this event next year?

☒ Yes

☐ No

☒ Type of Event Please check all that apply

☐ Festival

☐ March/Parade

☒ Walk/Run*

☐ Other

***Downtown 5K/10K's:** Even with City Council approval, the proposed route cannot be guaranteed due to ongoing construction, which may require adjustments to the course. We recommend considering Ella Sharp Park as an alternative to downtown streets.

☒ **Description of Event** This description will be posted on the Special Events Calendar

Breakthrough T1D (formerly JDRF) Walk will host their 27th anniversary walk in 2025. This community-based fundraiser brings together members of the type 1 diabetes community to celebrate, educate, support, and fundraise for type 1 diabetes research. Anyone who is affected by type 1 diabetes, as well as friends and family, can attend this event. Sign-up is free by visiting www.breakthrough1d.org/walk

☒ **Event Location** Please include the location on the map

Horace Blackman Park

Bucky Harris Park

MLK Equality Trail

TRUE City Square Stage

Grand River Farmers Market Pavilion

☒ Ella Sharp Park
*requires Ella Sharp Board approval

Other Location

☒ **Requested Street Closure(s)** Please include all requested street closures on the map. **Note that street closures require an anticipated attendance of at least 3,000**

Street Name: S. Oakwood Dr.

Cross Street 1: Maplewood Dr.

Cross Street 2: Birchwood Dr.

Closure Start Date: 6/14/25

Time: 9:30 am

Closure Start Date: 6/14/25

Time: 11:30 am

Street Name: Birchwood Dr.

Cross Street 1: S. Oakwood Dr.

Cross Street 2: Maplewood Dr.

Closure Start Date: 6/14/25

Time: 10 am

Closure Start Date: 6/14/25

Time: 11:30 am

Street Name: Maplewood Dr.

Cross Street 1: S. Oakwood Dr.

Cross Street 2: Birchwood Dr.

Closure Start Date: 6/14/25

Time: 10 am

Closure Start Date: 6/14/25

Time: 11:30 am

Street Name:

Cross Street 1:

Cross Street 2:

Closure Start Date:

Time:

Closure Start Date:

Time:

Street Name:

Cross Street 1:

Cross Street 2:

Closure Start Date:

Time:

Closure Start Date:

Time:

Street Name:

Cross Street 1:

Cross Street 2:

Closure Start Date:

Time:

Closure Start Date:

Time:

☒ **Bathroom Plan** Please include bathroom locations on the map

Facilities: How many restrooms/portable toilets will be provided, including ADA options? 1 standard, 1 handicap, & 1 sink

Service Provider: Who will supply and service the restrooms (name/contact)? All American Portable Toilets

Placement: Where will restrooms be located? *Please include locations on the map near the pavilion, near the existing one.

Additional Notes:

Bucky Harris Park Bathrooms Use: Request a key at City Hall, Parks & Rec, 161 W. Michigan Ave., 5th Floor with a \$75 refundable deposit and state ID. You must unlock and lock the bathroom doors before and after the event.



Waste Management Plan

Please include garbage locations on the map

*If the area of your event is not cleaned up, you will be invoiced the cost of services.

Collection: How will garbage be managed during and after the event? All of the garbage will be placed in the City provided garbage

Service Provider: Who is responsible for waste removal (name/contact)? City of Jackson

Reciprocals: How many bins will be provided? *Please include locations on the map We are requesting 10 extra garbage barrels to
For large events, how many roll-offs?

Cleanup: Who will handle post-event cleanup? Breakthrough T1D will ensure all garbage is inside the garbage barrels

Additional notes: Can the city drop of 10 extra garbage barrels on 6/13/24



Other City Resource Requests

*Include all extra resources on map

Electrical Power: Do you need electrical power? ☒ Yes ☐ No

****All electrical lines MUST be properly covered to minimize tripping hazards ****

Will you have food trucks?

Please add food truck names and locations on the map.

☒ Yes ☐ No

If yes, how many food trucks do you anticipate? 1-2

Using generators? ☒ Yes ☐ No

Do you need to rent power boxes for the food trucks?
\$25 per box rental cost (adapters included)

☐ Yes ☒ No

If yes, how many? 0

Will you have Vendors/ Other food on site?

☒ Yes ☐ No

If yes, how many? 2-3 industrial exhibitors

Using generators? ☐ Yes ☒ No

Do you need to rent power boxes for the food trucks?
\$25 per box rental cost (adapters included)

☐ Yes ☒ No

If yes, how many? 0

Will you have Amusement/ Carnival Rides, other attractions (bounce house, foam machine, etc)?

☐ Yes ☒ No If yes, what?

Using generators? ☐ Yes ☒ No

Do you need to rent power boxes for the food trucks?
\$25 per box rental cost (adapters included)

☐ Yes ☒ No

If yes, how many? 0

Other electrical power needed? ☒ Yes ☐ No

If yes, what? Outlets for DJ on stage. Using power outlet in pavilion.

Wattage needed: 6000 watts

Number of plug-ins needed: 4

Water: Do you need water?

☐ Yes ☒ No

If yes, please indicate the needed requirement:

Location of where the water is needed:

Fireworks: Do you plan to do fireworks?

☐ Yes ☒ No

***If yes, please attach your detailed fireworks plan along with all required approval documents from the appropriate local authorities.**

Police Department: Do you require police assistance?

☒ Yes ☐ No

If yes, please explain: For road closures

Alcohol Sales:

☐ Yes ☒ No

***If yes, attach liquor license and liquor liability insurance**

Cannabis Consumption Area:

☐ Yes ☒ No

***If yes, attach Cannabis Consumption License and liability insurance**

Other Requests:

☒ Traffic Cones How many? 10 ☐ 15 foot Mobile Stage ☒ 25 foot Mobile Stage

☒ Other road barricades for road closures

☒ Other rocks moved to park cars on southeast corner of Oakwood and Birch. Plus have chain access to park unlocked

Required Attachments for Application Processing

☒ Insurance *Please request the following documentation from your insurance carrier.*

Insurance Type	Requirements
Certificate of Liability Insurance (MUST also be provided by all vendors)	- Showing a liability coverage of at least \$1,000,000 - Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured
Liquor Liability Insurance (if needed)	Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured
Cannabis Liability Insurance (if needed)	Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured
XCU Fireworks Liability Insurance (if needed; required for all fireworks displays)	Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured

I am a Level 1 Special Event (low resources), and would like to be considered for eligibility to enter a Hold Harmless Agreement with The City of Jackson in lieu of providing the above-required insurance documentation.

☒ Event Map *Please include **all event details** and activities on the map for review and processing.*

- | | | | |
|--|--|--|--|
| ☒ Route plan | ☒ Emergency vehicle access | ☒ Requested street closures | ☒ Food Truck Locations |
| ☒ Vendor locations | ☒ Dispersal locations | ☒ Requested reserved parking | |
| ☒ Tent locations | ☒ Trash Receptacle locations | ☒ Requested electrical location | |
| ☒ Assembly locations | ☒ Bathroom locations | ☒ Alcohol/Cannabis sales locations | |

**If these details change, a revised map must be provided seven days prior to event.
Revised maps cannot include any additional street use, reserved parking, or additional space reservations.*

- ☒ I am a representative of a non-profit organization and respectfully request that the application fee be waived or considered for reduction. **Justification for Fee Waiver** (Please briefly explain financial limitations and community benefits of this event):

We are a non-profit organization and all money saved can go towards type 1 diabetes research.

***Note: We want to inform you that adjustments are being made to the City Special Event Application process to align with the demand for City resources and the overtime required to facilitate these events. As part of this process, we will gradually introduce limits and monetary requirements for utilizing city resources.**

Special Event Application Policy

Additional charges may incur if policies are broken.

1. The applicant or representative of any business, group, or organization that seeks approval to conduct a special event must be 21 years of age or older.
2. No ground stakes are allowed on City property. Tents and inflatables must be weighted down.
3. Glitter and confetti are prohibited at all events.
4. No plugging into outlets without prior approval.
5. For events utilizing street space, all fixtures (tents, vehicles, trucks, etc.) must be placed near the curbs to allow for emergency vehicle access.
6. No alcoholic beverages allowed unless proper paperwork is provided along with City Council approval. Alcoholic beverages must be consumed within the area in which they are served. No containers, open or closed, may leave the event area unless approval is granted.
7. Social District: By following these steps and providing thorough documentation, you can effectively incorporate Social District rules into your Special License application, ensuring compliance with MLCC regulations and facilitating a successful event:
 - a. If a non-profit organization seeks a Special License for an event within a Social District's commons area, the local governing body must delineate the specific portions of the commons area to be used exclusively by the Special Licensee and those to be used by Social District permittees. This ensures clear boundaries and prevents overlap between the event and existing Social District activities. Please provide a clear and precise diagram that outlines the designated areas within the commons for both the Special Licensee and the Social District permittees.
 - b. Alcoholic beverages sold by the Special Licensee must be consumed within the area designated for the special event. Similarly, beverages from Social District permittees should remain within their designated zones. Areas must show visual barriers and provide staff to oversee the delineated area.
 - c. Review the MLCC's Special License Application form for any specific sections or questions related to events in Social Districts. Ensure that all relevant information is accurately provided, and any additional requirements are met. The application form can be found here: <https://www.michigan.gov/lara/bureau-list/lcc/faq/social-districts?utm>
8. Only a removable medium, such as chalk and/or tape, can be used to mark event area or routes. No paint of any kind is permitted. Tape must be removed once event is over.
9. One temporary sign/banner is permitted with your event, provided it measures no more than 12 ft and does not block any intersections, driveways, or right-of-ways.

Special Event Application

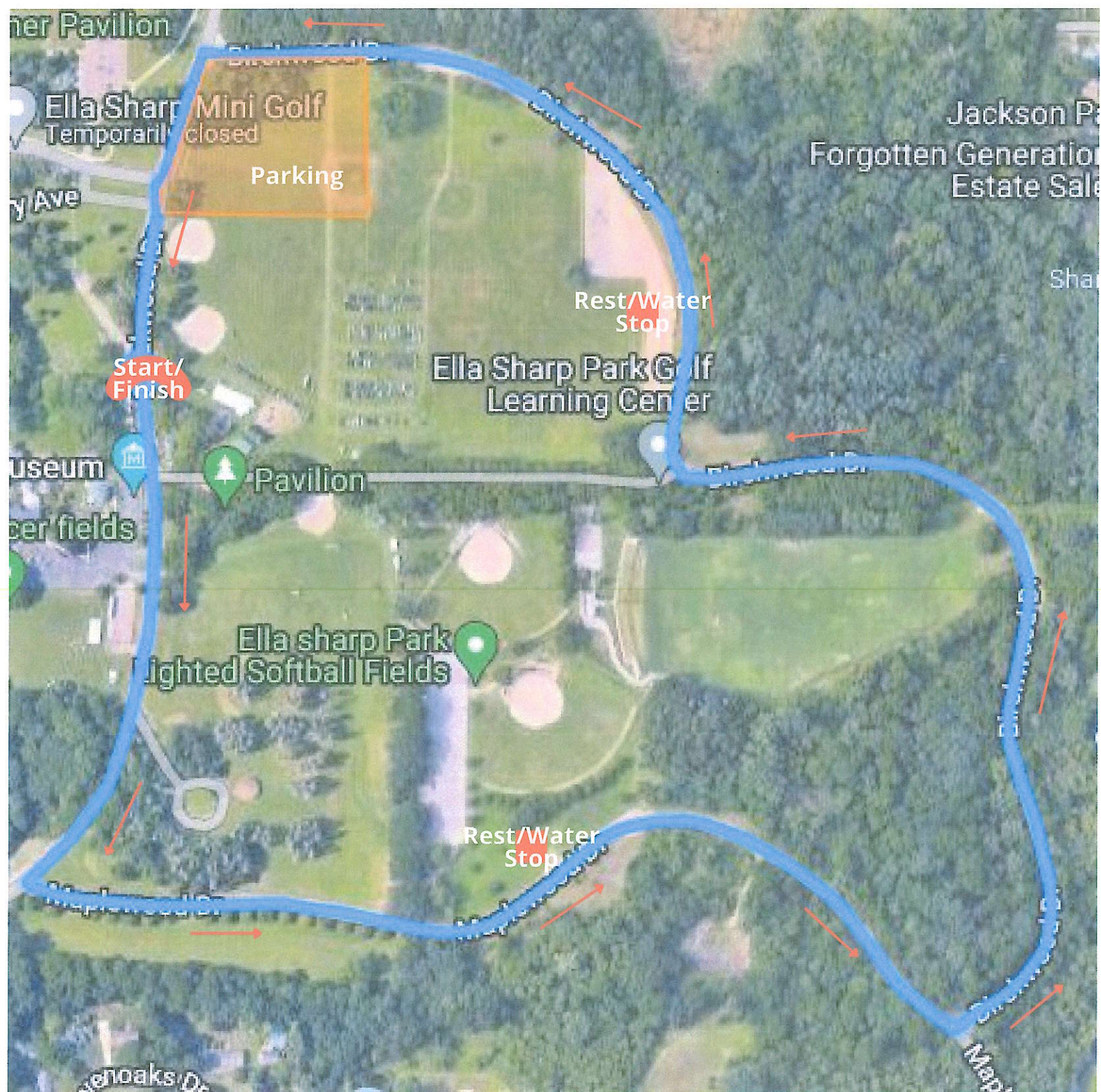
Certification and Signature

1. I am the person with authority to act on behalf of the sponsoring organization.
2. I have submitted all required documents in support of the Special Event Application
3. A Special Event Application Fee is submitted along with this application.
4. Only the activities listed on the application will be permitted at the event. If additional activities are added, I will immediately contact the City of Jackson. I understand that the approval of my application may be withdrawn or additional action required.
5. All food vendors must be approved by the Jackson County Health Department and each food and other vendor must provide the City of Jackson with a Certificate of Insurance which names the City of Jackson and the Downtown Development Authority as additional insured parties on the policy.
6. Fire Department permit and approval is required for events including display fireworks. Extreme Close-Up (XCU) fireworks liability insurance is required for all fireworks display.
7. The approval of this special event may include additional requirements, limitations, or fees based on the City's review of the application.
8. If I, or my organization, fail to clean up and repair damages to the event area, my organization may be billed for City services, and that failure to clean up and repair damage will be considered for future applications.
9. As the duly authorized agent of the sponsoring organization applying for approval of the Special Event, I affirm the above understandings and agree that my sponsoring organization will comply with the terms of the written confirmation of approval and all City requirements, ordinances and other laws which apply to this Special Event.
10. By signing this Special Event Application, I declare I am 21 years of age or older.
11. If required to provide liability insurance, the sponsoring organization will add the City of Jackson and the Downtown Development Authority as additional insured parties on the sponsoring organization's liability policy.
12. On behalf of the sponsoring organization, I agree that the sponsoring organization will defend, indemnify, and hold harmless the City of Jackson, its officers, employees and agents from and against any claim, demand, suit, loss, cost or expense, or any damage, which may be asserted, claimed, or recovered against or from the City of Jackson, its officers, employees, and agent, by reason of any damage to property, bodily injury, or death, sustained by any person whomsoever, and which damage, injury, or death arises out of or is incident to or in any way connected with or related to this Special Event.
13. The City of Jackson reserves the right to waive any requirements of this policy in the interests of the health, safety, and welfare of the citizens of Jackson.

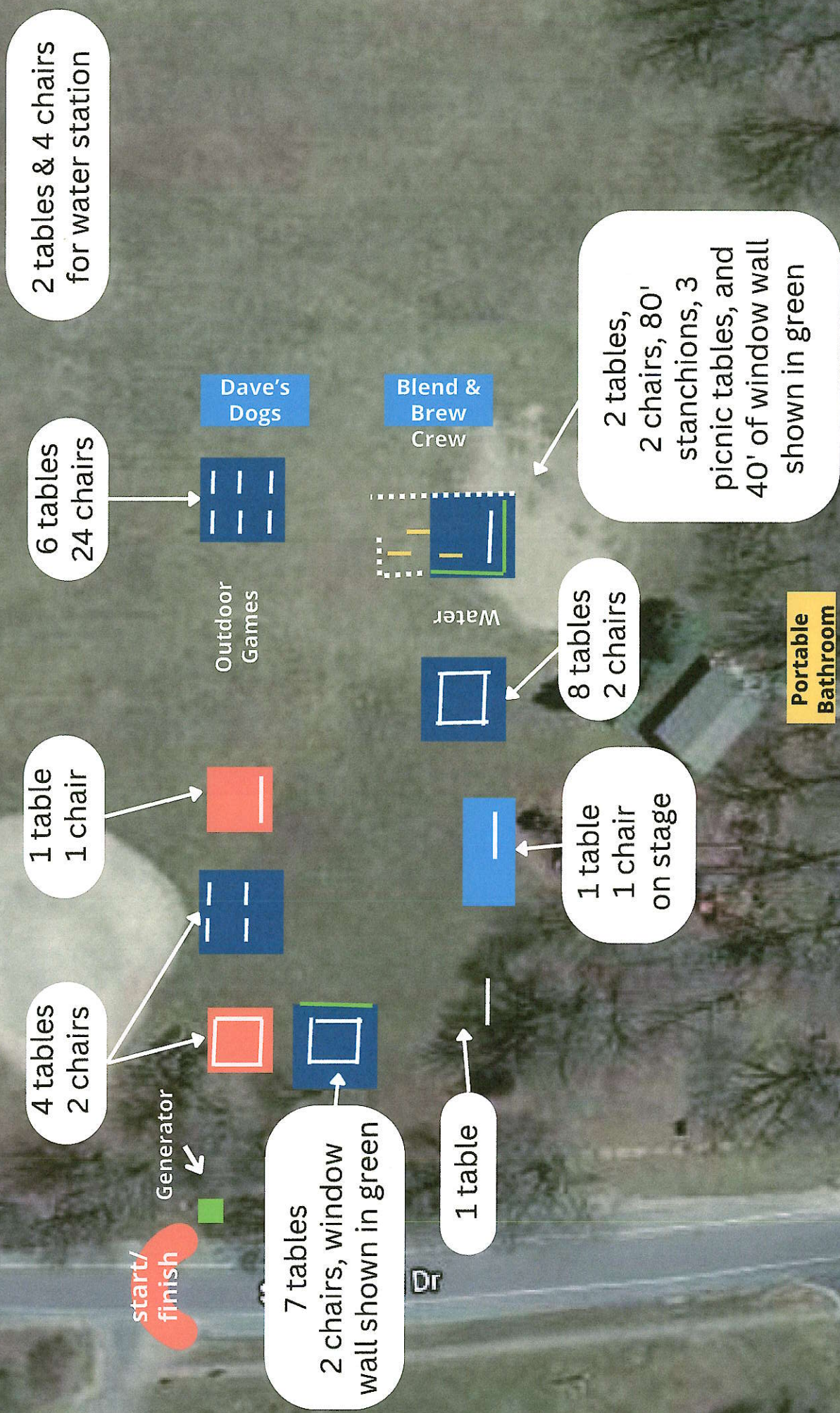
Signature: **Lia Benn**

Digitally signed by Lia Benn
Date: 2025.01.09 08:43:13 -05'00'

Date: 1/9/25









MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: March 11, 2025

SUBJECT: Special Event Application: Prevention of Child Abuse & Neglect Gathering

Recommendation:

Approve a request from the Council of the Prevention of Child Abuse & Neglect (CPCAN) to host the Prevention of Child Abuse & Neglect Gathering on April 17, 2025, at Austin Blair/Greenwood Park in the City of Jackson.

Attached is a memo and supporting paperwork from Beth Kuiper regarding the Special Event Application for the Prevention of Child Abuse & Neglect Gathering.

I recommend approval of the Special Event Application for the Prevention of Child Abuse & Neglect Gathering. Your consideration and concurrence is appreciated.



DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: DDA Director, DDA Director

DATE: March 11, 2025

RECOMMENDATION: Approve a request from the Council of the Prevention of Child Abuse & Neglect (CPCAN) to host the Prevention of Child Abuse & Neglect Gathering on April 17, 2025, at Austin Blair/Greenwood Park in the City of Jackson.

ISSUE STATEMENT

Approvals noted below by each department indicate they have been made aware of the request and the capacity of their department has been met. Conditions of their approval and special considerations are noted.

DEPARTMENT	APPROVAL	DENIAL	ECONOMIC IMPACT
DDA		X	\$0.00
Engineering		X	\$0.00
Fire		X	\$0.00
Neighborhood & Economic Operations		X	\$0.00
Parks & Recreation		X	\$0.00
Police		X	\$0.00
Public Works		X	\$0.00
TOTAL			\$0.00

DESCRIBE THE CONSEQUENCES

Conditions & Considerations: None

OWNERSHIP

Insurance Status: Approval is dependent on the receipt of proper insurance documents.

SOLUTION

FACILITATE IMPLEMENTATION

Approve a request from the Council of the Prevention of Child Abuse & Neglect (CPCAN) to host the Prevention of Child Abuse & Neglect Gathering on April 17, 2025, at Austin Blair/Greenwood Park in the City of Jackson.

ATTACHMENTS

- 1. SEA - Prevention of Child Abuse & Neglect Gathering Updated

SPECIAL EVENT APPLICATION

Application must be submitted 60 days PRIOR to event

Application Attachments

- ☐ \$75 Application Fee *Please invoice for this* **N/A** Liquor License & Liquor Liability Insurance (if applicable)
☐ \$50 Late/Rush Fee (submitted post 60-day deadline) **N/A** Carnival Ride Permit (if applicable)
☒ Insurance documentation for sponsoring organization *Requested from company, will send* **N/A** Insurance documentation for all vendors (if applicable)
☒ Event Map - Please indicate the location of all items

Make checks payable to "Downtown Development Authority"

Special Event Application Policy

Additional charges may occur if policies are broken.

- The applicant or representative of any business, group, or organization that seeks approval to conduct a special event must be 21 years of age or older.
- No ground stakes are allowed on City property. Tents and inflatables must be weighted down.
- Glitter and confetti are prohibited at all events.
- No plugging into outlets without prior approval.
- For events utilizing street space, all fixtures (tents, vehicles, trucks, etc.) must be placed near the curbs to allow for emergency vehicle access.
- No alcoholic beverages allowed unless proper paperwork is provided along with City Council approval. Alcoholic beverages must be consumed within the area in which they are served. No containers, open or closed, may leave the event area unless approval is granted.
- Only a removable medium, such as chalk and/or tape, can be used to mark event area or routes. No paint of any kind is permitted. Tape must be removed once event is over.
- One temporary sign/banner is permitted with your event, provided it measures no more than 12 ft and does not block any intersections, driveways, or right-of-ways.

Applicant Information

Sponsoring Organization Legal Name: <i>Council for the Prevention of Child Abuse & Neglect (CPCAN)</i>		Phone: ()
Address: <i>600 Greenwood Pl. Jackson, MI 49203</i>		
Tax ID#:	Website:	
Contact Name: <i>Staci Blalock</i>	Phone: <i>517-788-4239</i>	Email: <i>sblalock@cpcan-jackson.org</i>
Contact Name:	Phone:	Email:
Contact Name During Event: <i>Staci Blalock</i>	Phone: (<i>517</i>) <i>917-5625</i>	

Event Information

Event Name:				
Event Date(s):	Set up Time:	Start Time:	End Time:	Tear Down Time:
<i>04/17/25</i>	<i>11 AM</i>	<i>12 PM</i>	<i>1:30 PM</i>	<i>2 PM</i>

Has this event occurred before? ☒ Yes, (if yes, how many previous years? Several) ☐ No

Do you expect this event to occur again next year? Yes What is the expected attendance for this event? 50 or less

Type of Event (please check all that apply)

☐ Walk/Run ☐ Festival ☐ March/Parade ☒ Other: Gathering w/ 3-4 speakers

Event Location – Choose any of the following that apply. For parks, include a map of the area being used.

☐ Horace Blackman Park ☐ GrandRiver Farmers Market Pavilion

☐ Bucky Harris Park ☐ TRUE City Square (Stage)

☐ Ella Sharp Park (requires Ella Sharp Board approval) ☐ MLK Equality Trail

☒ Other Location: Austin Blair/Greenwood Park

☐ Streets: _____

☐ Other Park: _____

Brief Description of Event

This description will be posted on the Special Events Calendar on our website. Please attach an additional sheet if necessary.

CRCAN holds a small gathering/ceremony every April for Child Abuse Prevention Month. This annual gathering includes a few people speaking about this important topic & concludes with pinwheels being planted to form a pinwheel garden. Pinwheels represent the safe, happy, carefree childhood that every child deserves. CRCAN is the only primary child abuse & neglect prevention agency in Jackson County. April is the month that prevention efforts are at the forefront locally as well as at the state & national level.

Street Closure– Please indicate all street closures on your map.

Street Name: _____	Cross Streets _____
Closure Start Date: _____ Time: _____	Closure End Date: _____ Time: _____
Street Name: _____	Cross Streets _____
Closure Start Date: _____ Time: _____	Closure End Date: _____ Time: _____
Street Name: _____	Cross Streets _____
Closure Start Date: _____ Time: _____	Closure End Date: _____ Time: _____
Street Name: _____	Cross Streets _____
Closure Start Date: _____ Time: _____	Closure End Date: _____ Time: _____
Street Name: _____	Cross Streets _____
Closure Start Date: _____ Time: _____	Closure End Date: _____ Time: _____

City Resources Requests

Not all resources may be available at your requested site.

Please be specific and list any additional information or requests. Such requests might include assistance from the Police Department, Fire Department, Parks and Recreation Department, Public Works Department, etc. Attach additional pages, if needed.

- ☐ **Electrical Power:** Indicate electrical requirements: _____
Amount of electrical wattage needed: _____ Amount of plug ins: _____
Locations of where plugs are needed: _____
All electrical lines **MUST be covered to limit tripping hazards. **
- ☐ **Water Needs:** Indicate water requirements: _____
Amount of water needed: _____ Locations of where water is needed: _____
- ☐ **Food/Vendors:** Indicate vendors requirements: _____
Amount of electrical wattage needed: _____ Amount of plug ins: _____
Locations of where plugs are needed: _____ Number of vendors: _____
- ☐ **Alcohol Sales:** (If yes attach liquor license and liquor liability insurance)
Start Time: _____ End Time: _____
- ☐ **Amusement or Carnival Rides:** If yes indicate electrical requirements: _____
Amount of electrical wattage needed: _____ Amount of plug ins: _____
Locations of where plugs are needed: _____
- ☐ **Fireworks:** If yes indicate electrical requirements: _____
Amount of electrical wattage needed: _____ Amount of plug ins: _____
Locations of where plugs are needed: _____
- ☐ Traffic Cones ☐ Mobile Stage (please circle **15-foot** or **25-foot** version)
- ☐ Other: _____

Additional Event Information

Garbage Plan: Brief description on garbage management for events with 100+ attendees.

Bathroom Plan: Brief description on bathroom(s) based on event size, duration, and services offered.

Our agency is across the street and has bathrooms available during the event

Required Attachments for Application Processing

Insurance

Please request the following documentation from your insurance carrier.

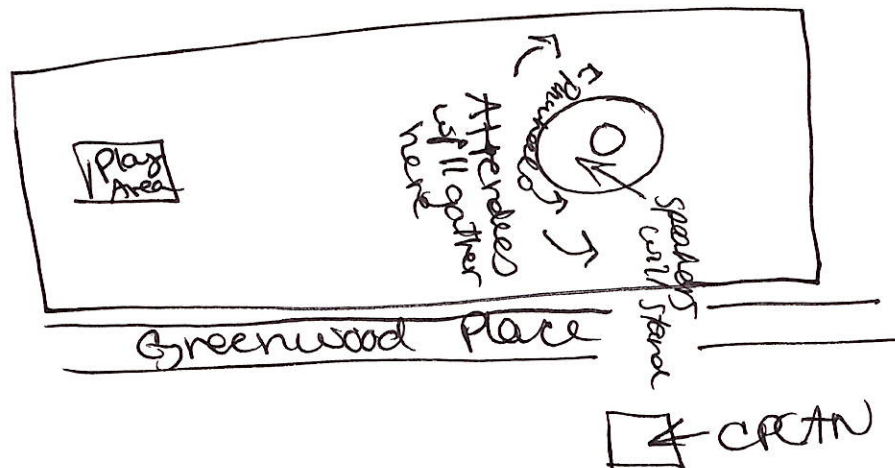
Insurance Type	Requirements
Certificate of Liability Insurance (MUST also be provided by all vendors)	- Showing a liability coverage of at least \$1,000,000 - Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured
Liquor Liability Insurance (if needed)	Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured
XCU Fireworks Liability Insurance (if needed; required for all fireworks displays)	Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured

☐ I am a Level I Special Event (low resources), and would like to be considered for eligibility to enter a Hold Harmless Agreement with The City of Jackson in lieu of providing the above-required insurance documentation.

Event Map *Details of all event activities MUST be included.*

- | | | |
|--|---|--|
| ☐ Route Plan
☐ Vendor Locations
☐ Tent Locations
☐ Assembly Locations | ☐ Emergency Vehicle Access
☐ Dispersal Locations
☐ Trash Receptacles
☐ Requested Street Closures | ☐ Restroom Locations
☐ Tables
☐ Requested Reserved Parking
☐ Electrical Wires & Outlets |
|--|---|--|

*If these details change, a revised map must be provided seven days prior to event.
Revised maps cannot include any additional street use, reserved parking, or additional space reservations.*



***Note:** We want to inform you that adjustments are being made to the City Special Event Application process to align with the demand for City resources and the overtime required to facilitate these events. As part of this process, we will gradually introduce limits and monetary requirements for utilizing city resources.

Special Event Application

Certification & Signature

1. I am the person with authority to act on behalf of the sponsoring organization.
2. I have submitted all required documents in support of the Special Event Application
3. A Special Event Application Fee is submitted along with this application.
4. Only the activities listed on the application will be permitted at the event. If additional activities are added, I will immediately contact the City of Jackson. I understand that the approval of my application may be withdrawn or additional action required.
5. All food vendors must be approved by the Jackson County Health Department and each food and other vendor must provide the City of Jackson with a Certificate of Insurance which names the City of Jackson and the Downtown Development Authority as additional insured parties on the policy.
6. Fire Department permit and approval is required for events including display fireworks. Extreme Close-Up (XCU) fireworks liability insurance is required for all fireworks display.
7. **The approval of this special event may include additional requirements, limitations, or fees based on the City's review of the application.**
8. If I, or my organization, fail to clean up and repair damages to the event area, my organization may be billed for City services, and that failure to clean up and repair damage will be considered for future applications.
9. As the duly authorized agent of the sponsoring organization applying for approval of the Special Event, I affirm the above understandings and agree that my sponsoring organization will comply with the terms of the written confirmation of approval and all City requirements, ordinances and other laws which apply to this Special Event.
10. By signing this Special Event Application, I declare I am 21 years of age or older.
11. If required to provide liability insurance, the sponsoring organization will add the City of Jackson and the Downtown Development Authority as additional insured parties on the sponsoring organization's liability policy.
12. On behalf of the sponsoring organization, I agree that the sponsoring organization will defend, indemnify, and hold harmless the City of Jackson, its officers, employees and agents from and against any claim, demand, suit, loss, cost or expense, or any damage, which may be asserted, claimed, or recovered against or from the City of Jackson, its officers, employees, and agent, by reason of any damage to property, bodily injury, or death, sustained by any person whomsoever, and which damage, injury, or death arises out of or is incident to or in any way connected with or related to this Special Event.
13. The City of Jackson reserves the right to waive any requirements of this policy in the interests of the health, safety, and welfare of the citizens of Jackson.

Signature: _____

Date: _____

02/05/2025

Office Use ONLY

Application Received:

Date: 2/18/25 via email

Time:

By: M.Evans

Application Fee Received: Invoiced by email 2/18/25

Application Requirements

Application **MUST** be submitted 60 days **PRIOR** to event

*****NO EXCEPTIONS*****

Application **MUST** be submitted along with all required attachments to:

City of Jackson

Downtown Development Authority Office

161 W Michigan Ave, 5th Floor

Jackson Michigan, MI 49201 or

mevans@cityofjackson.org

(517) 768-6411

Prohibited Items

Additional fees may apply if policies are not followed

No ground stakes

No confetti or glitter

No use of outlets without prior approval



MEMO TO: Mayor and City Councilmembers
FROM: Jonathan Greene, City Manager
DATE: March 11, 2025
SUBJECT: Special Event Application: 10th Annual Recovery Walk

Recommendation:

Approve a request from the Home of New Vision to host the 10th Annual Recovery Walk on September 13, 2025, in downtown Jackson.

Attached is a memo and supporting paperwork from Beth Kuiper regarding the Special Event Application for the 10th Annual Recovery Walk.

I recommend approval of the Special Event Application for the 10th Annual Recovery Walk. Your consideration and concurrence is appreciated.



DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: DDA Director, DDA Director

DATE: March 11, 2025

RECOMMENDATION: Approve a request from the Home of New Vision to host the 10th Annual Recovery Walk on September 13, 2025, in downtown Jackson.

ISSUE STATEMENT

Approvals noted below by each department indicate they have been made aware of the request and the capacity of their department has been met. Conditions of their approval and special considerations are noted.

DEPARTMENT	APPROVAL	DENIAL	ECONOMIC IMPACT
DDA		X	\$0.00
Engineering		X	\$0.00
Fire		X	\$0.00
Neighborhood & Economic Operations		X	\$0.00
Parks & Recreation		X	\$0.00
Police		X	\$150.00
Public Works		X	\$400.00
TOTAL			\$550.00

DESCRIBE THE CONSEQUENCES

Conditions & Considerations: Road closure, police escort and assistance, possible construction

OWNERSHIP

Insurance Status: Approval is dependent on the receipt of proper insurance documents.

SOLUTION

FACILITATE IMPLEMENTATION

Approve a request from the Home of New Vision to host the 10th Annual Recovery Walk on September 13, 2025, in downtown Jackson.

ATTACHMENTS

1. SEA-10th Annual Recovery Walk

SPECIAL EVENT APPLICATION

Application must be submitted 60 days PRIOR to event

Application Attachments

- | | |
|--|--|
| ☒ \$75 Application Fee | ☐ Liquor License & Liquor Liability Insurance (if applicable) |
| ☐ \$50 Late/Rush Fee (submitted post 60-day deadline) | ☐ Carnival Ride Permit (if applicable) |
| ☒ Insurance documentation for sponsoring organization | Insurance documentation for all vendors (if applicable) |
| ☒ Event Map –Please indicate the location of all items | |

Make checks payable to "Downtown Development Authority"

Special Event Application Policy

Additional charges may occur if policies are broken.

1. The applicant or representative of any business, group, or organization that seeks approval to conduct a special event must be 21 years of age or older.
2. No ground stakes are allowed on City property. Tents and inflatables must be weighted down.
3. Glitter and confetti are prohibited at all events.
4. No plugging into outlets without prior approval.
5. For events utilizing street space, all fixtures (tents, vehicles, trucks, etc.) must be placed near the curbs to allow for emergency vehicle access.
6. No alcoholic beverages allowed unless proper paperwork is provided along with City Council approval. Alcoholic beverages must be consumed within the area in which they are served. No containers, open or closed, may leave the event area unless approval is granted.
7. Only a removable medium, such as chalk and/or tape, can be used to mark event area or routes. No paint of any kind is permitted. Tape must be removed once event is over.
8. One temporary sign/banner is permitted with your event, provided it measures no more than 12 ft and does not block any intersections, driveways, or right-of-ways.

Applicant Information

Sponsoring Organization Legal Name: Home of New Vision	
Address: 407 W Michigan Ave	Phone: (517) 788-5596
Tax ID#: 38-3325410	Website: https://homeofnewvision.networkforgood.com
Contact Name: Brooke Cross	Phone: 517 446-7593 Email: bross@homeofnewvision.org
Contact Name: Dave Milosh	Phone: 517 314-9276 Email: dmilosh@homeofnewvision.org
Contact Name During Event: Dave Milosh	Phone: (517) 314-9276

Event Information

Event Name: Recovery outloud				
Event Date(s):	Set up Time:	Start Time:	End Time:	Tear Down Time:
September 13, 2025	8:00 AM	11:00 AM	3:00 PM	4:00 PM

Has this event occurred before? ☒ Yes, (if yes, how many previous years? 9 years) ☐ No

Do you expect this event to occur again next year? yes What is the expected attendance for this event? 350

Type of Event (please check all that apply)

☒ Walk/Run ☐ Festival ☐ March/Parade ☐ Other: _____

Event Location – Choose any of the following that apply. For parks, include a map of the area being used.

☐ Horace Blackman Park

☐ Bucky Harris Park

☐ Ella Sharp Park (requires Ella Sharp Board approval)

☐ GrandRiver Farmers Market
Pavilion

☐ TRUE City Square (Stage)

☐ MLK Equality Trail

☒ Other Location: Home of New Vision

☒ Streets: main streets and intersections request Police escort.

☐ Other Park: _____

Brief Description of Event

This description will be posted on the Special Events Calendar on our website. Please attach an additional sheet if necessary.

10th Annual Recovery Walk for Awareness aims to show our community that people can recover and do recover from substance use disorders. In showing the community that we do recover, we strive to take steps to erase the stigma surrounding substance use disorder. Event will kick off with recovery walk then the day will be full of live entertainment with live experiences and testimonies and lunch will be served free for all who attend. Event shirts prizes and many community resources and services.

Street Closure– Please indicate all street closures on your map.

Street Name: W. Michigan Ave Cross Streets W. Washington / First st

Closure Start Date: 9-13-25 Time: 8:00 AM Closure End Date: 9-13-25 Time: 3:00 PM

Street Name: _____ Cross Streets _____

Closure Start Date: _____ Time: _____ Closure End Date: _____ Time: _____

Street Name: _____ Cross Streets _____

Closure Start Date: _____ Time: _____ Closure End Date: _____ Time: _____

Street Name: _____ Cross Streets _____

Closure Start Date: _____ Time: _____ Closure End Date: _____ Time: _____

Street Name: _____ Cross Streets _____

Closure Start Date: _____ Time: _____ Closure End Date: _____ Time: _____

Street Name: _____ Cross Streets _____

Closure Start Date: _____ Time: _____ Closure End Date: _____ Time: _____

City Resources Requests

Not all resources may be available at your requested site.

Please be specific and list any additional information or requests. Such requests might include assistance from the Police Department, Fire Department, Parks and Recreation Department, Public Works Department, etc. Attach additional pages, if needed.

- ☐ **Electrical Power:** Indicate electrical requirements: _____
Amount of electrical wattage needed: _____ Amount of plug ins: _____
Locations of where plugs are needed: _____
**All electrical lines MUST be covered to limit tripping hazards. **
- ☐ **Water Needs:** Indicate water requirements: _____
Amount of water needed: _____ Locations of where water is needed: _____
- ☐ **Food/Vendors:** Indicate vendors requirements: _____
Amount of electrical wattage needed: _____ Amount of plug ins: _____
Locations of where plugs are needed: _____ Number of vendors: _____
- ☐ **Alcohol Sales:** (If yes attach liquor license and liquor liability insurance)
Start Time: _____ End Time: _____
- ☐ **Amusement or Carnival Rides:** If yes indicate electrical requirements: _____
Amount of electrical wattage needed: _____ Amount of plug ins: _____
Locations of where plugs are needed: _____
- ☐ **Fireworks:** If yes indicate electrical requirements: _____
Amount of electrical wattage needed: _____ Amount of plug ins: _____
Locations of where plugs are needed: _____
- ☐ Traffic Cones ☐ Mobile Stage (please circle 15-foot or 25-foot version)
- ☒ Other: Police escort through main streets and intersections.

Additional Event Information

Garbage Plan: Brief description on garbage management for events with 100+ attendees.

Home of New Vision will assume all responsibility for all garbage and waste through our own normal garbage service. Home of New Vision Staff and Volunteers will manage it and make sure all garbage is in Bags and in its proper place.

Bathroom Plan: Brief description on bathroom(s) based on event size, duration, and services offered.

Home of New Vision will reach out to local businesses that offer portable restroom services. We will have restrooms dropped off Friday Sept 12th, 2023, and picked up Monday Sept 15th 2024

Required Attachments for Application Processing

Insurance

Please request the following documentation from your insurance carrier.

Insurance Type	Requirements
Certificate of Liability Insurance (MUST also be provided by all vendors)	- Showing a liability coverage of at least \$1,000,000 - Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured
Liquor Liability Insurance (if needed)	Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured
XCU Fireworks Liability Insurance (if needed; required for all fireworks displays)	Identifying "City of Jackson" & "Jackson Downtown Development Authority" as additional insured

☐ I am a Level I Special Event (low resources), and would like to be considered for eligibility to enter a Hold Harmless Agreement with The City of Jackson in lieu of providing the above-required insurance documentation.

Event Map Details of all event activities MUST be included.

☒ Route Plan ☐ Vendor Locations ☐ Tent Locations ☐ Assembly Locations	☐ Emergency Vehicle Access ☐ Dispersal Locations ☐ Trash Receptacles ☐ Requested Street Closures	☐ Restroom Locations ☐ Tables ☐ Requested Reserved Parking ☐ Electrical Wires & Outlets
---	---	--

If these details change, a revised map must be provided seven days prior to event.
 Revised maps cannot include any additional street use, reserved parking, or additional space reservations.

map is attached.

Also police escort/support for main streets and intersections.

***Note:** We want to inform you that adjustments are being made to the City Special Event Application process to align with the demand for City resources and the overtime required to facilitate these events. As part of this process, we will gradually introduce limits and monetary requirements for utilizing city resources.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/16/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ann Arbor Insurance Centre, Inc. 2755 Carpenter Rd Ann Arbor MI 48108		CONTACT NAME: Christi Schreiber PHONE (A/C, No, Ext): (734) 973-9444 FAX (A/C, No): (734) 973-8318 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Philadelphia Ins. Co. NAIC # 18058 INSURER B: Accident Fund 10166 INSURER C: INSURER D: INSURER E: INSURER F:	
INSURED Home Of New Vision 3115 Professional Drive Ann Arbor MI 48104			

COVERAGES**CERTIFICATE NUMBER:** CL232614735**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY	Y		PHPK2516741	01/21/2023	04/01/2024	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☒ OTHER: Professional Liability						GENERAL AGGREGATE \$ 3,000,000
							PRODUCTS - COMP/OP AGG \$ 3,000,000
							Each Incident \$ 1,000,000
A	AUTOMOBILE LIABILITY			PHPK2516741	01/21/2023	04/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO OWNED AUTOS ONLY ☒ SCHEDULED AUTOS NON-OWNED AUTOS ONLY	BODILY INJURY (Per person) \$ 1,000,000					
	☒ HIRE AUTOS ONLY	BODILY INJURY (Per accident) \$					
		PROPERTY DAMAGE (Per accident) \$					
						Uninsured/Underinsured \$ 1,000,000	
A	☒ UMBRELLA LIAB ☐ EXCESS LIAB			PHUB850820	01/21/2023	04/01/2024	EACH OCCURRENCE \$ 1,000,000
	☐ OCCUR ☒ CLAIMS-MADE	AGGREGATE \$ 1,000,000					
	DED ☒ RETENTION \$ 10,000						
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N N	N/A	100003407	01/21/2023	01/21/2024	☒ PER STATUTE ☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$ 500,000
							E.L. DISEASE - EA EMPLOYEE \$ 500,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Directors & Officers Employment Practices Liability			PHSD1770498	02/28/2023	02/28/2024	Each policy period \$1,000,000 Retention (each claim) \$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

City of Jackson & Jackson Downtown Development Authority 161 W Michigan Ave Jackson MI 49201	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

City of Jackson

Jackson Downtown Development Authority

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

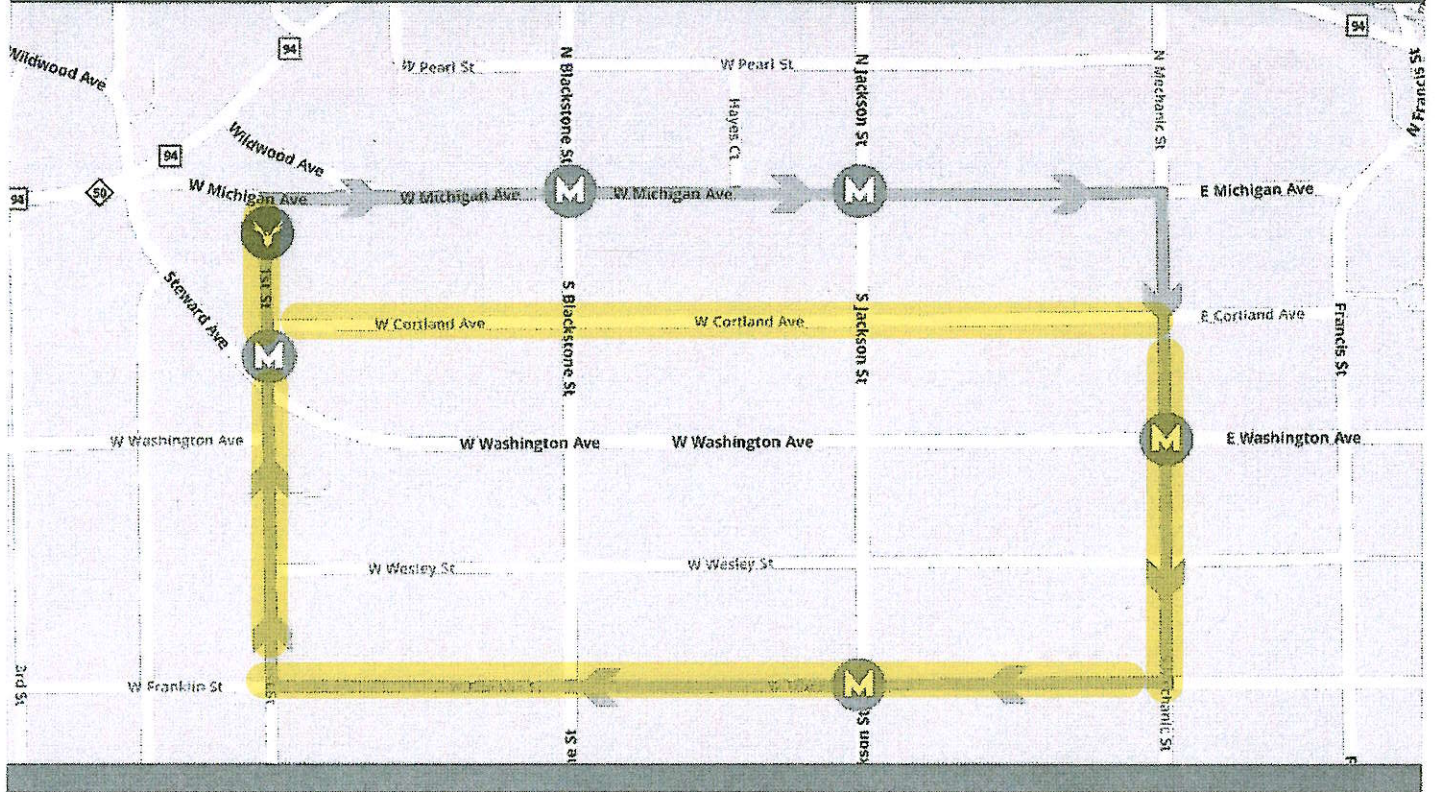
B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
 2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

RECOVERY WALK ROUTE



WALK START/STOP



WALK ROUTE



WALK MARSHALL

Special Event Application

Certification & Signature

1. I am the person with authority to act on behalf of the sponsoring organization.
2. I have submitted all required documents in support of the Special Event Application
3. A Special Event Application Fee is submitted along with this application.
4. Only the activities listed on the application will be permitted at the event. If additional activities are added, I will immediately contact the City of Jackson. I understand that the approval of my application may be withdrawn or additional action required.
5. All food vendors must be approved by the Jackson County Health Department and each food and other vendor must provide the City of Jackson with a Certificate of Insurance which names the City of Jackson and the Downtown Development Authority as additional insured parties on the policy.
6. Fire Department permit and approval is required for events including display fireworks. Extreme Close-Up (XCU) fireworks liability insurance is required for all fireworks display.
7. **The approval of this special event may include additional requirements, limitations, or fees based on the City's review of the application.**
8. If I, or my organization, fail to clean up and repair damages to the event area, my organization may be billed for City services, and that failure to clean up and repair damage will be considered for future applications.
9. As the duly authorized agent of the sponsoring organization applying for approval of the Special Event, I affirm the above understandings and agree that my sponsoring organization will comply with the terms of the written confirmation of approval and all City requirements, ordinances and other laws which apply to this Special Event.
10. By signing this Special Event Application, I declare I am 21 years of age or older.
11. If required to provide liability insurance, the sponsoring organization will add the City of Jackson and the Downtown Development Authority as additional insured parties on the sponsoring organization's liability policy.
12. On behalf of the sponsoring organization, I agree that the sponsoring organization will defend, indemnify, and hold harmless the City of Jackson, its officers, employees and agents from and against any claim, demand, suit, loss, cost or expense, or any damage, which may be asserted, claimed, or recovered against or from the City of Jackson, its officers, employees, and agent, by reason of any damage to property, bodily injury, or death, sustained by any person whomsoever, and which damage, injury, or death arises out of or is incident to or in any way connected with or related to this Special Event.
13. The City of Jackson reserves the right to waive any requirements of this policy in the interests of the health, safety, and welfare of the citizens of Jackson.

Signature: *D. L. Mubush*

Date: 12-13-24

Office Use ONLY	
Application Received:	
Date:	12/13/24
Time:	
By:	<i>Debra Swt</i>
Application Fee Received:	\$75

check # 34780

Application Requirements

Application MUST be submitted 60 days PRIOR to event

*****NO EXCEPTIONS*****

Application MUST be submitted along with all required attachments to:

City of Jackson

Downtown Development Authority Office

161 W Michigan Ave, 5th Floor

Jackson Michigan, MI 49201 or

aecon@cityofjackson.org

(517) 768-6411

Prohibited Items

Additional fees may apply if policies are not followed

No ground stakes

No confetti or glitter

No use of outlets without prior approval

Amy Sayles
609 W. Michigan Avenue
Jackson, MI 49201
asayles@gmail.com

February 28, 2025

Jackson Downtown Development Authority
161 W. Michigan Avenue
Jackson, MI 49201

Dear Jackson DDA Board of Directors,

Please accept my resignation as of February 28, 2025. Thank you for your service to our community and your work in creating a vibrant and thriving downtown Jackson. I appreciated witnessing your dedication and perseverance and wish you all continued success in your endeavors.

With regards,

Amy Sayles

Letter of Resignation

Erin Valkuchak
1111 S. Webster St.
Jackson, MI 49203
517-914-4593

2/28/25

Beth Kuiper
Jackson Downtown Development Authority
161 W. Michigan Ave
Jackson, MI 49201

Dear DDA Board,

I want to inform you I am resigning from my seat on the board of the DDA and would request you to kindly accept this as my official notice of resignation.

Thank you for giving me the opportunity to be a part of making our downtown community better, I truly enjoyed my experience. I no longer have the time to give and would rather see my seat filled with someone who can be more involved.

Thank you,
Erin Valkuchak

MEMO TO: City Councilmembers
FROM: Daniel J. Mahoney, Mayor
DATE: March 11, 2025
SUBJECT: Appointment to Racial Equity Commission

RECOMMENDATION:

Approve the Mayor's recommendation to appoint Shaquay Selby to fill a vacancy on the Racial Equity Commission for a term of 3 years, expiring on 12/31/27.

Your consideration and concurrence is appreciated.

DJM:lm

From: noreply@civicplus.com
Sent: Thursday, December 12, 2024 11:48 PM
To: Aaron Dimick; Lisa Moutinho
Subject: Online Form Submittal: City of Jackson Board/Commission Application

City of Jackson Board/Commission Application

City of Jackson Board/Commission Application

First Name	Shaquay
Last Name	Selby
Address	133 W Wilkins Street
City	Jackson
State	MI
Zip	49203
Phone Number	267-304-5131
Email	Shaquayselby@icloud.com
Last four digits of Social Security Number	
Occupation	Community Action Agency Board Member
Describe your community involvement.	I serve as the Vice President of our local Head Start parent policy council and hold board positions with the Michigan Head Start Association and the regional Head Start association, representing the interests of Michigan's Head Start parents. I also contribute to our local Community Action Agency's board, engaging in self-assessment initiatives to enhance program outcomes. My advocacy work has included lobbying legislators for better children's programs, participating in multiple regional housing partnership committees and trainings, and being an active member of Racing 4 Equity. I also take pride in recruiting fellow parents to join in these impactful initiatives.
Are you a City of Jackson resident? Being a non-resident does not prevent you from serving on a	Yes

board or commission.
However, some boards
and commissions have
residency requirements.

If you answered "No" where do you reside?	<i>Field not completed.</i>
--	-----------------------------

If you answered "Yes" how long have you been a City resident?	Almost 2 years
---	----------------

Which board or commission are you interested in? You may choose more than one.	Jackson Area Comprehensive Transportation Study, Racial Equity Commission
---	--

If you selected the Civil Service Board, are you a registered voter? Only registered voters can serve on this commission.	Yes
---	-----

Why do you want to serve on your selected board or commission?	I have been working on the ground with some key players who are actively pushing equity initiatives in Jackson. I am one of the scholarship participants who attending the recent Facing Race conference, and I came back to the community with actionable items I wanted to work on - the first being reestablishing public transportation to the children's hospital in Ann Arbor with a long-term goal to help decrease black infant mortality rates. I've made connections and brought back resources from the conference that are duplicative and can yield results.
--	--

Upload additional documents	<u>ShaquaySelbyResume_2024.pdf</u>
--------------------------------	--

(Section Break)

Appointment Process

Following the submission of your completed application, it will be reviewed by the City Manager's Office and the City Treasurer's Office. The Treasurer will review your application to ensure you do not owe the City unpaid taxes or fines. After that clearance, the Mayor will review your application and make a recommendation for an appointment to a board or commission by the City Council. If the recommendation is confirmed by the City Council, you may officially start the process of becoming a member of a board or commission.

(Section Break)

City Charter Section 2.15. - Person in Default to the City.

The city shall not contract with, or give an appointive position to, one who is in default to the city. No person who is in default to the city may accept or hold an elective or appointive position unless the default is resolved. Written notice describing the default shall be filed with the clerk and verified by the treasurer and served upon the candidate before the oath of office is given, or upon the officeholder. The term "default" shall not apply if the candidate or officeholder shall, within 30 days after receiving the notice, resolve the default, or if the person shall contest it by any recognized means of legal procedure before a court or tribunal of competent jurisdiction. In the event the indebtedness is upheld, the person shall have 30 days after final determination of the obligation is made to pay it in full.

(Section Break)

Final Submission

Completed applications are kept on file for up to one year after submission. You will be contacted using the information you provided if you are selected for final consideration by the City Council. A board or commission appointment is a non-paid volunteer position.

Digital Signature	Shaquay Selby
Date of Submission	December 12, 2024

Email not displaying correctly? [View it in your browser.](#)

Shaquay Selby

shaquayselby@icloud.com

267-304-5131

EDUCATION

Certificate; Diversity, Equity & Inclusion (2021)

University of South Florida, Muma College of Business, Tampa, FL

Certificate; Wedding & Event Planning (2018)

U.S Career Institute, Online

Masters of Science; Management Credits (2017)

Concentration in Public Relations

University of Maryland University College, Adelphi, MD (incomplete)

Bachelor of Science; Business Administration (2012)

Minor in Marketing

Central Penn College, Enola, PA

LICENSES/ CERTIFICATES

Real Estate Salesperson (Active) (2023-2025)

State of Florida

Notary Public (2021-2028)

State of Michigan

EMPLOYMENT / EXPERIENCE

TJM & Co Media Boutique Public Relations Strategist

New York, NY Sept 2023 – Jan 2024

- Implemented strategic PR strategies based on client business goals and initiatives
- Conducted brand analysis on prospects to develop tailored PR proposals - 87% conversion rate on pitched proposals
- Pitched journalists, editors via Muckrack, Qwoted, Radio Guest List, HARO, and cultivated contacts; one of my pitches landed nine coverage spots
- Completed Muckrack media training
- Spearheaded internal team accountability metrics system that's still being used

Habitat for Humanity (AmeriCorps National) Volunteer Coordinator

Jackson, MI Feb 2022 – Mar 2023

- Implemented new volunteer cultivation plan that outlined programming and activities to execute to enhance our affiliate's community impact including new annual special events, Women Build committee, collegiate partnerships, and additional corporate relationships
- Designed new outreach materials for volunteer recruitment
- Created new processes to streamline volunteer operations including Volunteers for Salesforce
- Spearheaded new DE&I efforts to help increase involvement from underrepresented communities including building out an entire DE&I program, and applied for grants to support this program
- Created brand new monthly retail strategies for the ReStore to drive store traffic & sales
- Jr Salesforce Administrative support for the affiliate

TEKsystems

Philadelphia, PA, March 2016 – September 2019

Account Manager (Sales) – Harrisburg, Philadelphia, Delaware, & South New Jersey

- Marketplace account manager for all technical (core applications, core infrastructure, workplace services, telecommunications, information security, data insights & analytics, enterprise applications, cloud/DevOps & automation) and business skillsets (digital

marketing, compliance and risk services, IoT, project management, and business intelligence) of government (federal, state & local) and higher education institutions across Philadelphia & Delaware

- Implemented a company-wide diversity, equity & inclusion program in partnership with our company's DE&I department that involved expanding our DE&I footprint internally and externally in our markets domestically
- Responsible for maintaining high sales activity weekly; an example includes having to average 12 meetings per week. I average 17 meetings per week
- Broke seven new accounts total during my tenure with TEKsystems

IT Recruiter (Sales)

March 2016 – June 2017

- Spearheaded our multicultural employee resource group (ERG); an initiative part of TEKsystems overall diversity & inclusion strategy
- Maintained \$2k over my performance growth line; grew from \$0 to \$7300 in four months once out of training
- Top 3 recruiters in our local office.

Administrative Assistant & Marketing Coordinator, BRP Entertainment

Hershey,

PA July 2014- September 2015

- Developed formal marketing plan and implemented marketing measuring processes
- Redesigned and created content for company website; spearheaded entire rebranding initiative, including enhancing its digital presence and maintaining relevance on social media
- Provided data analysis to sales manager on new accounts to pursue

Sales Manager, Pegasus Room

Philadelphia, PA (2013- 2014)

- Increased sales every quarter by 2-5% comparable to 1-year prior sales
- Implemented new marketing strategies according to season event industry trends

**COMMUNITY
SERVICE**

Jackson Symphony Guild Holiday Ball - Auction Chair (2024 - Present)

Region V National Head Start Association Board Member (2024 - Present)

Michigan Head Start Association Board Member (2024 - Present)

Michigan Disability Rights Coalition - LEAD Parent Cohort (2024 - Present)

Community Action Agency of Jackson+ Counties Board Member (2024 - Present)

Jackson County, MI Early Head Start Parent Policy Council Member (2023 – Present)

MEMO TO: City Councilmembers

FROM: Daniel Mahoney, Mayor

DATE: March 11, 2025

SUBJECT: Appointment to Jackson Public Arts Commission

RECOMMENDATION:

Approve the Mayor's recommendation to appoint Elizabeth Ferszt to the Jackson Public Arts Commission, for a term of three years, beginning immediately and ending on May 28, 2028.

Created under Ordinance No. 2015.13, adopted on April 28, 2015, City Code, Chapter 2, Article II, Division 9, Sec. 2-351 – Sec. 2-361. Five (5) members nominated by the Mayor and approved by City Council, who shall be residents of the City. Commissioners will serve 3-year terms. Members shall have experience and/or an interest in the placement, creation, or designation of public art. Up to three (3) appointed ex-officio members, and the City Manager or his/her designee, one City Councilmember, and one appointed representative of Ella Sharp Museum of Art and History. Ex-officio members will be appointed to 3-year terms.

I am, therefore, recommending the appointment of Elizabeth Ferszt to the Jackson Public Arts Commission for a three year term, beginning immediately and ending on May 28, 2028.

Your consideration and concurrence is appreciated.

DM:lm

From: noreply@civicplus.com
Sent: Thursday, January 2, 2025 12:08 PM
To: Aaron Dimick; Lisa Moutinho
Subject: Online Form Submittal: City of Jackson Board/Commission Application

City of Jackson Board/Commission Application

City of Jackson Board/Commission Application

First Name	Elizabeth
Last Name	Ferszt
Address	260 Randolph Street
City	Jackson
State	MI
Zip	49203
Phone Number	5175137882
Email	elizabethferszt@yahoo.com
Last four digits of Social Security Number	
Occupation	Instructor; Writer
Describe your community involvement.	I live in the Southside of Jackson. I regularly attend MLK-CIA meetings; and I use the gym at the MLK Center frequently. I was an early supporter of Grow Jackson (Jacob Inosencio's group). I am a member of the Michigan Theater; St. Mary's Star of Sea Parish; and have been an Adjunct at JC since 2019. I am a patron at JDL and use the library frequently. I have also attended many downtown Jackson functions, as well as online meetings of the Historic District Commission.
Are you a City of Jackson resident? Being a non-resident does not prevent you from serving on a board or commission. However, some boards	Yes

and commissions have
residency requirements.

If you answered "No"
where do you reside?

Field not completed.

If you answered "Yes"
how long have you been a
City resident?

6 years

Which board or
commission are you
interested in? You may
choose more than one.

Historic District Commission , Jackson County Land Bank
Authority, MLK Corridor Improvement Authority, Public Arts
Commission , Racial Equity Commission

If you selected the Civil
Service Board, are you a
registered voter? Only
registered voters can
serve on this commission.

Yes

Why do you want to serve
on your selected board or
commission?

I want to get more involved and give back where I can in terms
of listening, presenting, writing, preparing, attending, and just
putting in the 'seat-time' to be engaged with the important
issues of our community, like the actual completion of the
Hayes Hotel project, and to think about solutions to house the
unhoused; and gaining critical mass in the MLK Corridor -- in
terms of renovations, aesthetics, commerce, residential, and a
'there-there' at intersection of High Street and MLK southbound
to Prospect St. I want to serve the community that has been my
home for that last 6 years.

Upload additional
documents

[EFerszt resume docx.pdf](#)

(Section Break)

Appointment Process

Following the submission of your completed application, it will be reviewed by the City Manager's Office and the City Treasurer's Office. The Treasurer will review your application to ensure you do not owe the City unpaid taxes or fines. After that clearance, the Mayor will review your application and make a recommendation for an appointment to a board or commission by the City Council. If the recommendation is confirmed by the City Council, you may officially start the process of becoming a member of a board or commission.

(Section Break)

City Charter Section 2.15. - Person in Default to the City.

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elective or appointive position unless the default is resolved. Written notice describing the default shall be filed with the clerk and verified by the treasurer and served upon the candidate before the oath of office is given, or upon the officeholder. The term "default" shall not apply if the candidate or officeholder shall, within 30 days after receiving the notice, resolve the default, or if the person shall contest it by any recognized means of legal procedure before a court or tribunal of competent jurisdiction. In the event the indebtedness is upheld, the person shall have 30 days after final determination of the obligation is made to pay it in full.

(Section Break)

Final Submission

Completed applications are kept on file for up to one year after submission. You will be contacted using the information you provided if you are selected for final consideration by the City Council. A board or commission appointment is a non-paid volunteer position.

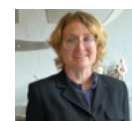
Digital Signature	Elizabeth Ferszt
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Date of Submission	Jan. 2, 2025
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Email not displaying correctly? [View it in your browser.](#)

Elizabeth Ferszt, Ph.D.

elizabethferszt@gmail.com 517-513-7882 c.



CURRENT ROLE(s)

Adjunct Faculty JC CEP (Corrections Education Program) Winter 2020-Current; ENG 249 African American Literature: Cooper; Parnall, St. Louis; Lakeland; ENG 232, HUM 131, ENG 257 World Literature at Cotton fall 2022; ENG 232 Winter 2024-25; MI-Train and LEIN

RECENT ROLES

Lead Faculty FYS 110, Jackson County Early College, August 2019 to Winter 2024

Classes taught: FYS 110, Jet Ready D3; also trained to teach SEM 140; ENG 101-02

Adjunct Faculty, Baker College Running Start, COM 1010 and COM 1020 (Composition and Critical Inquiry) classes at Mancelona High School online via Zoom/Canvas, Aug 2023-May24

Adjunct Faculty, Oglethorpe University, Brookhaven, GA. Teaching 2 sections of CORE 101: Narrative of Self. On campus, f2f, using Canvas as LMS; Dr. Judy Levy, supervisor, fall 2024

LEGAL ASSISTANT (Paralegal) TOBY WHITE LAW, PLC, June 2022-Aug. 2024

2395 Jolly Rd., Ste. 160, Okemos, MI 48864 517-349-3499 tobywhitelawa@gmail.com

Duties: Management of Potentials (intake) via phone and Google Calendar.

Answer phones; process client intake forms; prepare Retainers; take payments; maintain files and confidentiality; mail/deliver court filings; write memos/letters; write/research/prepare Motions, Briefs, Orders, other legal documents; use of CLIO

RELATED ROLES:

Clinic Intern, Innocence Project, Cooley Law School, Dean Tracey Brame, supervisor (4 wks.)

Law student (L3), WMU Cooley Law School, Lansing campus: classes include Torts I+II, Contracts I+II, Property I+II*, Constitutional Law I+II, Criminal Law; Research Writing; Civ. Pro I +II; Crim Pro; Advocacy; PPR; Int'l Law *with Prof. David Finnegan; Taxation; Evidence (w/Hon. Tony Flores); Business Orgs.; Wills, Estates, Trusts; Solo by Design

Cooley Merit Scholarship recipient 2021-22

Secretary, International Law Society (ILS), a Student Bar Association club, since 2022

Expungement Clinic (pro bono) volunteer, Mar. 23, 2022; filled out **MCLA 780.621** w/clients

Submission to *Journal of Higher Education in Prison* (JHEP); "Phillis in Prison"; March 1, 2022
Evictions Interviewer, Justice for All Volunteer, Hon. Cynthia Ward, 4/27-28, 2022; job offer
LEGAL Training: LWOP (Life Without Parole) training by SADO, Wayne County Public Defender's Office, May 2024; vis a vis the retroactivity of *Poole* case for Juvenile offenders.
 Tina Olson, State Appellate Defenders Office Managing Attorney

PROFESSIONAL EXPERIENCE

University of Michigan

LEO Lecturer I, University of Michigan, Comprehensive Studies Program, Ann Arbor, MI Aug. 2019 to May 2021; CSP Summer Bridge faculty; Classes taught: WRI 100, ENG 125, CSP 105

Intermittent Lecturer, University of Michigan, Comprehensive Studies Program, Ann Arbor, MI, Summer Bridge, 2014 to 2021; courses taught WRI 100 and CSP 105

Nominee: TIP (Teaching Innovation Prize), U-Michigan Provost's Office, for 'Footnotes in Richard Rodriguez's *Brown* (ENG 125), Feb. 2020; 'Racism 101' in Canvas 2021

Presenter: Earth Day Teach-in, University of Michigan: 'The TOMS Effect' March 9, 2020
<https://earthday.umich.edu/events/#teachin>

Arizona State University

Instructor and Faculty Associate, Arizona State University, English Department/Writing Programs, and W.P. Carey School of Business, Tempe, AZ, 2012-2013, 2015-2019

Classes taught: ENG 101-102 (FYC), ENG 105 (Honors FYC), ENG 301-302 Professional and Business Writing; MGT 494 Special Topics: TOMS Effect (fully on-line)

Presenter: Writing Programs Convocations 2018-9; ASU Writing Conference 2015, 2019

Teaching Award at ASU: Feb. 2017: "Inspiration and Action-based Learning" for ENG 302

Media coverage *ASU Now* article: <https://asunow.asu.edu/20171114-entrepreneurship-asu-english-prof-inspires-students-write-do-something>

Board Member, Zoila's Closet, (community-based charity in Nuevo Tingo, Peru) + ASU Venture Devils (entrepreneurship incubator) Summer 2019 Venture Devils cohort member
<https://www.youtube.com/watch?v=Jxg1xLTN0pU&feature=youtu.be>

Book Publication: *The TOMS Effect*, (2019) Cambridge Scholars Press, London, UK

<https://www.amazon.com/TOMS-Effect-Elizabeth-Ferszt/dp/1527538028>



Publications: "Restless Arthur: Medieval Romance still on the move in Popular Media" *Arthuriana* 2018 (27.4) Purdue UP, with Dr. Nathaniel Bump (ASU colleague) [10.1353/art.2017.0030](https://doi.org/10.1353/art.2017.0030)

'The Year 1620 Reframed by There, There' (2019)

<https://elizabethferszt.wordpress.com/2019/06/02/the-year-1620-reframed-by-there-there-2018/>

Why Racism is Everybody's Problem (2017)

<https://elizabethferszt.wordpress.com/2017/08/20/why-racism-is-everybodys-problem>

"Transatlantic Dame School" (2014)

- ☐ 2. [Transatlantic Dame School: The Early Poems of Anne Bradstreet as Pedagogy](#)

Format	Journal Article
Author	Ferszt, Elizabeth
Date	3/4/2014
Published	Women's studies Vol. 43, Issue 3
Pages	305 - 317



The TOMS Effect (book) 3rd edition, pbk. (2021)

<https://www.amazon.com/TOMS-Effect-3rd-Giving-Business/dp/B092HCS45P>

AP Reader and Table Leader, AP Exam in English Literature, June 2010, 2011, 2012, 2013, 2014, 2015, 2017, 2018, 2019, 2020, 2021, 2023, 2024 Louisville, KY; Kansas City, MO; Salt Lake City, UT. Certified to earn 52 Professional Development hours, or 5.2 CE units. Educational Testing Service (ETS) employee. In 2015: on Test Question for Poetry (select cohort outside of main reading room); Promoted to 'Designated Table Leader': the AP Exam in English Literature; ETS systems check, profile update, preparation for Exam being scored fully on-line, May 2020 and June 2021 Table Leader for remote exam using ONE + WebEx; June 2023 remote; June 2024 will attend live Reading in SLC

Editor and Contributor, *Women's Studies: Special Issue on Anne Bradstreet*, (April 2014)

Co-edited with Ivy Schweitzer of Dartmouth, at the request of Wendy Martin, journal editor and Provost and Dean, Claremont Graduate School, CA; author of *American Triptych* (1984)

Editor, proof page editor, *Technical Communication: A Reader Centered Approach*, 8th edition (Cengage) by Paul Anderson, Dec. 2012; Text used in ENG 301 at ASU fall 2012

On-line full-time faculty, Grand Canyon University, Tempe, Arizona campus

July 1, 2013 to Nov. 22, 2013; taught nine classes: English 105 + UNV 104 in LoudCloud; contributed course materials to //F: Drive via Content Lead request; revised DQ's of English 350 American Literature with Manager; peer mentor; PSEC member

Visiting Assistant Professor, Ferris State University, Big Rapids, Michigan, 2005-2009.

Course load 4/4, but normally assigned overload and summer classes; taught equivalent of five years. Typical preps included Advanced Composition, Justice in Literature, and Spanish; also taught LITR 311 American Lit I; taught section fully on-line and hybrid via WebCt; faculty advisor FSU Book Club 2007-09.

Adjunct Faculty, Oakland Community College, AH, HL, RO, OR campuses; six total years of service: Winter 1988 thru Summer 2015; teaching all levels of composition and literature. Currently assigned to teach English 1055 and 1060: Academic Literacy, and English 151-152: Composition I and II; Level C- Instructor rank; Utilizing D2L as CMS for content, grades, and communication; nominated for Faculty of the Year 2010; mixed delivery; fully on-line; f2f

Adjunct Instructor (+T.A.), Wayne State University, Detroit, MI 2001-2002; taught multiple sections of Writing 1020 and Writing 3010 while a graduate student in CLAS

Adjunct Instructor, Northwestern Michigan College, Traverse City, MI 2009-2010; taught multiple sections of Composition English 101-102; nominated faculty of year 2009

Education

University of Michigan, Ann Arbor, **B.A.** English, Dec. 1983, *cum laude*

University of South Carolina, Columbia, **M.A.** English, May 1986

Wayne State University, Detroit, **Ph.D.** English; Spanish-cognate, June 2006

Cooley Law School, Lansing, MI, **J.D. courses** 59 hours earned; 2021-2023

Certifications: ASU [Master Class for Teaching Online - March 2017](#), passed (111/115 pts.)

ASU Writing Programs On-Line Teaching Certification (Sept. 2018)

MTTC: passed tests in Spanish and Secondary English, 2004-5



EdX Student: *Human Origins* online class thru EdX + ASU Online (passed)

fall 2016 ASU, Tempe, AZ; Dr. Donald Johannsson, Professor

References:

Dr. Butler Todd, Dean of Humanities, Jackson College ButlerToddA@jccmi.edu

Mrs. Nina Knight, ENG 232 Lead Faculty, JC, KnightNinaM@jccmi.edu

Attorney Jon. 'Toby' White, Toby White Law tobywhitelaw@gmail.com 517-204-8783

Attorney Gidget R James, Toby White Law, 810-210-0283

Professor David Finnegan, Property I +II; ILS; Cooley Law School, finnegad@cooley.edu

Mrs. Jade K Smith, Assistant Clerk, 54-A District Court, Lansing, MI 517-575-8258

MEMO TO: City Councilmembers

FROM: Daniel Mahoney, Mayor

DATE: March 11, 2025

SUBJECT: Appointment to Affordable Housing Development Board

RECOMMENDATION:

Approve the Mayor's recommendation to appoint Amador Ybarra to the Affordable Housing Development Board for a five-year term, beginning immediately and ending on December 31, 2029.

Your concurrence and consideration is appreciated.

DM:lm

From: noreply@civicplus.com
Sent: Tuesday, February 4, 2025 3:29 PM
To: Aaron Dimick; Lisa Moutinho
Subject: Online Form Submittal: City of Jackson Board/Commission Application

City of Jackson Board/Commission Application

City of Jackson Board/Commission Application

First Name	Amador
Last Name	Ybarra
Address	230 Summit St
City	Jackson
State	Michigan
Zip	49203
Phone Number	517-812-6039
Email	avybarra@gmail.com
Last four digits of Social Security Number	
Occupation	Retired
Describe your community involvement.	Volunteer with Nation Outside; Save Our Youth. Member Jackson County branch of the NAACP. Participate in "Bridging the Gap" program at Spring Arbor University. (Effective communication accross different ideologies). Chair of the Jackson County Democratic Committee.
Are you a City of Jackson resident? Being a non-resident does not prevent you from serving on a board or commission. However, some boards and commissions have residency requirements.	No
If you answered "No" where do you reside?	Summit Township

If you answered "Yes" how long have you been a City resident? *Field not completed.*

Which board or commission are you interested in? Please only select no more than three board/commissions to serve on. Reference the board/commission section of the City website to understand the function of each entity:
<https://www.cityofjackson.org/288/Boards-Commissions> *Affordable Housing Development Board*

If you selected the Civil Service Board, are you a registered voter? Only registered voters can serve on this commission. *Field not completed.*

Why do you want to serve on your selected board or commission? *I want to help increase the availability and utilization of affordable housing for all.*

Upload additional documents *Field not completed.*

(Section Break)

Appointment Process

Following the submission of your completed application, it will be reviewed by the City Manager's Office and the City Treasurer's Office. The Treasurer will review your application to ensure you do not owe the City unpaid taxes or fines. After that clearance, the Mayor will review your application and make a recommendation for an appointment to a board or commission by the City Council. If the recommendation is confirmed by the City Council, you may officially start the process of becoming a member of a board or commission.

(Section Break)

City Charter Section 2.15. - Person in Default to the City.

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(Section Break)

Final Submission

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consideration by the City Council. A board or commission appointment is a non-paid volunteer position.

Digital Signature

Amador V Ybarra Jr

Date of Submission

2/4/25

Email not displaying correctly? [View it in your browser.](#)

MEMO TO: City Councilmembers
FROM: Daniel Mahoney, Mayor
DATE: March 11, 2025
SUBJECT: Appointment to Community Police Oversight Commission

RECOMMENDATION:

Approve the Mayor's recommendation to appoint Vittoria Jimerson to the Community Police Oversight Commission, for a 3 year term beginning immediately and ending on December 31, 2027.

It is my recommendation to appoint Vittoria Jimerson to the Community Police Oversight Commission for a 3-year term beginning immediately and ending on December 31, 2027.

Your consideration and concurrence is appreciated.

DM:lm

City of Jackson Board/Commission Application

City of Jackson Board/Commission Application

First Name	Vittoria
Last Name	Jimerson
Address	1203 1st ST.
City	Jackson
State	MI
Zip	49203
Phone Number	248-421-4594
Email	vittoriajimerson@gmail.com
Last four digits of Social Security Number	
Occupation	Professor of Logistics
Describe your community involvement.	Executive Director of the Welcome Home Organization, a non-profit organization that works with youth, and veterans.
Are you a City of Jackson resident? Being a non-resident does not prevent you from serving on a board or commission. However, some boards and commissions have residency requirements.	Yes
If you answered "No" where do you reside?	<i>Field not completed.</i>
If you answered "Yes" how long have you been a City resident?	2 years
Which board or commission are you	Affordable Housing Development Board, Civil Service Board, Downtown Development Authority Board, Economic

interested in? You may choose more than one.	Development Corporation for Jackson County, Jackson Transportation Authority
If you selected the Civil Service Board, are you a registered voter? Only registered voters can serve on this commission.	Yes
Why do you want to serve on your selected board or commission?	Assist my community in making better, community focused decisions and opportunities for all citizens.
Upload additional documents	<i>Field not completed.</i>

(Section Break)

Appointment Process

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(Section Break)

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(Section Break)

Final Submission

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Digital Signature	Vittoria Jimerson
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Date of Submission	November 7, 2024
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MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: March 11, 2025

SUBJECT: Approve a PILOT Ordinance and associated development agreement for Jackson Interfaith Homes Nonprofit Corporation/ King Community Homes IILDHA LLC.

Recommendation:

Approve the first reading of an ordinance granting a "PILOT" payment in lieu of taxes exemption to Jackson Interfaith Nonprofit Housing Corporation / King Community Homes II Limited Dividend Housing Association LLC, and associated development agreement. Authorize the City Manager and City Attorney to make minor modifications to the development agreement as necessary.



DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager
FROM: Shane LaPorte, Director of Community Development
DATE: March 11, 2025

RECOMMENDATION: Approve adoption of an ordinance granting a "PILOT" payment in lieu of taxes exemption to Jackson Interfaith Nonprofit Housing Corporation / King Community Homes II Limited Dividend Housing Association LLC, and associated development agreement. Authorize the City Manager and City Attorney to make minor modifications to the development agreement as necessary.

ISSUE STATEMENT

Jackson Interfaith Nonprofit Housing Corporation / King Community Homes II Limited Dividend Housing Association LLC is seeking a 40-year "PILOT" Payment in Lieu of Taxes for low-income housing that consists of 81 unit-scattered sites consisting of 14 duplex buildings and 53 single homes. The project totals approximately 16 acres. If approved the City of Jackson would agree to accept payment of an annual service charge for public services in lieu of all *ad valorem* property taxes. Subject to receipt of a mortgage loan, cash, or an allocation under the LIHTC Program by the Authority, the annual service charge would be six (6%) percent of the gross potential rents charged and (6%) of any non-monetary consideration of any form given in return for occupancy. In return, Jackson Interfaith Nonprofit Housing Corporation / King Community Homes II Limited Dividend Housing Association LLC, agrees to invest approximately \$6 million in rehab costs for all units, totaling nearly 77,136 square feet of rehabilitated space, and to make future site improvements by constructing a new office and new housing units through a phase project. Approval of this ordinance would put both units into a single ordinance. The (PILOT) annual service charge would be approximately \$64,407. The current total taxes levied for all sites combined is \$54,224.95.

DESCRIBE THE CONSEQUENCES

The developing entity will seek Low Income Housing Tax credits (LIHTC) as part of the capital stack to fund this proposed rehabilitation project. Part of the application to receive LIHTC equity is for the local unit of government to make a positive financial impact commitment for the project. The City of Jackson offers PILOT that is reserved for projects that would not be financially feasible if it were not for the PILOT incentive.

OWNERSHIP

Jackson Interfaith Nonprofit Housing Corporation / King Community Homes II Limited Dividend Housing Association LLC , met with City officials to discuss the complete rehabilitation of all units within the KCH /JINHC portfolio. To fund the project, the entities chose to seek LIHTC and MSHDA funding assistance. KCH / JINHC submitted an application and associated application fee for City Council to consider a PILOT ordinance be adopted. KCH/ JINHC was the recipient of a previous PILOT. However, it ended in 2011 and the properties returned to the tax rolls in 2012 due to MSHDA no longer having a financial interest in the property.

SOLUTION

The structures have not been remodeled since being originally built nearly 55 years ago. Many of the systems have reached or gone beyond their useful lives, it is the intention of the ownership to fully rehabilitate each unit inside and out. There are no marketing plans for re-renting the units as the King Community continues to half full occupancy and the rehab will not permanently displace any of the residents.

FACILITATE IMPLEMENTATION

Restate the recommendation

ATTACHMENTS

1. City of Jackson PILOT Application Kings Community Homes
2. Tax Bill Calc JACKSON INTERFAITH NON-PROFIT PROPERTIES FOR SHANE 01-31-25 BASED ON 2024 TV
3. Development Agreement - King Community Homes
4. EXHIBIT A - King Community Homes
5. PILOT Ordinance - King Community Homes

APPLICATION FOR PAYMENT IN LIEU OF TAXES (PILOT)

DATE: 11/21/2024

ORGANIZATION NAME: Jackson Interfaith Homes Nonprofit Corporation/ Kings Community Homes IILDHA LLC

ADDRESS: 2824 Overhill Road, Jackson MI 49203 LDHA LLC

CONTACT PERSON: James Smith-Fred Parker

TITLE: Consultant-Chairperson

TELEPHONE: (517) 375-7822

FAX: () N/A

EMAIL: jimesmithii@ahoo.com

517-416-3950-Fred Parker

FParker26@yahoo.com

Please define the proposed PILOT area using street names for the boundary:

In the area bounded by E Biddle St., Martin Luther King Jr Drive, E High St, and Merriman St.

Provide the number of anticipated affordable housing units within the boundary defined above:

81 units located in single family and duplex buildings

The MSHDA direct lending application has been submitted, moving toward feasibility and then commitment.

Please provide MSHDA's application submission deadline: _____

Please identify all anticipated requests for documentation to the City of Jackson prior to submitting the PILOT Application to MSHDA (check all that apply):

☒ City Council Resolution for PILOT

☒ Zoning Verification Letter

☐ Bulk Standards (height, setbacks, etc.) for Property Zoning Designation

☒ Other: Site plan approval letter. or letter indicating site plan approval is not needed.

DocuSigned by:

James Smith

28644277506A472...

James Smith
Company Representative

Title: Housing Consultant



City of Jackson PILOT Application

11/25/2024

1. King Community Homes II Limited Dividend Housing Association LLC
2824 Overhill Road, Jackson, Michigan 49203
Mr. Fred Parker Sr, President 517-416-3950 (guarantor signer)
Andy Martin, CORE Community Partners 989-640-3360 (consultant to the current owners) 32500 Telegraph Rd, Bingham Farms MI 48205
James Smith, (consultant to owner) 517-375-7822) 2600 Universal Drive Pinckney, MI 48169
Guarantees will be made by the nonprofit, Jackson Interfaith Nonprofit Housing Corporation, which is the owner of King Community Homes II Limited Dividend Housing Association LLC. The current address of the nonprofit is 325 E Morrell Street, Jackson, Michigan 49203. The current chairman is Mr., Fred Parker Sr.
2. The applicant, King Community Homes II Limited Dividend Housing Association LLC is a newly formed subsidiary of the nonprofit, Jackson Interfaith Housing Corporation. The nonprofit was formed July 25th, 1969, with its sole purpose to provide housing for people of low or moderate income and in general to carry on any business in connection therewith and incident thereto and not inconsistent with PA 346 of 1966 as amended of the State of Michigan and with all powers conferred upon corporations by the laws of the State of Michigan. The applicant has no experience but has hired CORE Communities, a Michigan CDFI to assist in the transaction, CORE and their affiliates have completed many transactions similar to this and can supply the city with references and examples of work they have completed.
3. The proposed project is an existing 81-unit scattered site consisting of 14 duplex buildings and 53 single family homes with bedroom sizes ranging from 2 to 4 and all units have basements. The economic impact of the initial construction costs of this proposal is nearly six million dollars. It is the intention of the general contractor to employ as many local subcontractors as possible so the initial outlay should have an even greater impact but that is difficult to determine at this time. The environmental impact will be zero or positive, there would be no impact if no adverse environmental conditions are found and if conditions are present, it would be the intent of the ownership to mitigate those issues. The square footage of all the buildings is around 77,136 and the areas of the land that the homes sit on is approximately 16 acres in total. At this point we do not have any architectural renderings but attached you will find photos of each of the building types. This project has not been remodeled since it was built, many of the systems have reached or have gone beyond their useful lives, it is the intention of the ownership to fully rehabilitate each unit inside and out. However, if the city needs any additional information we will be happy to supply.
4. There are no marketing plans for re-renting the units as the community continues to have full occupancy and the rehab will not permanently displace any of the

residents, some tenants may need to be relocated for a week or two and their temporary housing expenses will be paid for by the ownership. The ownership will be engaging with the tenants about the upcoming rehabilitation of the property once all the various application pieces have been submitted to the various agencies for financing that is required to complete the rehabilitation. The current management agent is Continental Management, they took the property over on or around July 2023. This company has extensive experience in coordinating the rehabilitation of the property and does not anticipate any issues. Once the rehabilitation is complete Continental will continue to manage Kings Community Homes.

5. The attached property information spreadsheet shows each parcel street address and legal description. The current owners are Jackson Interfaith Nonprofit Housing Corporation. The applicant is a wholly owned subsidiary called King Community Homes II Limited Dividend Housing Association LLC. The attached sales contract between the entities is attached. The new entity creation is necessary so that LIHTC equity can be raised, however the current ownership will maintain ownership and will be the managing member of the partnership. At this point there are no current mortgages or liens on any of the parcels that contain the 81 units. The attached property information spreadsheet indicates the property tax parcel numbers and the current assessed value of all parcels. To the ownership's knowledge there are no assessments presently under appeal and they do not intend to subdivide any parcels.
6. See attached proforma, it is very detailed with the information required however some of the highlights are as follows:
 - a. Tax exempt construction mortgage from MSHDA of \$8,368,546
 - b. Permanent 40-year tax exempt mortgage from MSHDA of \$6,019,557
 - c. LIHTC equity of \$5,847,716
 - d. Seller note/equity of sale proceeds of \$3,126,678.
 - e. Total investment of \$16,093,358
7. At this point the owners do not anticipate any changes to any public space around the project sites.
8. The following are estimates of the dates working toward completion:
 - a. The construction and LITHC closing around April 2026.
 - b. The ownership has already been spending funds on the necessary exhibits for the financing application package.
 - c. Ideally construction will begin May 1, 2025
 - d. It will take approximately 12 months to complete the construction so it would be anticipated to be completed on or before April 1, 2026.
9. The Nonprofit is not required to complete audits, so they do not have any, however they do have an unaudited statement as well as monthly statements kept by the current management company of Kings Community Homes. The apartment community and funds in bank accounts are their only assets. Attached you will find a balance sheet that is prepared by the management agent each

month. The nonprofit is required to file tax returns and have used the same firm, Yeo and Yeo for many years and tax returns can be supplied if requested by the city. Since the nonprofit does not have any liabilities, they do not have any real credit references, however the city of Jackson might be used as they do submit taxes and remit payments for the water bills. Consumers power does supply the utilities for the office and might also be considered a credit reference. Other than that, there are no other potential references, if this is an issue, please let us know and we can try to get what is needed.

10. Team members

- a. The architect, engineers and surveyor is KEM-TEC. The license holder is Jeff Graham located at 22556 Gratiot, Eastpoint MI 48021. 586-772-2222.
- b. The general contractor will be Continental Construction Management LLC. Located at 32500 Telegraph Rd, Bingham Farms, MI 48205. The license holder is Brian Gallaher 248-833-0550.
- c. CORE Community partners is assisting with the refinancing package with MSHDA Located at 32500 Telegraph Rd, Bingham Farms, MI 48205. Andy Martin is the contact person 248-833-0550.
- d. James Smith, located at 2600 Universal Drive, Pinckney MI 48169 will be coordinating the financing between CORE and Jackson Interfaith Nonprofit Housing Corporation. 517-375-7822
- e. The attorney that will be handling the mortgage and equity closing is Dominic Rios of Cark Hill located at 215 S Washington Square, suite 200, Lansing MI 48933. 517-318-3091.

11. The applicant, guarantor or others involved in this project do not have any pending civil litigation involving the property or other holdings. To our current knowledge there are no pending criminal proceedings involving this property or other business holdings. And to our knowledge there are no convictions or other pending criminal matters for any felony or theft related misdemeanor of the applicants or team.

12. See attached signed statement.

**PURCHASE AND SALE AGREEMENT
FOR ACQUISITION OF REAL ESTATE**

This Acquisition Agreement ("Agreement") is entered into, for reference purposes, as of October 31, 2024 between King Community Homes II Limited Dividend Housing Association LLC

Limited Dividend Housing Association LLC, a Michigan limited liability company ("Buyer") and Jackson Interfaith Nonprofit Housing Corporation, a Michigan Nonprofit Corporation ("Seller").

1. Parties.

1.1 Buyer. Buyer hereby agrees to acquire the real property hereinafter described from the Seller upon the terms and conditions set forth in this Agreement. Buyer shall have the right to assign Buyer's rights hereunder, but any such assignment shall not relieve Buyer of Buyer's obligations herein unless the Seller expressly releases Buyer.

1.2 Seller. Seller agrees to transfer the real property hereinafter described to Buyer upon the terms and conditions set forth in this Agreement.

2. Property and Land Improvements.

2.1 The real property ("Property") that is the subject of this Agreement is commonly known as Kings Community Homes located at SEE ATTACHED LIST and is legally described on Exhibit "A" which is attached hereto and incorporated herein by this reference, together with all rights easements, and appurtenances pertaining to such Property.

2.2 If the legal description of the Property is not complete or is inaccurate, this Agreement shall not be invalid, but the legal description shall be completed or corrected to meet the requirements of the title company which shall issue the title insurance policy hereinafter described.

2.3 Title to any Personal Property and Intangible Personal Property shall be evidenced and transferred by a Bill of Sale, Assignment and Assumption in form and substance, attached hereto as Exhibit B. Title to the Personal Property and Intangible Property shall be conveyed free and clear from all liens, encumbrances and claims of any third parties, except for encumbrances permitted by Purchaser.

2.4 Possession of the Property shall be given to Buyer at the Closing, subject to the rights of existing tenants.

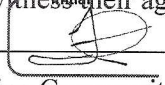
3. Property Purchase Price and Land Improvements Purchase Price.

3.1 The purchase price to be paid by Buyer to Seller for the Property ("Property Purchase Price") shall be Four Million Four Hundred Thousand and 0/100 U.S. Dollars (\$4,400,000). If the Buyer assigns the property, it would be to an entity owned or controlled by a private, not for profit corporation, who does not have the power of condemnation or eminent domain.

4. Earnest Money Deposit.

4.1 Within ten (10) business days after being advised that Seller has duly executed this agreement, Buyer shall deposit the **sum of FIVE THOUSAND U.S. Dollars (\$5,000) in the form of a Promissory Note**, to be converted to cash upon removal of all contingencies listed below, with Escrow Holder, as earnest money for the full and faithful performance of Buyer's obligations hereunder.

4.2 The Earnest Money Deposit shall be returned to Buyer by Escrow Holder if Buyer disapproves in writing any contingency listed in Section 6 below on or before sixty (60) days after this Agreement has been executed by both parties, or if Buyer disapproves any provision in Section 7 on or before closing. Deposit shall be applied to the Property Purchase Price and Land Improvements Purchase Price at Closing or shall be forfeited to Seller as liquidated damages if, after Buyer's waiver of those contingencies, the transaction contemplated hereby fails to close because of the default of Buyer. **IN THE EVENT THAT THE BUYER DISAPPROVES IN WRITING ANY CONTINGENCY LISTED IN SECTION 6, THIS AGREEMENT SHALL TERMINATE.** If this transaction does not close because of default by Buyer, Seller shall be entitled to the earnest money deposit and all interest accrued thereon (as such earnest money deposit may be increased as hereinafter provided) as liquidated damages. The parties agree that if Buyer defaults, Seller's actual damages would be difficult or impossible to determine and the amount of the earnest money deposit and all interest thereon (as such earnest money deposit may be increased as hereinafter provided) is the best estimate of the damages Seller would suffer. Accordingly, that amount shall be the total amount Seller is entitled to receive as liquidated damages. The parties ~~witness~~ their agreement to this liquidated damages provision by initialing below.

 (Buyer)
King Community Homes II
Limited Dividend Housing
Association LLC

 (Seller)
Jackson Interfaith Nonprofit Housing Corporation

5. Agreement Term and Closing.

5.1 The term of the Agreement shall be until 6/1/2025 ("Closing Date"), with the option of two thirty (30) days extensions.

5.2 The Closing Date may be extended for two (2) additional thirty (30) day periods at the option of the Buyer by paying an additional **Five Thousand and No/100 U.S. Dollars (\$5,000)** cash deposit for each period, which will not be refundable to Buyer, but will be credited toward the purchase price.

5.3 In the event MSHDA and/or any conventional or governmental financing source requires any account to be funded at a certain level, then an amount equal to the amount required to be placed in such accounts shall be added to such accounts by Buyer, at Buyer's expense. Tenant Security deposits and other deposits required by tenant leases or rental agreements shall be audited by Buyer's and Seller's management companies, balanced as of Closing, and transferred to Buyer without cost.

5.4 Subject to satisfaction of the contingencies herein described, a title company ("Title Company") shall conduct the Closing by recording the statutory warranty deed and other documents required and by disbursing documents in accordance with this Agreement.

5.5 If this transaction is terminated for nonsatisfaction and nonwaiver of a Buyer's Contingency as subsequently defined herein, then neither of the parties shall thereafter have any liability to the other under this Agreement, except to the extent of the breach of any affirmative covenant or warranty in this Agreement that may have been involved.

5.6 Closing shall take place on a business day at the title company mutually acceptable to Buyer and Seller.

6. Conditions Precedent to Buyer's Obligation to Purchase.

Buyer's obligation to purchase Property is subject to the satisfaction or Purchaser's waiver of the following conditions before closing:

6.1 Inspection of Books and Records. Buyer's written approval, in Buyer's absolute discretion, of the state of operations of the properties. Seller shall permit Buyer and its agents, at Buyer's sole expense and risk, to inspect Property at reasonable times after reasonable notice to Seller and Seller's agents, to review, inspect and copy (at Buyer's expense) all Property records pertaining to the senior housing Property, agreements, contracts, financial statements, or other relevant information or documentation reasonably requested by Buyer, affecting or relating to the Property or to the Seller.

6.2 Condition of Property. Buyer's written approval, in Buyer's absolute discretion, of an inspection by Buyer, at Buyer's expense, of the physical condition of the property.

6.3 Condition of Title. Buyer's written approval, in Buyer's absolute discretion, of a current preliminary title report concerning the Property issued by the Title Company, as well as all documents referred to in the preliminary title report. Seller shall cause the preliminary title report and all underlying documents referred to therein to be delivered to Buyer promptly after the date of this Agreement. The disapproval by Buyer of any monetary encumbrance, which by the terms of this Agreement is not to remain against the property after Closing, shall not be considered a failure of this condition, as Seller shall have the obligation, at Seller's expense, to satisfy and remove such disapproved monetary encumbrance at or before the Closing.

6.4 Appraisal. Buyer shall conduct an appraisal of the Property. Buyer's written approval of current appraised value, in Buyer's absolute discretion, of the property.

6.5 Hazardous Substances Report. Buyer's written approval, in Buyer's absolute discretion, of a Phase I hazardous substances report concerning the Property. Such report will be obtained at Buyer's direction and expense. A "hazardous substance" for purposes of this Agreement is defined as any substance whose nature and/or quantity of existence, use,

manufacture, disposal or effect, render it subject to federal, state or local regulation, investigation, remediation or removal as potentially injurious to public health or welfare. A "hazardous substance condition" for purposes of this Agreement is defined as the existence on or under the Property of a hazardous substance that would require remediation and/or removal under applicable federal, state or local law.

6.6 Survey. Buyer's written approval, in Buyer's absolute discretion, of an ALTA title supplement based upon a survey prepared by a licensed surveyor to American Land Title Association standards for an owner's policy, showing the legal description and boundary lines of the Property, any easements of record, and any improvements, poles, structures and things located within ten feet of either side of the property boundary lines. The survey shall be prepared at Buyer's direction and expense.

6.7 Seller's Studies. Buyer's written approval of any reports undertaken by Seller that is applicable to the purchase of Property. Documents can include environmental reports, surveys, wetland delineations, soils and topography, and any other applicable reports.

6.8 Other. Buyer's written approval of an acceptable environmental mitigation plan pertaining to development of a multifamily apartment complex on Property.

6.9 Board Approval. Buyer shall receive approval of this transaction from Buyer's authorized representative.

7. Financing Due Diligence Period.

7.1 Financing. Buyer's written approval, in Buyer's absolute discretion, of sufficient financing to acquire the Property and rehabilitate an apartment project. Financing shall include, but not be limited Federal Low Income Housing Tax credits and bank loans.

8. Documents Required at Closing.

8.1 Title Company shall issue to Buyer an ALTA extended coverage owner's form policy of title insurance effective as of the Closing, issued by the Title Company in an amount acceptable to the Buyer insuring fee simple absolute title to the Property vested in Buyer, subject only to any exceptions approved in writing by Buyer. Seller shall pay the costs of Standard title insurance policy, Buyer shall pay the difference in cost between a Standard and ALTA extended coverage policy.

8.2 Seller shall deliver or cause to be issued to Escrow Holder, in time for delivery to Buyer at Closing, executed originals of the following documents:

8.2.1 A Statutory Warranty Deed, duly executed and in recordable form, conveying fee title to the Property to Buyer.

8.2.2 An affidavit by the Seller that Seller is not a "foreign person" within the meaning of Internal Revenue Code Section 1445 or successor statutes.

9. Prorations, Expenses and Adjustments.

9.1 Seller shall pay the premium for the title insurance policy required by Section 8.1 above, the cost, if any, of making title insurable as required hereby, the excise tax and one-half of the fees of the Escrow Holder.

9.2 Buyer shall pay the recording fee for the Statutory Warranty Deed and for any other documents which Buyer may choose to record and one-half of the fees of the Escrow Holder.

9.3 Real property taxes, and all other income and operating expenses for or pertaining to the Property, including but not limited to utility charges, shall be prorated between the parties at Closing.

9.4 Any items to be prorated which are not determined or not determinable at Closing shall be promptly adjusted by the parties by appropriate cash payments when the amount thereof has been determined.

10. Covenants, Representations and Warranties of Seller.

Seller hereby makes the following covenants, warranties and representations to Buyer:

10.1 Seller is the owner of the Property and has the full right, power and authority to sell, convey and transfer the Property to Buyer as provided herein, and to perform Seller's obligations hereunder.

10.2 Seller has no knowledge of any aspect or condition of the Property or the current use of the Property which violates applicable laws, rules, regulations, codes, or covenants, conditions, or restrictions, or of improvements or alterations made to the Property without a permit where one was required, or of any unfulfilled order or directive of any applicable governmental agency or casualty insurance company that any work of investigation, remediation, repair, maintenance or improvement is to be performed on the Property.

10.3 Prior to closing, with the exception of resident leases or rental agreements, Seller will not create any new leases or other agreements affecting the Property without prior consent of Buyer.

10.4 Seller has no knowledge of any actions, suits or proceedings pending or threatened before any commission, board, bureau, agency, instrumentality, arbitrator, court or tribunal that would affect the Property or the right to occupy or utilize the Property.

10.5 Seller's representations and warranties shall survive the Closing and delivery of the deed and, unless otherwise noted herein, are true, material and may be relied upon by Buyer in all respects, both as of the date of this Agreement, and as of the date of Closing.

10.6 It is understood and agreed that, except for the representations and warranties of Seller set forth elsewhere in this Agreement, the Real Property, including the Improvements, is being sold "as is where is," with all faults and that Buyer has, or will have prior to Closing, inspected the Real Property and Improvements, and accepts them based on its own investigation of the Property and not based on any representations made by either Seller (other than those contained in this Agreement), its agent or any third parties. Without limiting the generality of the foregoing, other than as set forth herein, Seller makes no representations, warranties or guarantees of any kind or nature whatsoever with respect to the Property, including those pertaining to the following: (i) the nature, quality or condition of any improvements on the Real Property, including the wiring, plumbing, heating, sewage disposal system, roof or foundation; (ii) whether any of the improvements are in compliance with applicable governmental laws or regulations; (iii) whether any appliances, plumbing, or utilities are in working order; (iv) the nature quality or condition of the soil, water (if any) or geology of the Real Property; (v) existing conditions of the Real Property for any particular purpose or development potential; (vi) any income to be derived from the operation of the Property; (vii) the suitability of the Property for any and all activities and uses which buyer or any other party may conduct thereon; (viii) the habitability, merchantability or fitness of the Property for any purpose; (ix) the condition of the Property with respect to any materials or substances which may now or hereafter be considered by any governmental authority or any other person to be dangerous, explosive, flammable, infectious or otherwise hazardous; and (x) any other matters with respect to the Property.

Buyer acknowledges that Seller's disclaimer of warranties and representations is a material part of this Agreement and that Seller would not make this Agreement on the terms set forth herein without this disclaimer.'

11. General and Miscellaneous Provisions.

11.1 Destruction, Damage or Loss. If there shall have occurred prior to the Closing a destruction of, or damage or loss to the Property or any portion thereof, from any cause whatsoever, Seller shall give Buyer prompt notice thereof and Buyer shall have the option, within ten days after receipt of written notice of such loss either to terminate this transaction or to acquire the Property notwithstanding such loss.

11.2 Seller acknowledges that Purchaser anticipates utilizing federal low-income housing tax credits with respect to the acquisition and rehabilitation of the Property.

11.3 Uniform Relocation and Real Property Acquisition Act. Seller has been informed that federal funds may be used in the acquisition and/or development of the Property. Seller acknowledges that they have voluntarily entered into this transaction and are aware that Buyer has no rights or ability to acquire the property in the event the parties are unable to agree on the terms

on the terms of the Agreement. Buyer has no rights to acquire the property by condemnation or other similar means.

11.4 **Material Change.** No material change, as hereinafter defined, shall have occurred with respect to the Property that has not been approved in writing by Buyer. For purposes of this Agreement, a "material change" shall be a change in the status of the use, or condition of the Property as reasonably expected by the Buyer, that occurs after the date of this Agreement and prior to the Closing.

11.5 **Seller Performance.** The delivery of all documents and due performance by Seller of each and every undertaking and agreement to be performed by Seller under this Agreement.

11.6 **Breach of Warranty.** Each representation and warranty of Seller herein shall be true and correct as of the Closing. Escrow Holder shall assume that this condition has been satisfied unless notified to the contrary in writing by Buyer prior to the Closing.

11.7 **Further Assurances.** Buyer and Seller shall each, diligently and in good faith, undertake all actions and procedures reasonably required to place the escrow in condition for Closing as and when required by this Agreement, and to sign and deliver all documents reasonably necessary or convenient to that end.

11.8 **Attorney's Fees.** In the event of any litigation or arbitration between the Buyer and Seller concerning this transaction, the prevailing party shall be entitled to recover from the other party reasonable attorneys' fees and costs, in an amount to be determined by the court or arbitrator(s), which amount shall be included in any judgment or award rendered in the matter.

11.9 **Notices.** Any notices required or permitted to be given pursuant to the terms hereof shall be in writing and shall be personally delivered or sent by certified or registered mail, postage prepaid, return receipt requested ("Mail"), and addressed to the parties as follows:

If to Seller: Mr. Fred Parker Sr
Chairman
Jackson Interfaith Nonprofit
Housing Corporation
2824 Overhill Road
Jackson, MI 49203

If to Buyer: Mr. Fred Parker Sr
Authorized representative of
King Community Homes II Limited
Dividend Housing Association LLC
2824 Overhill Road
Jackson, MI 49203

11.10 **Applicable Law.** This Agreement shall be governed by the laws of the State of Michigan. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

11.11 **Saturday, Sunday and Legal Holidays.** If the time for performance of any of the terms, conditions and provisions hereof shall fall on a Saturday, Sunday or legal holiday, then the time of such performance shall be extended to the next business day thereafter.

11.12 Time of the Essence. Time is of the essence of every provision of this Agreement.

11.13 Confidentiality. Buyer agrees that it will keep all information that it learns from its inspections of the Property confidential and will only disclose such information to its employees and agents who have a need to know such information. In any case, Buyer and its agents will not use any of the information gained during the inspection of the Property for any purposes other than analyzing Buyer's intended purchase. Buyer further agrees to keep confidential and to not disclose any of the information relating to the tenants except to agents who also agree to keep such information confidential. Notwithstanding anything to the contrary contained in this Agreement, this provision will survive the termination or expiration of this Agreement.

11.14 Binding Effect. This Agreement embodies the entire understanding of the parties regarding the subject matter hereof and supersedes all prior agreements and understanding between the parties, whether written or oral, relating to the subject matter hereof. No amendment or modification hereof shall be binding unless in writing and signed by the party to be bound thereby. This Agreement shall bind the parties hereto and their respective successors, legal representatives and assigns.

11.15 Acceptance. Buyer's signature hereon constitutes an offer to Seller to acquire the property described above.

11.16 Environmental Reviews. Notwithstanding any other provision of this Agreement, Buyer shall have no obligation to purchase the property, and no transfer of title to the Buyer may occur until all federal environmental reviews regarding the property have been completed and all approvals that are determined by Buyer to be necessary have been received.

SELLER:

Jackson Interfaith Nonprofit Housing
Corporation

Signed by:
By: 
CB8EC04647464B7...

Its: President

11/11/2024

BUYER:

King Community Homes II Limited Dividend
Housing Association LLC

By: Kings Community Homes MM LLC

Its: Sole Member

By Jackson Interfaith Nonprofit Housing
Corporation

Its Sole Member

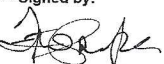
Signed by:

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EXHIBIT A
LEGAL DESCRIPTION

See Attached


24-01812-1

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 1:

LOT 59 & N 30 FEET OF LOT 60 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER
23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 904 ADRIAN AVE

PARCEL NUMBER: 5-227500000

PARCEL 3:

S 40 FEET OF LOT 60 & ALL OF LOT 61 URBAN RENEWAL PLAT NO. 4, AS RECORDED IN LIBER 23 OF
PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 910 ADRIAN AVE

PARCEL NUMBER: 5-2276.1000

PARCEL 59:

LOT 63 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27
AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 915 S MILWAUKEE ST

PARCEL NUMBER: 5-227900000

24-01812-2

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 4:

S 21 FEET OF LOT 3 & ALL OF LOT 4 BLK 7 ROOT'S SOUTH ADDITION, AS RECORDED IN LIBER 4 OF
PLATS, PAGE 19, JACKSON COUNTY RECORDS.

ADDRESS: 1020 ADRIAN AVE

PARCEL NUMBER: 5-094300000

PARCEL 6:

S 21 FEET OF LOT 7 & N 20 FEET OF LOT 8 BLK 7 ROOT'S SOUTH ADDITION, AS RECORDED IN LIBER
4 OF PLATS, PAGE 19, JACKSON COUNTY RECORDS.

ADDRESS: 1034 ADRIAN AVE

PARCEL NUMBER: 5-094900000

PARCEL 7:

N 41 FEET OF LOT 9 & A PIECE OF LAND 6 FEET N & S 133 FEET E & W ADJ SD LOT ON N BLK 7
ROOT'S SOUTH ADDITION, AS RECORDED IN LIBER 4 OF PLATS, PAGE 19, JACKSON COUNTY
RECORDS.

ADDRESS: 1100 ADRIAN AVE

PARCEL NUMBER: 5-095100000

24-01812-3

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 8:

LOT 68 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27
AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 100 ADRIAN CT

PARCEL NUMBER: 5-228400000

PARCEL 56:

N 33 FEET LOT 13 BLK 2 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25,
JACKSON COUNTY RECORDS.

825 S MILWAUKEE ST

PARCEL NUMBER: 5-034000000

PARCEL 57:

S 33 FEET LOT 13 BLK 2 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25,
JACKSON COUNTY RECORDS.

ADDRESS: 827 S MILWAUKEE ST

PARCEL NUMBER: 5-034100000

PARCEL 58:

S 1/2 OF LOT 15 BLK 2 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25,
JACKSON COUNTY RECORDS.

ADDRESS: 831 S MILWAUKEE ST

PARCEL NUMBER: 5-034400000

24-01812-4

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 9:

LOT 19 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15
AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 272 BARBERRY DR

PARCEL NUMBER: 5-223300000

PARCEL 10:

LOT 2 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15
AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 276 BARBERRY DR

PARCEL NUMBER: 5-221600000

PARCEL 11:

LOT 3 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 280 BARBERRY DR

PARCEL NUMBER: 5-221700000

PARCEL 12:

LOT 12 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 281 BARBERRY DR

PARCEL NUMBER: 5-222600000

PARCEL 13:

LOT 11 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 285 BARBERRY DR

PARCEL NUMBER: 5-222500000

PARCEL 14:

LOT 4 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 284 BARBERRY DR

PARCEL NUMBER: 5-221800000

PARCEL 15:

SWLY 74.33 FEET OF LOT 10 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 287 BARBERRY DR

PARCEL NUMBER: 5-2224.1000

PARCEL 16:

LOT 5 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 288 BARBERRY DR

PARCEL NUMBER: 5-221900000

PARCEL 17:

LOT 6 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 292 BARBERRY DR

PARCEL NUMBER: 5-222000000

PARCEL 18:

2224 LOT 9 & NELY 3 FEET OF LOT 10 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 293 BARBERRY DR

PARCEL NUMBER: 5-222300000

PARCEL 19:

LOT 7 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 296 BARBERRY DR

PARCEL NUMBER: 5-222100000

24-01812-5

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 20:

LAND COM AT A POINT ON S LINE OF BIDDLE ST 300.02 FEET E OF E LINE OF FRANCIS ST; THENCE E ON S LINE OF BIDDLE ST 46.75 FEET; THENCE S 8 RDS; THENCE W 46.7 FEET; THENCE N 8 RDS TO POB SW 1/4 NW 1/4 SEC 2 T3S R1W.

ADDRESS: 219 BIDDLE ST

PARCEL NUMBER: 5-058300000

PARCEL 52:

LAND COM AT A POINT ON E LINE OF S MARTIN LUTHER KING JR DR (AKA FRANCIS ST) 5 RDS S OF S LINE OF BIDDLE ST; THENCE E 8 RDS; THENCE S 4 RDS; THENCE W 8 RDS TO E LINE OF S MARTIN LUTHER KING JR DR; THENCE N 4 RDS TO BEG SW 1/4 NW 1/4 SEC 2 T3S R1W.

ADDRESS: 807 S MARTIN LUTHER KING JR DR

PARCEL NUMBER: 5-057800000

24-01812-6

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 5:

LOT 43 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1025 ADRIAN AVE

PARCEL NUMBER: 5-225900000

PARCEL 22:

LOT 49 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1003 CYPRESS DR

PARCEL NUMBER: 5-226500000

PARCEL 23:

LOT 44 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38
AND 39, JACKSON COUNTY RECORDS.
ADDRESS: 1020 CYPRESS DR
PARCEL NUMBER: 5-226000000

PARCEL 24:

LOT 45 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38
AND 39, JACKSON COUNTY RECORDS.
ADDRESS: 1024 CYPRESS DR
PARCEL NUMBER: 5-226100000

PARCEL 25:

LOT 46 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38
AND 39, JACKSON COUNTY RECORDS.
ADDRESS: 1028 CYPRESS DR
PARCEL NUMBER: 5-226200000

PARCEL 26:

LOT 47 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38
AND 39, JACKSON COUNTY RECORDS.
ADDRESS: 1029 CYPRESS DR
PARCEL NUMBER: 5-226300000

24-01812-7

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 27:

THAT PART OF LOT 2 LYING S OF MORRELL ST & ALL OF LOT 4 BLK 14 KNAPP'S ADDITION, AS
RECORDED IN LIBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.
ADDRESS: 325 E MORRELL ST
PARCEL NUMBER: 5-049000000

PARCEL 60:

LOT 12 BLK 14 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25, JACKSON
COUNTY RECORDS.
ADDRESS: 920 S MILWAUKEE ST
PARCEL NUMBER: 5-050100000

24-01812-8

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 30:

LOT 3 BLK 15 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.

ADDRESS: 908 EVERHARD ST

PARCEL NUMBER: 5-050900000

PARCEL 46:

LOT 40 ORCHARD PLACE SUBDIVISION & LOT 8 BLK 15 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.

ADDRESS: 118 & 120 MITCHELL ST

PARCEL NUMBER: 5-051400000

PARCEL 51:

LOT 14 ORCHARD PLACE, AS RECORDED IN LIBER 6 OF PLATS, PAGE 15, JACKSON COUNTY RECORDS.

ADDRESS: 927 ORCHARD PL

PARCEL NUMBER: 5-054500000

24-01812-9

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 2:

LOT 57 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 905 ADRIAN AVE

PARCEL NUMBER: 5-227300000

PARCEL 21:

LOT 52 JACKSON URBAN RENEWAL REPLAT NO. 3*, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

* = SHOULD BE JACKSON URBAN RENEWAL REPLAT NO. 4

ADDRESS: 925 CYPRESS DR

PARCEL NUMBER: 5-226800000

PARCEL 28:

LOT 58 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 501 E MORRELL ST

PARCEL NUMBER: 5-227400000

PARCEL 29:

E 1/2 OF LOT 1 BLK 4 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.

ADDRESS: 505 E MORRELL ST

PARCEL NUMBER: 5-037100000

PARCEL 31:

LOT 56 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: JONQUIL CT

PARCEL NUMBER: 5-227200000

PARCEL 32:

LOT 53 JACKSON URBAN RENEWAL REPLAT NO. 3*, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

* = SHOULD BE JACKSON URBAN RENEWAL REPLAT NO. 4

ADDRESS: 102 JONQUIL CT

PARCEL NUMBER: 5-226900000

PARCEL 33:

LOT 54 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS, ALSO COM ON NLY COR LOT 54; THENCE SWLY 90 FEET ALG NLY LINE OF LOT 54; THENCE NELY 115.11 FEET TO A POINT ON WLY LINE OF AIRLINE DR; THENCE SELY ALG WLY LINE OF AIRLINE DR 50 FEET TO BEG.

ADDRESS: 106 JONQUIL CT

PARCEL NUMBER: 5-227000000

PARCEL 34:

COM AT NW COR OF LOT 55; THENCE E ALG S LINE OF MORRELL ST 80.49 FEET; THENCE SELY ALG WLY LINE OF AIRLINE DR 60 FEET; THENCE SWLY 115.11 TO NWLY LINE OF LOT 54; THENCE SWLY ALG NWLY LINE OF LOT

54 37.93 FEET TO NLY LINE OF JONQUIL CT; THENCE WLY ON THE ARC OF A CURVE ALG NLY LINE OF JONQUIL CT 65.37 FEET; THENCE NLY ON W LINE OF LOT 55 217.15 FEET TO BEG JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 110 JONQUIL CT

PARCEL NUMBER: 5-2271.1000

24-01812-10

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 67:

W 4 FEET OF LOT 17 & LOT 16 & E 10 FEET OF LOT 15 G M STANLEY'S ADDITION, AS RECORDED IN LIBER 4 OF PLATS, PAGE 11, JACKSON COUNTY RECORDS.

ADDRESS: 149 STANLEY AVE

PARCEL NUMBER: 5-125100000

PARCEL 68:

LAND COM AT INTERS OF W LINE OF MILWAUKEE ST WITH N LINE OF STANLEY AVE; THENCE N 99 FEET; THENCE W 66 FEET; THENCE S 99 FEET TO N LINE OF STANLEY AVE; THENCE E 66 FEET TO BEG SW 1/4 SW 1/4 SEC 2 T3S R1W.

ADDRESS: 154 STANLEY AVE
PARCEL NUMBER: 5-108600000

24-01812-11

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 45:

E 51 FEET OF LOT 6 BLK A MOORE'S ADDITION, AS RECORDED IN LIBER 3 OF PLATS, PAGE 17,
JACKSON COUNTY RECORDS.

ADDRESS: 111 MITCHELL ST
PARCEL NUMBER: 5-073800000

PARCEL 47:

E 22 FEET OF LOT 10 & ALL OF LOT 11 BLK A MOORE'S ADDITION, AS RECORDED IN LIBER 3 OF
PLATS, PAGE 17, JACKSON COUNTY RECORDS.

ADDRESS: 121 MITCHELL ST
PARCEL NUMBER: 5-074300000

PARCEL 48:

E 19.85 FEET OF LOT 1 & W 28.75 FEET OF LOT 2 BLK B MOORE'S ADDITION, AS RECORDED IN
LIBER 3 OF PLATS, PAGE 17, JACKSON COUNTY RECORDS.

ADDRESS: 129 MITCHELL ST
PARCEL NUMBER: 5-074700000

PARCEL 49:

W 27 FEET OF LOT 4 ALSO S 42 FEET OF E 39 FEET OF LOT 4 ALSO E 1/2 OF LOT 5 BLK 1 MOORE'S
ADDITION, AS RECORDED IN LIBER 3 OF PLATS, PAGE 17, JACKSON COUNTY RECORDS.

ADDRESS: 143 MITCHELL ST
PARCEL NUMBER: 5-076100000

PARCEL 50:

N 70 FEET OF LOT 1 ALSO E 39 FEET OF N 90 FEET OF LOT 4 BLK 1 MOORE'S ADDITION, AS
RECORDED IN LIBER 3 OF PLATS, PAGE 17, JACKSON COUNTY RECORDS.

ADDRESS: 149 MITCHELL ST
PARCEL NUMBER: 5-075600000

24-01812-12

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 53:

S 25.8 FEET OF LOT 3 N 61.35 FEET LOT 4 BLK 17 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF
PLATS, PAGE 25, JACKSON COUNTY RECORDS.

ADDRESS: 919 & 921 S MARTIN LUTHER KING JR DR

PARCEL NUMBER: 5-053000000

PARCEL 54:

S 4.65 FEET OF LOT 4 & ALL OF LOT 5 BLK 17 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.

ADDRESS: 923 & 925 S MARTIN LUTHER KING JR DR

PARCEL NUMBER: 5-053100000

24-01812-13

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 55:

LOT 70 EX W 132 FEET JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 816 S MILWAUKEE ST

PARCEL NUMBER: 5-228600000

24-01812-14

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 35:

LOT 32 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 100 LARKSPUR CT

PARCEL NUMBER: 5-224800000

PARCEL 36:

LOT 33 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 102 LARKSPUR CT

PARCEL NUMBER: 5-224900000

PARCEL 37:

LOT 34 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 104 LARKSPUR CT

PARCEL NUMBER: 5-225000000.

PARCEL 38:

LOT 26 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 106 LARKSPUR CT

PARCEL NUMBER: 5-224200000

PARCEL 39:

LOT 27 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 108 LARKSPUR CT

PARCEL NUMBER: 5-224300000

PARCEL 40:

COM AT SWLY COR OF LOT 28; THENCE NELY ALG WLY LINE OF LOT 28 224.22 FEET TO SLY LINE OF LARKSPUR CT; THENCE ELY ALG SLY LINE OF LARKSPUR CT TO NELY COR OF LOT 28; THENCE SE ALG NELY LINE OF LOT 28 65.89 FEET; THENCE SLY TO SELY LINE OF LOT 2 170 FEET NELY FROM POB; THENCE SWLY TO BEG JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 110 LARKSPUR CT

PARCEL NUMBER: 5-224400000

PARCEL 41:

COM AT SELY COR LOT 28; THENCE SWLY ALG SLY LINE OF LOT 28 45 FEET; THENCE NLY TO WLY LINE OF LOT 29 45 FEET NWLY FROM BEG; THENCE SELY ALG LINE COMMON TO LOTS 28 & 29 TO BEG ALSO LOT 29

JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 112 LARKSPUR CT

PARCEL NUMBER: 5-2244.1000

PARCEL 42:

LOT 30 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 114 LARKSPUR CT

PARCEL NUMBER: 5-224600000

PARCEL 43:

LOT 31 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 116 LARKSPUR CT

PARCEL NUMBER: 5-225700000

PARCEL 44:

LOT 36 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1120 MERRIMAN ST

PARCEL NUMBER: 5-225200000

PARCEL 61:

LOT 25 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1129 S MILWAUKEE ST

PARCEL NUMBER: 5-224100000

PARCEL 62:

LOT 24 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1201 S MILWAUKEE ST

PARCEL NUMBER: 5-224000000

PARCEL 63:

LOT 23 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1205 S MILWAUKEE ST

PARCEL NUMBER: 5-223900000

PARCEL 64:

LOT 22 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1209 S MILWAUKEE ST

PARCEL NUMBER: 5-223800000

PARCEL 65:

LOT 21 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1213 S MILWAUKEE ST

PARCEL NUMBER: 5-223700000

PARCEL 66:

LOT 20 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1217 S MILWAUKEE ST

PARCEL NUMBER: 5-223600000

PARCEL 69:

LOT 35 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 211 STEVENS ST

PARCEL NUMBER: 5-225100000

PARCEL 70: E 49.5 FT OF LOT 3 BLK 2 MOORE'S ADD

ADDRESS 211 Mitchelle St

Parcel Number 5-077200000

EXHIBITB
PERSONAL PROPERTY

Bill of Sale, Assignment and Assumption Agreement
Kings Community Homes

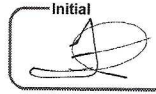
THIS BILL OF SALE, ASSIGNMENT AND ASSUMPTION AGREEMENT ("Assignment and Assumption") is entered into by and between King Community Homes II Limited Dividend Housing Association LLC, a Michigan limited partnership ("Assignor"), _____ Limited Dividend Housing Association LLC, a Michigan limited liability company ("Assignee") and/or assigns effective as of 11/11/2024, and shall be effective as of 5:00 p.m. Eastern time on the date hereof.

1. **Personal Property.** Assignor does hereby transfer to Assignee, on an "As Is, Where Is" basis, all of the items of tangible personal property described in Schedule 1 attached hereto ("Personal Property"). Assignor hereby represents and warrants that it has title to all the items of Personal Property free and clear of liens or claims, and will defend Assignor's title to same. ASSIGNOR DISCLAIMS ANY AND ALL OTHER WARRANTIES, EXPRESS AND IMPLIED, INCLUDING WITHOUT LIMITATION, ANY AND ALL IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY AND NON-INFRINGEMENT.
2. **Intangible Personal Property.** Assignor does hereby transfer to Assignee, on an "As Is, Where Is" basis, all of Assignor's right, title and interest in and to the items of intangible personal property (the "Intangible Personal Property"). Assignor hereby represents and warrants that it has title to all the items of such Intangible Personal Property, free and clear of liens or claims, and will defend Assignor's title to same. ASSIGNOR DISCLAIMS ANY AND ALL OTHER WARRANTIES, EXPRESS AND IMPLIED, INCLUDING WITHOUT LIMITATION, ANY AND ALL IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY AND NON-INFRINGEMENT.
3. **Assignment.** Assignor does hereby assign, grant, transfer, and set over unto Assignee all of Assignor's rights, including but not limited to title and interest in and to the contracts, leases and agreements (the "Assigned Contracts and Leases").
4. **Assumption.** Assignee hereby undertakes, assumes and agrees to perform, pay or discharge when and as due all of the obligations and liabilities of Assignor under the Assigned Contracts and Leases from and after the Closing Date.
5. **Binding Effect.** This Bill of Sale, Assignment and Assumption Agreement shall be binding upon and shall inure to the benefit of the parties thereto and their respective successors and assigns.
6. **Governing Law.** This Assignment and Assumption shall be governed by and interpreted in accordance with the laws of the State of Michigan.

In witness whereof the parties have set forth their signature herein below.

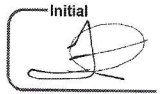
ASSIGNOR:

Jackson Interfaith
Nonprofit Housing
Corporation

Initial


ASIGNEE:

King Community Homes II Limited Dividend
Housing Association LLC

Initial


30 [REDACTED]

Parcel	# UNITS	Other addresses	SF, Duplex or Vacant	Address	PILOT application	Parcel Number	SQ Land	SQ building	2024 SEV	tax value	2023 taxes pd
1	2	906	Duplex	904 ADRIAN AVE		5-227500000	14388	1994	\$ 17,100.00	\$ 8,011.00	\$ 862.41
2	1		Single Family	905 ADRIAN AVE		5-227300000	8712	960	\$ 21,800.00	\$ 10,963.00	\$ 954.51
3	2	912	Duplex	910 ADRIAN AVE		5-22761000	14520	1994	\$ 33,100.00	\$ 14,578.00	\$ 1,192.32
4	1		Single Family	1020 ADRIAN AVE		5-094300000	10956	960	\$ 21,200.00	\$ 11,022.00	\$ 958.46
5	1		Single Family	1025 ADRIAN AVE		5-225900000	8712	960	\$ 21,800.00	\$ 10,963.00	\$ 954.51
6	1		Single Family	1034 ADRIAN AVE		5-094900000	5280	756	\$ 17,100.00	\$ 9,156.00	\$ 835.67
7	1		Single Family	1100 ADRIAN AVE		5-095100000	6996	960	\$ 20,800.00	\$ 10,903.00	\$ 950.61
8	8	100-114	Entire area	100 ADRIAN CT		5-228400000	65863	8376	\$ 208,500.00	\$ 72,154.00	\$ 5,513.97
9	1		Single Family	272 BARBERRY DR		5-223300000	8640	960	\$ 21,000.00	\$ 10,963.00	\$ 720.98
10	1		Single Family	276 BARBERRY DR		5-221600000	8100	960	\$ 20,900.00	\$ 10,903.00	\$ 717.08
11	1		Single Family	280 BARBERRY DR		5-221700000	8100	960	\$ 21,200.00	\$ 11,008.00	\$ 723.96
12	1		Single Family	281 BARBERRY DR		5-222600000	12600	960	\$ 20,800.00	\$ 10,963.00	\$ 720.98
13	1		Single Family	285 BARBERRY DR		5-222500000	8520	960	\$ 21,000.00	\$ 10,903.00	\$ 717.08
14	1		Single Family	284 BARBERRY DR		5-221800000	8100	960	\$ 20,900.00	\$ 10,963.00	\$ 720.98
15	1		Single Family	287 BARBERRY DR		5-22241000	7992	960	\$ 20,900.00	\$ 10,903.00	\$ 713.15
16	1		Single Family	288 BARBERRY DR		5-221900000	8100	960	\$ 22,600.00	\$ 10,843.00	\$ 717.08
17	1		Single Family	292 BARBERRY DR		5-222000000	8100	960	\$ 22,500.00	\$ 10,903.00	\$ 717.08
18	1		Single Family	293 BARBERRY DR		5-222300000	5904	960	\$ 20,700.00	\$ 10,903.00	\$ 717.08
19	1		Single Family	296 BARBERRY DR		5-222100000	8100	960	\$ 22,700.00	\$ 10,903.00	\$ 717.08
20	1		Single Family	219 E BIDDLE ST		5-058300000	6171	756	\$ 17,200.00	\$ 9,214.00	\$ 606.01
21	1		Single Family	925 CYPRESS DR		5-226800000	12240	960	\$ 21,300.00	\$ 11,022.00	\$ 724.93
22	1		Single Family	1003 CYPRESS DR		5-226500000	8712	960	\$ 21,000.00	\$ 10,963.00	\$ 720.98
23	1		Single Family	1020 CYPRESS DR		5-226000000	8712	960	\$ 23,000.00	\$ 10,963.00	\$ 720.98
24	1		Single Family	1024 CYPRESS DR		5-226100000	8712	960	\$ 23,000.00	\$ 10,963.00	\$ 720.98
25	1		Single Family	1028 CYPRESS DR		5-226200000	8712	960	\$ 21,200.00	\$ 11,173.00	\$ 734.78
26	1		Single Family	1029 CYPRESS DR		5-226300000	8712	960	\$ 21,000.00	\$ 10,963.00	\$ 720.98
27	2	327	Duplex	325 E MORRELL ST		5-049000000	13230	1508	\$ 39,500.00	\$ 21,024.00	\$ 1,484.87
28	1		Single Family	501 E MORRELL ST		5-227400000	5742	720	\$ 18,100.00	\$ 8,799.00	\$ 886.27
29			Vacant	505 E MORRELL ST		5-037100000	5610		\$ 500.00	\$ 174.00	\$ 20.64
30	1		Single Family	908 EVERHARD ST		5-050900000	8712	960	\$ 25,700.00	\$ 10,963.00	\$ 720.98
31			Vacant	JONQUIL CT		5-227200000	5217		\$ 900.00	\$ 115.00	\$ 7.44
32	2	104	Duplex	102 JONQUIL CT		5-226900000	7980	1994	\$ 35,500.00	\$ 14,514.00	\$ 954.57
33	2	108	Duplex	106 JONQUIL CT		5-227000000	6060	1994	\$ 35,200.00	\$ 14,452.00	\$ 950.50
34	2	112	Duplex	110 JONQUIL CT		5-22711000	12350	1994	\$ 35,700.00	\$ 14,518.00	\$ 1,056.95
35	1		Single Family	100 LARKSPUR CT		5-224800000	8240	960	\$ 20,900.00	\$ 10,963.00	\$ 877.45
36	1		Single Family	102 LARKSPUR CT		5-224900000	8395	960	\$ 21,100.00	\$ 11,082.00	\$ 728.88
37	1		Single Family	104 LARKSPUR CT		5-225000000	6240	960	\$ 21,100.00	\$ 10,963.00	\$ 720.98
38	1		Single Family	106 LARKSPUR CT		5-224200000	4560	960	\$ 21,000.00	\$ 10,903.00	\$ 717.08
39	1		Single Family	108 LARKSPUR CT		5-224300000	7007	960	\$ 21,800.00	\$ 11,082.00	\$ 728.88
40	1		Single Family	110 LARKSPUR CT		5-224400000	7395	960	\$ 21,900.00	\$ 11,082.00	\$ 728.88
41	1		Single Family	112 LARKSPUR CT		5-22441000	8280	960	\$ 21,000.00	\$ 10,963.00	\$ 720.98
42	1		Single Family	114 LARKSPUR CT		5-224600000	8100	960	\$ 20,900.00	\$ 10,843.00	\$ 713.15
43	1		Single Family	116 LARKSPUR CT		5-224700000	8100	960	\$ 20,900.00	\$ 10,903.00	\$ 920.08
44	1		Single Family	120 MERRIMAN ST		5-225200000	11346	960	\$ 21,400.00	\$ 11,022.00	\$ 958.46
45	1		Single Family	111 MITCHELL ST		5-073800000	15912	960	\$ 18,400.00	\$ 10,903.00	\$ 717.08
46	2	122	Duplex	118 MITCHELL ST		5-051400000	15296.4	1962	\$ 32,900.00	\$ 14,999.00	\$ 986.51
47	1		Single Family	121 MITCHELL ST		5-074300000	11616	960	\$ 21,400.00	\$ 11,143.00	\$ 732.89
48	1		Single Family	129 MITCHELL ST		5-074700000	6402	960	\$ 22,600.00	\$ 10,661.00	\$ 701.18
49	1		Single Family	143 MITCHELL ST		5-076100000	9558	960	\$ 20,900.00	\$ 10,722.00	\$ 705.18

50	1	Single Family	149 MITCHELL ST	5-075600000	16800	960	\$	20,900.00	\$	10,963.00	\$	720.98
51	1	Single Family	927 ORCHARD PL	5-054500000	5000	756	\$	18,400.00	\$	10,542.00	\$	693.30
52	1	Single Family	807 S MARTIN LUTHER KING	5-057800000	8712	960	\$	25,700.00	\$	10,963.00	\$	1,071.46
53	2	921 Duplex	919 S MARTIN LUTHER KING	5-053000000	12876	1994	\$	40,400.00	\$	14,518.00	\$	954.88
54	2	925 Duplex	923 S MARTIN LUTHER KING	5-053100000	12210	1994	\$	40,400.00	\$	14,518.00	\$	954.57
55	2	818 Duplex	816 S MILWAUKEE ST	5-228600000	17424	1508	\$	32,000.00	\$	13,254.00	\$	871.71
56		HALF GARAGE	825 S Milwaukee ST	5-034000000								
57		HALF GARAGE	827 S MILWAUKEE ST	5-034100000	4224		\$	400.00	\$	57.00	\$	3.65
58		Vacant	831 S MILWAUKEE ST	5-034400000	4356		\$	400.00	\$	115.00	\$	7.44
59	1	Single Family	915 S MILWAUKEE ST	5-227900000	8778	960	\$	23,000.00	\$	10,963.00	\$	720.98
60	1	Single Family	920 S MILWAUKEE ST	5-050100000	8712	960	\$	23,000.00	\$	10,963.00	\$	720.98
61	1	Single Family	1129 S MILWAUKEE ST	5-224100000	8113	960	\$	22,600.00	\$	10,903.00	\$	717.08
62	1	Single Family	1201 S MILWAUKEE ST	5-224000000	9310	960	\$	22,600.00	\$	10,963.00	\$	720.98
63	1	Single Family	1205 S MILWAUKEE ST	5-223900000	8700	960	\$	22,600.00	\$	10,903.00	\$	717.08
64	1	Single Family	1209 S MILWAUKEE ST	5-223800000	10200	960	\$	22,900.00	\$	11,068.00	\$	727.90
65	1	Single Family	1213 S MILWAUKEE ST	5-223700000	11700	960	\$	22,800.00	\$	10,963.00	\$	720.98
66	1	Single Family	1217 S MILWAUKEE ST	5-223600000	35984	960	\$	23,900.00	\$	11,143.00	\$	732.89
67	1	Single Family	149 STANLEY AVE	5-125100000	7200	960	\$	20,900.00	\$	10,903.00	\$	717.08
68	1	Single Family	154 STANLEY AVE	5-108600000	6534	756	\$	18,500.00	\$	9,214.00	\$	606.01
69	1	Single Family	211 STEVENS ST	5-225100000	9450	960	\$	21,200.00	\$	11,082.00	\$	728.88
70		Vacant	211 Mitchell St	5-077200000	6534		\$	600.00	\$	600.00	\$	
	81	TOTALS			703819.4	77136	\$	1,686,900.00	\$	790,560.00	\$	55,923.34
					16.3 acres							

SD FEES
Buildings

PILOT Attachment for 5A

24-01812-1

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 1:

LOT 59 & N 30 FEET OF LOT 60 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 904 ADRIAN AVE

PARCEL NUMBER: 5-227500000

PARCEL 3:

S 40 FEET OF LOT 60 & ALL OF LOT 61 URBAN RENEWAL PLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 910 ADRIAN AVE

PARCEL NUMBER: 5-2276.1000

PARCEL 59:

LOT 63 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 915 S MILWAUKEE ST

PARCEL NUMBER: 5-227900000

24-01812-2

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 4:

S 21 FEET OF LOT 3 & ALL OF LOT 4 BLK 7 ROOT'S SOUTH ADDITION, AS RECORDED IN LIBER 4 OF PLATS, PAGE 19, JACKSON COUNTY RECORDS.

ADDRESS: 1020 ADRIAN AVE

PARCEL NUMBER: 5-094300000

PARCEL 6:

S 21 FEET OF LOT 7 & N 20 FEET OF LOT 8 BLK 7 ROOT'S SOUTH ADDITION, AS RECORDED IN LIBER 4 OF PLATS, PAGE 19, JACKSON COUNTY RECORDS.

ADDRESS: 1034 ADRIAN AVE

PARCEL NUMBER: 5-094900000

PARCEL 7:

N 41 FEET OF LOT 9 & A PIECE OF LAND 6 FEET N & S 133 FEET E & W ADJ SD LOT ON N BLK 7 ROOT'S SOUTH ADDITION, AS RECORDED IN LIBER 4 OF PLATS, PAGE 19, JACKSON COUNTY RECORDS.

ADDRESS: 1100 ADRIAN AVE

PARCEL NUMBER: 5-095100000

24-01812-3

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 8:

LOT 68 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27
AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 100 ADRIAN CT

PARCEL NUMBER: 5-228400000

PARCEL 56:

N 33 FEET LOT 13 BLK 2 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25,
JACKSON COUNTY RECORDS.

825 S MILWAUKEE ST

PARCEL NUMBER: 5-034000000

PARCEL 57:

S 33 FEET LOT 13 BLK 2 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25,
JACKSON COUNTY RECORDS.

ADDRESS: 827 S MILWAUKEE ST

PARCEL NUMBER: 5-034100000

PARCEL 58:

S 1/2 OF LOT 15 BLK 2 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25,
JACKSON COUNTY RECORDS.

ADDRESS: 831 S MILWAUKEE ST

PARCEL NUMBER: 5-034400000

24-01812-4

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 9:

LOT 19 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15
AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 272 BARBERRY DR

PARCEL NUMBER: 5-223300000

PARCEL 10:

LOT 2 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15
AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 276 BARBERRY DR

PARCEL NUMBER: 5-221600000

PARCEL 11:

LOT 3 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 280 BARBERRY DR

PARCEL NUMBER: 5-221700000

PARCEL 12:

LOT 12 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 281 BARBERRY DR

PARCEL NUMBER: 5-222600000

PARCEL 13:

LOT 11 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 285 BARBERRY DR

PARCEL NUMBER: 5-222500000

PARCEL 14:

LOT 4 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 284 BARBERRY DR

PARCEL NUMBER: 5-221800000

PARCEL 15:

SWLY 74.33 FEET OF LOT 10 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 287 BARBERRY DR

PARCEL NUMBER: 5-2224.1000

PARCEL 16:

LOT 5 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 288 BARBERRY DR

PARCEL NUMBER: 5-221900000

PARCEL 17:

LOT 6 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 292 BARBERRY DR

PARCEL NUMBER: 5-222000000

PARCEL 18:

2224 LOT 9 & NELY 3 FEET OF LOT 10 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 293 BARBERRY DR

PARCEL NUMBER: 5-222300000

PARCEL 19:

LOT 7 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 296 BARBERRY DR

PARCEL NUMBER: 5-222100000

24-01812-5

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 20:

LAND COM AT A POINT ON S LINE OF BIDDLE ST 300.02 FEET E OF E LINE OF FRANCIS ST; THENCE E ON S LINE OF BIDDLE ST 46.75 FEET; THENCE S 8 RDS; THENCE W 46.7 FEET; THENCE N 8 RDS TO POB SW 1/4 NW 1/4 SEC 2 T3S R1W.

ADDRESS: 219 BIDDLE ST

PARCEL NUMBER: 5-058300000

PARCEL 52:

LAND COM AT A POINT ON E LINE OF S MARTIN LUTHER KING JR DR (AKA FRANCIS ST) 5 RDS S OF S LINE OF BIDDLE ST; THENCE E 8 RDS; THENCE S 4 RDS; THENCE W 8 RDS TO E LINE OF S MARTIN LUTHER KING JR DR; THENCE N 4 RDS TO BEG SW 1/4 NW 1/4 SEC 2 T3S R1W.

ADDRESS: 807 S MARTIN LUTHER KING JR DR

PARCEL NUMBER: 5-057800000

24-01812-6

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 5:

LOT 43 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1025 ADRIAN AVE

PARCEL NUMBER: 5-225900000

PARCEL 22:

LOT 49 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1003 CYPRESS DR

PARCEL NUMBER: 5-226500000

PARCEL 23:

LOT 44 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1020 CYPRESS DR

PARCEL NUMBER: 5-226000000

PARCEL 24:

LOT 45 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1024 CYPRESS DR

PARCEL NUMBER: 5-226100000

PARCEL 25:

LOT 46 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1028 CYPRESS DR

PARCEL NUMBER: 5-226200000

PARCEL 26:

LOT 47 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1029 CYPRESS DR

PARCEL NUMBER: 5-226300000

24-01812-7

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 27:

THAT PART OF LOT 2 LYING S OF MORRELL ST & ALL OF LOT 4 BLK 14 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.

ADDRESS: 325 E MORRELL ST

PARCEL NUMBER: 5-049000000

PARCEL 60:

LOT 12 BLK 14 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.

ADDRESS: 920 S MILWAUKEE ST

PARCEL NUMBER: 5-050100000

24-01812-8

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 30:

LOT 3 BLK 15 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.

ADDRESS: 908 EVERHARD ST

PARCEL NUMBER: 5-050900000

PARCEL 46:

LOT 40 ORCHARD PLACE SUBDIVISION & LOT 8 BLK 15 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.

ADDRESS: 118 & 120 MITCHELL ST

PARCEL NUMBER: 5-051400000

PARCEL 51:

LOT 14 ORCHARD PLACE, AS RECORDED IN LIBER 6 OF PLATS, PAGE 15, JACKSON COUNTY RECORDS.

ADDRESS: 927 ORCHARD PL

PARCEL NUMBER: 5-054500000

24-01812-9

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 2:

LOT 57 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 905 ADRIAN AVE

PARCEL NUMBER: 5-227300000

PARCEL 21:

LOT 52 JACKSON URBAN RENEWAL REPLAT NO. 3*, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

* = SHOULD BE JACKSON URBAN RENEWAL REPLAT NO. 4

ADDRESS: 925 CYPRESS DR

PARCEL NUMBER: 5-226800000

PARCEL 28:

LOT 58 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 501 E MORRELL ST

PARCEL NUMBER: 5-227400000

PARCEL 29:

E 1/2 OF LOT 1 BLK 4 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.

ADDRESS: 505 E MORRELL ST

PARCEL NUMBER: 5-037100000

PARCEL 31:

LOT 56 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: JONQUIL CT

PARCEL NUMBER: 5-227200000

PARCEL 32:

LOT 53 JACKSON URBAN RENEWAL REPLAT NO. 3*, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

* = SHOULD BE JACKSON URBAN RENEWAL REPLAT NO. 4

ADDRESS: 102 JONQUIL CT

PARCEL NUMBER: 5-226900000

PARCEL 33:

LOT 54 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS, ALSO COM ON NLY COR LOT 54; THENCE SWLY 90 FEET ALG NLY LINE OF LOT 54; THENCE NELY 115.11 FEET TO A POINT ON WLY LINE OF AIRLINE DR; THENCE SELY ALG WLY LINE OF AIRLINE DR 50 FEET TO BEG.

ADDRESS: 106 JONQUIL CT

PARCEL NUMBER: 5-227000000

PARCEL 34:

COM AT NW COR OF LOT 55; THENCE E ALG S LINE OF MORRELL ST 80.49 FEET; THENCE SELY ALG WLY LINE OF AIRLINE DR 60 FEET; THENCE SWLY 115.11 TO NWLY LINE OF LOT 54; THENCE SWLY ALG NWLY LINE OF LOT

54 37.93 FEET TO NLY LINE OF JONQUIL CT; THENCE WLY ON THE ARC OF A CURVE ALG NLY LINE OF JONQUIL CT 65.37 FEET; THENCE NLY ON W LINE OF LOT 55 217.15 FEET TO BEG JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 110 JONQUIL CT

PARCEL NUMBER: 5-2271.1000

24-01812-10

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 67:

W 4 FEET OF LOT 17 & LOT 16 & E 10 FEET OF LOT 15 G M STANLEY'S ADDITION, AS RECORDED IN LIBER 4 OF PLATS, PAGE 11, JACKSON COUNTY RECORDS.

ADDRESS: 149 STANLEY AVE

PARCEL NUMBER: 5-125100000

PARCEL 68:

LAND COM AT INTERS OF W LINE OF MILWAUKEE ST WITH N LINE OF STANLEY AVE; THENCE N 99 FEET; THENCE W 66 FEET; THENCE S 99 FEET TO N LINE OF STANLEY AVE; THENCE E 66 FEET TO BEG SW 1/4 SW 1/4 SEC 2 T3S R1W.

ADDRESS: 154 STANLEY AVE
PARCEL NUMBER: 5-108600000

24-01812-11

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 45:
E 51 FEET OF LOT 6 BLK A MOORE'S ADDITION, AS RECORDED IN LIBER 3 OF PLATS, PAGE 17,
JACKSON COUNTY RECORDS.
ADDRESS: 111 MITCHELL ST
PARCEL NUMBER: 5-073800000

PARCEL 47:
E 22 FEET OF LOT 10 & ALL OF LOT 11 BLK A MOORE'S ADDITION, AS RECORDED IN LIBER 3 OF
PLATS, PAGE 17, JACKSON COUNTY RECORDS.
ADDRESS: 121 MITCHELL ST
PARCEL NUMBER: 5-074300000

PARCEL 48:
E 19.85 FEET OF LOT 1 & W 28.75 FEET OF LOT 2 BLK B MOORE'S ADDITION, AS RECORDED IN
LIBER 3 OF PLATS, PAGE 17, JACKSON COUNTY RECORDS.
ADDRESS: 129 MITCHELL ST
PARCEL NUMBER: 5-074700000

PARCEL 49:
W 27 FEET OF LOT 4 ALSO S 42 FEET OF E 39 FEET OF LOT 4 ALSO E 1/2 OF LOT 5 BLK 1 MOORE'S
ADDITION, AS RECORDED IN LIBER 3 OF PLATS, PAGE 17, JACKSON COUNTY RECORDS.
ADDRESS: 143 MITCHELL ST
PARCEL NUMBER: 5-076100000

PARCEL 50:
N 70 FEET OF LOT 1 ALSO E 39 FEET OF N 90 FEET OF LOT 4 BLK 1 MOORE'S ADDITION, AS
RECORDED IN LIBER 3 OF PLATS, PAGE 17, JACKSON COUNTY RECORDS.
ADDRESS: 149 MITCHELL ST
PARCEL NUMBER: 5-075600000

24-01812-12

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 53:
S 25.8 FEET OF LOT 3 N 61.35 FEET LOT 4 BLK 17 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF
PLATS, PAGE 25, JACKSON COUNTY RECORDS.
ADDRESS: 919 & 921 S MARTIN LUTHER KING JR DR

PARCEL NUMBER: 5-053000000

PARCEL 54:

S 4.65 FEET OF LOT 4 & ALL OF LOT 5 BLK 17 KNAPP'S ADDITION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.

ADDRESS: 923 & 925 S MARTIN LUTHER KING JR DR

PARCEL NUMBER: 5-053100000

24-01812-13

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 55:

LOT 70 EX W 132 FEET JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN LIBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 816 S MILWAUKEE ST

PARCEL NUMBER: 5-228600000

24-01812-14

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 35:

LOT 32 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 100 LARKSPUR CT

PARCEL NUMBER: 5-224800000

PARCEL 36:

LOT 33 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 102 LARKSPUR CT

PARCEL NUMBER: 5-224900000

PARCEL 37:

LOT 34 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 104 LARKSPUR CT

PARCEL NUMBER: 5-225000000.

PARCEL 38:

LOT 26 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 106 LARKSPUR CT

PARCEL NUMBER: 5-224200000

PARCEL 39:

LOT 27 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 108 LARKSPUR CT

PARCEL NUMBER: 5-224300000

PARCEL 40:

COM AT SWLY COR OF LOT 28; THENCE NELY ALG WLY LINE OF LOT 28 224.22 FEET TO SLY LINE OF LARKSPUR CT; THENCE ELY ALG SLY LINE OF LARKSPUR CT TO NELY COR OF LOT 28; THENCE SE ALG NELY LINE OF LOT 28 65.89 FEET; THENCE SLY TO SELY LINE OF LOT 2 170 FEET NELY FROM POB; THENCE SWLY TO BEG JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 110 LARKSPUR CT

PARCEL NUMBER: 5-224400000

PARCEL 41:

COM AT SELY COR LOT 28; THENCE SWLY ALG SLY LINE OF LOT 28 45 FEET; THENCE NLY TO WLY LINE OF LOT 29 45 FEET NWLY FROM BEG; THENCE SELY ALG LINE COMMON TO LOTS 28 & 29 TO BEG ALSO LOT 29

JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 112 LARKSPUR CT

PARCEL NUMBER: 5-2244.1000

PARCEL 42:

LOT 30 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 114 LARKSPUR CT

PARCEL NUMBER: 5-224600000

PARCEL 43:

LOT 31 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 116 LARKSPUR CT

PARCEL NUMBER: 5-225700000

PARCEL 44:

LOT 36 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1120 MERRIMAN ST

PARCEL NUMBER: 5-225200000

PARCEL 61:

LOT 25 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1129 S MILWAUKEE ST

PARCEL NUMBER: 5-224100000

PARCEL 62:

LOT 24 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1201 S MILWAUKEE ST

PARCEL NUMBER: 5-224000000

PARCEL 63:

LOT 23 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1205 S MILWAUKEE ST

PARCEL NUMBER: 5-223900000

PARCEL 64:

LOT 22 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1209 S MILWAUKEE ST

PARCEL NUMBER: 5-223800000

PARCEL 65:

LOT 21 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1213 S MILWAUKEE ST

PARCEL NUMBER: 5-223700000

PARCEL 66:

LOT 20 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1217 S MILWAUKEE ST

PARCEL NUMBER: 5-223600000

PARCEL 69:

LOT 35 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 211 STEVENS ST

PARCEL NUMBER: 5-225100000

PARCEL 70: E 49.5 FT OF LOT 3 BLK 2 MOORE'S ADD

ADDRESS 211 Michelle St

Parcel Number 5-077200000

Development Kings Community
 Financing Tax Exempt
 MSHDA No.
 Step Application
 Date 11/01/2024
 Type Preservation - Subsidized

Mortgage Assumptions:
 Debt Coverage Ratio 1.15
 Mortgage Interest Rate 6.000%
 Pay Rate 6.000%
 Mortgage Term 40 years
 Income from Operations Yes

Instructions

Total Development Income Potential

	Per Unit	Total
Annual Rental Income	13,393	1,071,456
Annual Non-Rental Income	25	2,000
Total Project Revenue	13,418	1,073,456

Total Development Expenses

Vacancy Loss	5.00% of annual rent potential	670	53,573
Management Fee	651 per unit per year	651	52,080
Administration		1,675	134,017
Project-paid Fuel		101	8,100
Common Electricity		101	8,100
Water and Sewer		779	62,353
Operating and Maintenance		1,810	144,764
Real Estate Taxes		0	
Payment in Lieu of Taxes (PILOT)	6.00% Applied to: All Units	805	64,407
Insurance		813	65,000
Replacement Reserve	300 per unit per year	300	24,000
Other:		0	
Other:		0	

Initial Inflation Factor	Beginning in Year	Future Inflation Factor
1.0%	6	2.0%
1.0%	6	2.0%
Future Vacancy		
	6	5.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	6	3.0%
4.0%	6	3.0%
5.0%	6	5.0%
3.0%	1	3.0%
5.0%	1	5.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%

Expenses	% of Revenue	7,705	616,394
Base Net Operating Income		5,713	457,062
Part A Mortgage Payment	37.02%	4,968	397,445
Part A Mortgage		75,244	6,019,557
Non MSHDA Financing Mortgage Payment		0	
Non MSHDA Financing Type:		0	
Base Project Cash Flow (excludes ODR)	5.55%	745	59,617

Override

Instructions

TOTAL DEVELOPMENT COSTS

Acquisition	Per Unit	Total	Included in Tax Credit Basis	Included in Historic TC Basis	% in Basis
Land	4,125	330,000	0	0	0%
Existing Buildings	50,875	4,070,000	0	0	100%
Other:	0	0	0	0	0%
Subtotal	55,000	4,400,000			
Construction/Rehabilitation					
Environmental Mitigation	2,813	225,000	0	0	100%
On-site Improvements	0	95,000	0	95,000	100%
Landscape and Irrigation	59,563	4,765,000	0	4,765,000	100%
Structures	0	0	0	0	100%
Community Building and/or Maintenance Facility	0	0	0	0	0%
Construction not in Tax Credit basis (i.e. Carports and Commercial Spaces)	3,814	305,100	305,100	305,100	100%
General Requirements	1,348	107,802	107,802	107,802	100%
Builder Overhead	1,423	329,874	329,874	329,874	100%
Builder Profit	1,236	98,895	98,895	98,895	100%
Bond Premium, Tap Fees, Cost Cert.	0	0	0	0	100%
Other:	74,083	5,926,671	0	0	0%
Subtotal	74,083	5,926,671			
15% of acquisition and \$15,000/unit test:					
Professional Fees	1,565	125,168	125,168	125,168	100%
Design Architect Fees	392	31,392	31,392	31,392	100%
Supervisory Architect Fees	0	0	0	0	100%
Engineering Architect Fees	1,250	100,000	100,000	100,000	100%
Landscaping/Survey	1,250	100,000	100,000	100,000	100%
Legal Fees	0	0	0	0	100%
Interior Design Fees	0	0	0	0	100%
Other:	4,457	356,560	0	0	0%
Subtotal	4,457	356,560			

Interim Construction Costs					
Property & Casualty Insurance	813	65,000	65,000	65,000	100%
Construction Loan Interest	6,290	500,000	333,333	333,333	67%
Title Work	938	75,000	75,000	75,000	100%
Construction Taxes	805	64,407	64,407	64,407	100%
Permits	1,250	100,000	100,000	100,000	100%
Other:	10,055	804,407	0	0	0%
Subtotal	10,055	804,407			

Permanent Financing					
Loan Commitment Fee to MSHDA	2,092	167,371	0	0	0%
Other:	2,092	167,371	0	0	0%
Subtotal	2,092	167,371			

Other Costs (In Basis)					
Application Fee	25	2,000	2,000	2,000	100%
Market Study	100	8,000	8,000	8,000	100%
Environmental Studies	3,344	267,500	267,500	267,500	100%
Cost Certification	1,875	150,000	150,000	150,000	100%
Equipment and Furnishings	1,875	150,000	150,000	150,000	100%
Temporary Tenant Relocation	7,408	592,667	592,667	592,667	100%
Construction Contingency	163	13,000	13,000	13,000	100%
Appraisal and C.N.A.	0	0	0	0	0%
Other:	14,977	1,193,167	0	0	0%
Subtotal	14,977	1,193,167			

Other Costs (NOT In Basis)					
Start-up and Organization	625	50,000	0	0	0%
Tax Credit Fees (based on 2022 OAP)	577	46,194	0	0	0%
Compliance Monitoring Fee (based on 2022 OAP)	475	38,000	0	0	0%
Marketing Expense	0	0	0	0	0%
Syndication Legal Fees	0	0	0	0	0%
Rent Up Allowance	0	0	0	0	0%
Other:	0	0	0	0	0%
Subtotal	0	0			

Summary of Acquisition Price					
Attributed to Land	330,000	As of	12	0	0
Attributed to Existing Structures	4,070,000	Subordinate Mortgage(s)	6	0	0
Other:	0	Subordinate Mortgage(s)	0	0	0
Fixed Price to Seller	4,400,000	Premium/(Deficit) vs Existing Debt	18	0	0
Subtotal	4,400,000	Value As of: September 1, 2024			

Appraised Value					
Encumbered As-is value as determined by appraisal:	4,400,000				
Plus 5% of Appraised Value:	0				
LESS Fixed Price to the Seller:	4,400,000				
Surplus/(Gap)	0				

Project Reserves					
Operating Assurance Reserve	6,337	506,920	0	0	0%
Replacement Reserve	9,208	736,638	0	0	0%
Operating Debt Reserve	0	0	0	0	0%
Rent Subsidy Reserve	0	0	0	0	0%
Syndicator Field Reserve	0	0	0	0	0%
Rent Lag Escrow	250	20,000	0	0	0%
Tax and Insurance Escrows	313	25,000	0	0	0%
Other:	0	0	0	0	0%
Subtotal	16,107	1,288,558			

Miscellaneous					
Deposit to Development Operating Account (IMSRP) Required	1,116	89,288	0	0	9%
Other (Not in Basis):	0	0	0	0	0%
Other (In Basis):	0	0	0	0	100%
Other (In Basis):	0	0	0	0	0%
Subtotal	1,116	89,288			

Total Acquisition Costs					
Total Construction Hard Costs	55,000	4,400,000			
Total Non-Construction ("Soft") Costs	74,083	5,926,671			
Subtotal	129,083	10,326,671			

Developer Overhead and Fee					
Minimum of Acquisition/Project Reserves	21,602	1,728,141			
15% of All Other Development Costs	0	0			
Subtotal	21,602	1,728,141			

Total Development Cost					
Minimum of Acquisition/Project Reserves	201,167	16,093,358			
15% of All Other Development Costs	0	0			
Subtotal	201,167	16,093,358			

TOTAL DEVELOPMENT SOURCES					
MSHDA Permanent Mortgage	37.40%	75,244	6,019,557		
Conventional/Other Mortgage	0.00%	0	0		
Equity Contribution From Tax Credit Syndication	36.34%	73,096	5,847,716		
MSHDA NSP Funds	0.00%	0	0		
MSHDA HOME	0.00%	0	0		
MSHDA Mortgage Resource Funds	0.00%	0	0		
MSHDA TCAP	0.00%	0	0		
MSHDA Housing Trust Funds	0.00%	0	0		
MSHDA CERA	0.00%	0	0		
MSHDA HOME-ARP	0.00%	0	0		
MSHDA HCDF	0.00%	0	0		
Local HOME	0.00%	0	629,407		
Income from Operations	3.91%	7,868	0		
Other Equity	0.00%	0	0		
Transferred Reserves:	0.12%	250	20,000		
Other:	0.00%	0	0		
Seller Note	19.43%	39,083	3,126,678		
Deferred Developer Fee	2.80%	5,625	450,000		
Total Permanent Sources			16,093,358		

Sources Equal Uses?					
Surplus/(Gap)	Balanced	0			

MSHDA Construction Loan					
Construction Loan Rate	52.00%	104,607	8,368,546		
Repaid from equity prior to final closing	6.000%	0	2,348,989		

Eligible Basis for LIHTC/TCAP					
Acquisition	4,290,000	Value of LIHTC/TCAP			
Construction	12,515,464	Acquisition	171,600		
Rehab/New Const Credit %	4.00%	Construction	500,619		
Qualified Percentage	100.00%	Total Yr Credit	672,219		
QC/TDDA Basis Boost	130%	Equity Effective Price	\$0.8700		
Historic?	No	Equity Contribution	\$0.8700		
		Equity Contribution	5,847,716		

Operating Assurance Reserve					
Required	6,337	506,920	0	0	0%
Not Required	9,208	736,638	0	0	0%
Other:	0	0	0	0	0%
Subtotal	16,107	1,288,558			

Total Acquisition Costs					
Total Construction Hard Costs	55,000	4,400,000			
Total Non-Construction ("Soft") Costs	74,083	5,926,671			
Subtotal	129,083	10,326,671			

Developer Overhead and Fee					
Minimum of Acquisition/Project Reserves	21,602	1,728,141			
15% of All Other Development Costs	0	0			
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MSHDA Mortgage Resource Funds	0.00%	0	0		
MSHDA TCAP	0.00%	0	0		
MSHDA Housing Trust Funds	0.00%	0	0		
MSHDA CERA	0.00%	0	0		
MSHDA HOME-ARP	0.00%	0	0		
MSHDA HCDF	0.00%	0	0		
Local HOME	0.00%	0	629,407		
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Qualified Percentage	100.00%	Total Yr Credit	672,219		
QC/TDDA Basis Boost	130%	Equity Effective Price	\$0.8700		
Historic?	No	Equity Contribution	\$0.8700		
		Equity Contribution	5,847,716		

Initial Owner's Equity Calculation					
Equity Contribution from Tax Credit Syndication	5,847,716				
Brownfield Equity	0				
Historic Tax Credit Equity	0				
General Partner Capital Contributions	0				
Other Equity Sources	0				
New Owner's Equity	5,847,716				

Operating Assurance Reserve					
Required	6,337	506,920	0	0	0%
Not Required	9,208	736,638	0	0	0%
Other:	0	0	0	0	0%
Subtotal	16,107	1,288,558			

Total Acquisition Costs					
Total Construction Hard Costs	55,000	4,400,000			
Total Non-Construction ("Soft") Costs	74,083	5,926,671			
Subtotal	129,083	10,326,671			

Developer Overhead and Fee					
Minimum of Acquisition/Project Reserves	21,602	1,728,141			
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Total Development Cost					
Minimum of Acquisition/Project Reserves	201,167	16,093,358			
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MSHDA NSP Funds	0.00%	0	0		
MSHDA HOME	0.00%	0	0		
MSHDA Mortgage Resource Funds	0.00%	0	0		
MSHDA TCAP	0.00%	0	0		
MSHDA Housing Trust Funds	0.00%	0	0		
MSHDA CERA	0.00%	0	0		
MSHDA HOME-ARP	0.00%	0	0		
MSHDA HCDF	0.00%	0	0		
Local HOME	0.00%	0	629,407		
Income from Operations	3.91%	7,868	0		
Other Equity	0.00%	0	0		
Transferred Reserves:	0.12%	250	20,000		
Other:	0.00%	0	0		
Seller Note	19.43%	39,083	3,126,678		
Deferred Developer Fee	2.80%	5,625	450,000		
Total Permanent Sources			16,093,358		

Sources Equal Uses?					
Surplus/(Gap)	Balanced	0			

MSHDA Construction Loan					
Construction Loan Rate	52.00%	104,607	8,368,546		
Repaid from equity prior to final closing	6.000%	0	2,348,989		

Cash Flow Projections

Development Kings Community

Financing Tax Exempt

MSHDA No. 0

Step Application

Date 11/01/2024

Type Preservation - Subsidized

Initial Initiator Starting in Yr Future Initiator

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	1	2	3	4	5	6	7	8	9	10
Income										
Annual Rental Income	1,071,456	1,082,171	1,092,992	1,103,922	1,114,961	1,137,261	1,160,006	1,183,206	1,206,870	1,231,007
Annual Non-Rental Income	2,000	2,040	2,081	2,061	2,081	2,123	2,165	2,209	2,253	2,298
Total Project Revenue	1,073,456	1,084,191	1,095,032	1,105,983	1,117,043	1,139,383	1,162,171	1,185,415	1,209,123	1,233,305
Expenses										
Vacancy Loss	53,573	54,109	54,650	55,196	55,748	56,863	58,000	59,160	60,344	61,550
Management Fee	52,080	53,642	55,252	56,909	58,616	60,375	62,188	64,052	65,973	67,953
Administration	134,017	138,038	142,179	146,444	150,837	155,362	160,023	164,824	169,769	174,862
Project-paid Fuel	8,100	8,343	8,593	8,851	9,117	9,390	9,672	9,962	10,261	10,569
Common Electricity	8,100	8,424	8,761	9,111	9,476	9,760	10,053	10,355	10,665	10,985
Water and Sewer	62,353	65,471	68,744	72,181	75,790	79,580	83,559	87,737	92,124	96,730
Operating and Maintenance	144,764	149,107	153,580	158,188	162,933	167,821	172,856	178,041	183,383	188,884
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)	64,407	58,749	57,135	57,515	57,890	58,900	59,923	60,960	62,009	63,070
Insurance	65,000	66,950	68,959	71,027	73,158	75,353	77,613	79,942	82,340	84,810
Replacement Reserve	24,000	24,720	25,462	26,225	27,012	27,823	28,657	29,517	30,402	31,315
Other:	0	0	0	0	0	0	0	0	0	0
Subtotal: Operating Expenses	616,394	625,552	643,313	661,648	680,578	701,227	722,543	744,549	767,269	790,728
Debt Service										
Debt Service Part A	397,445	397,445	397,445	397,445	397,445	397,445	397,445	397,445	397,445	397,445
Debt Service Conventional/Other Financing	0	0	0	0	0	0	0	0	0	0
Total Expenses	1,013,839	1,022,998	1,040,758	1,055,093	1,078,023	1,098,672	1,119,988	1,141,994	1,164,714	1,188,173
Cash Flow(Deficit)	476,848									
Cash Flow Per Unit	59,617	61,193	54,274	46,889	39,019	40,711	42,183	43,420	44,409	45,132
Debt Coverage Ratio on Part A Loan	745	765	678	586	488	509	527	543	555	564
Debt Coverage Ratio on Conventional/Other Financing	1.15	1.15	1.14	1.12	1.10	1.10	1.11	1.11	1.11	1.11
Interest Rate on Reserves	3.0%									
Operating Deficit Reserve (ODR) Analysis										
Maintained Debt Coverage Ratio (Hard Debt)	1.00									
Maintained Operating Reserve (No Hard Debt)	250									
Initial Balance	0									
Total Annual Draw to achieve 1.0 DCR	0	0	0	0	0	0	0	0	0	0
Total Annual Deposit to achieve Maintained DCR	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Ending Balance at Maintained DCR	745	765	678	586	488	509	527	543	555	564
Maintained Cash Flow Per Unit	1.15	1.15	1.14	1.12	1.10	1.10	1.11	1.11	1.11	1.11
Maintained Debt Coverage Ratio on Part A Loan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maintained Debt Coverage Ratio on Conventional/Other Standard ODR	0	0	0	0	0	0	0	0	0	0
Non-standard ODR	0	0	0	0	0	0	0	0	0	0
Operating Assurance Reserve Analysis										
Required in Year:	1									
Initial Balance	506,920									
Initial Deposit	506,920									
Interest Income	506,920	522,127	537,791	553,925	570,542	587,659	605,289	623,447	642,151	661,415
Ending Balance	15,208	15,664	16,134	16,618	17,116	17,630	18,159	18,703	19,265	19,842
Deferred Developer Fee Analysis										
Dev Fee Paid	522,127	537,791	553,925	570,542	587,659	605,289	623,447	642,151	661,415	681,258
Ending Balance	450,000	390,383	329,190	274,916	228,027	189,007	148,296	106,113	62,693	18,285
Mortgage Resource Fund Loan										
Interest Rate on Subordinate Financing	3%									
Principal Amount of all MSHDA Soft Funds	0	0	0	0	0	0	0	0	0	0
Current Yr Int	0	0	0	0	0	0	0	0	0	0
Accrued Int	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0
Annual Payment Due	0	0	0	0	0	0	0	0	0	0
Year End Balance	50%									

Cash Flow Projections

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Initial Inflation	11	12	13	14	15	16	17	18	19	20
Future Inflation										
1.0%	6	2.0%								
2.0%	6	2.0%								
Total Project Revenue										
Income										
Annual Rental Income	1,255,628	1,280,740	1,306,355	1,332,482	1,359,132	1,386,314	1,414,041	1,442,321	1,471,168	1,500,591
Annual Non-Rental Income	2,344	2,391	2,438	2,487	2,537	2,588	2,639	2,692	2,746	2,801
	1,257,971	1,283,131	1,308,793	1,334,969	1,361,669	1,388,902	1,416,680	1,445,014	1,473,914	1,503,392
Total Project Expenses										
Expenses										
Vacancy Loss	62,781	64,037	65,318	66,624	67,957	69,316	70,702	72,116	73,558	75,030
Management Fee	69,691	72,091	74,254	76,481	78,776	81,139	83,573	86,080	88,663	91,323
Administration	180,108	185,511	191,076	196,808	202,713	208,794	215,058	221,510	228,155	235,000
Project-paid Fuel	10,666	11,212	11,549	11,895	12,252	12,620	12,998	13,388	13,790	14,203
Common Electricity	11,315	11,654	12,004	12,364	12,735	13,117	13,510	13,916	14,333	14,763
Water and Sewer	101,566	106,645	111,877	117,576	123,455	129,627	136,109	142,914	150,060	157,563
Operating and Maintenance	194,551	200,387	206,399	212,591	218,969	225,538	232,304	239,273	246,451	253,845
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)	64,145	65,232	66,330	67,441	68,564	69,698	70,843	71,999	73,166	74,342
Insurance	87,355	89,975	92,674	95,455	98,318	101,268	104,306	107,435	110,658	113,978
Replacement Reserve	32,254	33,222	34,218	35,245	36,302	37,391	38,513	39,668	40,858	42,084
Other:	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0
Subtotal: Operating Expenses	814,951	839,966	865,799	892,480	920,039	948,507	977,916	1,008,299	1,039,692	1,072,130
Debt Service										
Debt Service Part A	397,445	397,445	397,445	397,445	397,445	397,445	397,445	397,445	397,445	397,445
Debt Service Conventional/Other Financing	0	0	0	0	0	0	0	0	0	0
	397,445	397,445	397,445	397,445	397,445	397,445	397,445	397,445	397,445	397,445
Total Expenses	1,212,396	1,237,411	1,263,244	1,289,925	1,317,485	1,345,952	1,375,361	1,405,745	1,437,137	1,469,575
Cash Flow/(Deficit)	476,948	45,720	45,549	45,044	44,184	42,950	41,319	39,269	36,777	33,818
Cash Flow Per Unit	570	572	569	563	552	537	516	491	460	423
Debt Coverage Ratio on Part A Loan	1.11	1.12	1.11	1.11	1.11	1.11	1.10	1.10	1.09	1.09
Debt Coverage Ratio on Conventional/Other Financing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interest Rate on Reserves										
Interest Rate	3%									
Operating Deficit Reserve (ODR) Analysis										
Maintained Debt Coverage Ratio (Hard Debt)	1.00									
Maintained Operating Reserve (No Hard Debt)	250									
Initial Deposit	0									
Total Annual Draw to achieve 1.0 DCR	0	0	0	0	0	0	0	0	0	0
Total Annual Deposit to achieve Maintained DCR	0	0	0	0	0	0	0	0	0	0
Total 1.0 DCR and Maintained DCR	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Ending Balance at Maintained DCR	570	572	569	563	552	537	516	491	460	423
Maintained Cash Flow Per Unit	1.11	1.12	1.11	1.11	1.11	1.11	1.10	1.10	1.09	1.09
Maintained Debt Coverage Ratio on Part A Loan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maintained Debt Coverage Ratio on Conventional/Other Standard ODR										
Non-standard ODR										
Operating Assurance Reserve Analysis										
Required in Year:	1									
Initial Deposit	506,920									
Initial Balance	681,258	701,695	722,746	744,429	766,761	789,764	813,457	837,861	862,997	888,887
Interest Income	20,438	21,051	21,682	22,333	23,003	23,693	24,404	25,136	25,890	26,667
Ending Balance	701,695	722,746	744,429	766,761	789,764	813,457	837,861	862,997	888,887	915,553
Deferred Developer Fee Analysis										
Initial Balance	0	0	0	0	0	0	0	0	0	0
Dev Fee Paid	0	0	0	0	0	0	0	0	0	0
Ending Balance	0	0	0	0	0	0	0	0	0	0
Repaid in Year: 2034										
Mortgage Resource Fund Loan										
Interest Rate on Subordinate Financing	3%									
Principal Amount of all MSHDA Soft Funds										
Current Yr Int	0	0	0	0	0	0	0	0	0	0
Accrued Int	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0
Annual Payment Due	0	0	0	0	0	0	0	0	0	0
Year End Balance	0	0	0	0	0	0	0	0	0	0

Development Kings Community
 Financing Tax Exempt
 MSHDA No. 0
 Step Application
 Date 11/01/2024
 Type Preservation - Subsidized

Replacement Reserve Analysis

Cost Inflation	103%	Min. Deposit	56,000
RR Period	20	15 Year	99,795
		20 Year	736,638

Required Initial Deposit **736,638**
 Per Unit **9,208**

Year	<u>Starting</u> <u>Balance</u>	<u>RR Needs</u>	<u>Contribution</u>	<u>Net Annual</u> <u>Change</u>	<u>Interest</u>	<u>Ending</u> <u>Balance</u>
1	736,638	0	24,000	24,000	22,099	782,737
2	782,737	0	24,720	24,720	23,482	830,939
3	830,939	0	25,462	25,462	24,928	881,329
4	881,329	0	26,225	26,225	26,440	933,994
5	933,994	0	27,012	27,012	28,020	989,026
6	989,026	4,637	27,823	23,186	29,671	1,041,883
7	1,041,883	19,015	28,657	9,642	31,256	1,082,781
8	1,082,781	15,769	29,517	13,748	32,483	1,129,013
9	1,129,013	23,699	30,402	6,703	33,870	1,169,587
10	1,169,587	16,730	31,315	14,585	35,088	1,219,259
11	1,219,259	127,817	32,254	(95,563)	36,578	1,160,274
12	1,160,274	100,037	33,222	(66,815)	34,808	1,128,266
13	1,128,266	110,544	34,218	(76,326)	33,848	1,085,789
14	1,085,789	119,441	35,245	(84,196)	32,574	1,034,166
15	1,034,166	109,312	36,302	(73,010)	31,025	992,181
16	992,181	243,969	37,391	(206,578)	29,765	815,369
17	815,369	274,774	38,513	(236,261)	24,461	603,569
18	603,569	250,441	39,668	(210,773)	18,107	410,903
19	410,903	289,259	40,858	(248,401)	12,327	174,830
20	174,830	222,159	42,084	(180,075)	5,245	(0)

Total Units	80
Interest Rate on Reserves	3%
Year 1 RR Deposits	300
Min Initial Deposit (\$700/unit)	56000

Jackson Interfaith Non-Profit Housing Corporation

Financial Report

December 31, 2022



YEO & YEO

**BUSINESS SUCCESS
PARTNERS**

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Independent Accountants' Review Report

To the Board of Directors
Jackson Interfaith Non-Profit Housing Corporation
Jackson, Michigan

We have reviewed the accompanying financial statements of Jackson Interfaith Non-Profit Housing Corporation (a nonprofit organization), which comprise the statement of financial position as of December 31, 2022, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountants' Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Jackson Interfaith Non-Profit Housing Corporation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountants' Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

Yeo & Yeo, P.C.

Lansing, Michigan
August 7, 2023

Jackson Interfaith Non-Profit Housing Corporation

Statement of Financial Position

December 31, 2022

Assets

Current assets

Operating cash	\$ 128,501
Accounts receivable - tenants	53,766
Accounts receivable - rental assistance	15,314
Total current assets	<u>197,581</u>

Restricted deposits and funded reserves

Tenants' security deposits	19,194
General operating reserve	1,337,353
Real estate tax and insurance escrow	201,586
Replacement reserve	400,435
Total restricted deposits and funded reserves	<u>1,958,568</u>

Fixed assets

Land	86,088
Buildings and improvements	3,080,521
Site improvements	344,750
Furnishings and equipment	307,787
Total fixed assets	3,819,146
Less: accumulated depreciation	<u>(3,102,531)</u>
Net fixed assets	<u>716,615</u>
Total assets	<u><u>\$ 2,872,764</u></u>

Liabilities and Net Assets

Current liabilities

Accounts payable	\$ 59,644
Deferred income - repairs and replacements	35,161
Deferred rental income	4,585
Total current liabilities	<u>99,390</u>

Deposits

Tenants' security deposits	<u>19,194</u>
Total liabilities	118,584

Net assets without donor restrictions

Total liabilities and net assets

2,754,180
<u><u>\$ 2,872,764</u></u>

See Accompanying Independent Accountants' Review Report
and Notes to the Financial Statements

Jackson Interfaith Non-Profit Housing Corporation

Statement of Activities

For the Year Ended December 31, 2022

Revenue

Rental income	\$ 273,465
Rental assistance subsidy	681,228
Less: (bad debt)	(49,964)
Less: (vacancy loss)	(29,802)
Net rental income	874,927
Interest income	207
Other	6,964
Total revenue	882,098

Operational and maintenance expenses - program expenses

Maintenance

Maintenance and repair personnel fees	104,744
Maintenance and repair supply	71,309
General maintenance and repair contracts	46,525
Snow removal	38,701
Grounds maintenance	51,248
Noncapital expenses	31,874
Total maintenance	344,401

Utilities

Electricity	5,538
Water and sewer	70,335
Heating fuel	1,396
Garbage and trash removal	17,078
Total utilities	94,347

Administrative

Site manager wages	80,076
Management fees	42,220
Professional fees	5,867
Advertising	2,203
Office expenses	19,297
Employment taxes and benefits	28,628
Workers' compensation insurance	1,980
Other administrative expenses	4,717
Total administrative	184,988

See Accompanying Independent Accountants' Review Report
and Notes to the Financial Statements

Jackson Interfaith Non-Profit Housing Corporation

Statement of Activities

For the Year Ended December 31, 2022

Taxes and insurance	55,275
Real estate taxes	61,133
Property and liability insurance	1,540
Other insurance	<u>117,948</u>
Total taxes and insurance	<u>41,699</u>
Depreciation	<u>783,383</u>
Total operational and maintenance expenses - program services	<u>98,715</u>
Change in net assets without donor restrictions	<u>2,655,465</u>
Beginning net assets without donor restrictions	<u>\$ 2,754,180</u>
Ending net assets without donor restrictions	<u><u>\$ 2,754,180</u></u>

See Accompanying Independent Accountants' Review Report
and Notes to the Financial Statements

Jackson Interfaith Non-Profit Housing Corporation

Statement of Cash Flows For the Year Ended December 31, 2022

Cash flows from operating activities	
Change in net assets without donor restrictions	\$ 98,715
Items not requiring cash	
Depreciation	41,699
Bad debt	49,964
Changes in operating assets and liabilities	
Accounts receivable - tenants	(74,463)
Accounts receivable - rental assistance	(9,328)
Prepaid expenses	62,332
Accounts payable	8,469
Deferred income - repairs and replacements	35,161
Deferred rental income	(10,044)
Tenants' security deposits	253
Net cash provided by operating activities	<u>202,758</u>
Change in cash and restricted cash	202,758
Cash and restricted cash at the beginning of year	<u>1,884,311</u>
Cash and restricted cash at the end of year	<u><u>\$ 2,087,069</u></u>

See Accompanying Independent Accountants' Review Report
and Notes to the Financial Statements

Jackson Interfaith Non-Profit Housing Corporation
Notes to the Financial Statements
December 31, 2022

Note 1 - Organization

Jackson Interfaith Non-Profit Housing Corporation (Corporation), is a non-profit corporation organized to develop, construct, own, maintain and operate an 81-unit rental housing project for persons of low and moderate income. The project is located in the city of Jackson, Michigan and is doing business as King's Community Homes. The major activities of the Corporation are governed by the Corporation's articles of incorporation.

The responsibility for management of the affairs of the Corporation and the ongoing management of Jackson Interfaith Non-Profit Housing Corporation is vested in the board of directors of the Corporation.

The Corporation is subject to Section 8 Housing Assistance Payment Agreements with HUD, and consequently, a significant portion of the Corporation's rental income is received from HUD.

Note 2 - Summary of Significant Accounting Policies

Basis of Accounting

The Corporation follows the accrual method of accounting for both financial reporting and income tax purposes. Under the accrual method of accounting, revenues are recognized when earned and expenditures are recognized when the liability is incurred.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America (US GAAP) requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from these estimates.

Cash Equivalents

For purposes of the statement of cash flows, restricted deposits and funded reserves are included with the total cash and cash equivalents. In addition, the Corporation considers all highly liquid debt instruments purchased with a maturity of three months or less, to be cash equivalents.

Allowance for Doubtful Accounts

The Corporation's policy is to establish an allowance for bad debt for outstanding tenant receivables greater than 90 days. The allowance for doubtful accounts for the years ended December 31, 2022 amounted to \$35,161.

Fixed Assets

Fixed assets are carried at cost, less accumulated depreciation computed as follows:

	Years	Method
Buildings and improvements	10 - 40 years	Straight line
Site improvements	15 - 40 years	Straight line
Furnishings and equipment	5 - 10 years	Straight line

Improvements over \$ 5,000 are capitalized, while expenditures for maintenance and repairs are charged to expenses as incurred.

Jackson Interfaith Non-Profit Housing Corporation
Notes to the Financial Statements
December 31, 2022

Impairment of Long-Lived Assets

The Corporation reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the real estate to the future net undiscounted cash flows expected to be generated by the rental property and any estimated proceeds from the eventual disposition of the real estate. If the real estate is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the real estate exceeds the fair value of such property as determined from an appraisal, a future discounted cash flows analysis, or other valuation technique. There were no impairment losses recognized in 2022.

Net Assets

None of the Corporation's net assets are subject to donor-imposed restrictions. Accordingly, all net assets are accounted for as net assets without donor restrictions.

Rental Income

Rental income is recognized as rents become due. Rental payments received in advance are deferred until earned. All leases between the Corporation and the tenants of the property are operating leases.

Income Taxes

The Corporation has been determined by the Internal Revenue Service to be exempt from the federal income tax under Section 501 (c)(3) of the internal revenue code, as it was shown that the Corporation was organized and operates exclusively for charitable purposes. The Corporation files informational returns in the US federal jurisdiction.

Concentration of Credit Risk

The Corporation is required to disclose concentration of credit risk regardless of the degree of such risk. Financial instruments that potentially subject the Corporation to concentration of credit risk consist principally of cash. The Corporation places its cash with FDIC insured financial institutions. Although such balances may exceed the federally insured limits at certain times during the year, they are, in the opinion of management, subject to minimal risk. At December 31, 2022, deposits with financial institutions amounted to \$2,087,727, and of this amount \$1,635,499 was uncollateralized and uninsured by FDIC insurance.

Subsequent Events

Events that occur after the financial statement date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. Subsequent events which provide evidence about conditions that existed before or after the financial statement date, may require disclosure in the accompanying notes or recognition in the financial statements. Management evaluated the activity of the entity through August 7, 2023 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require disclosure in the notes to the financial statements.

Note 3 - Cash and Restricted Cash

The following table provides a reconciliation cash and restricted cash reported that sum to the total in the statements of cash flows as of December 31:

Operating cash	\$ 128,501
Tenants' security deposits	19,194
General operating reserve	1,337,353
Real estate tax and insurance escrow	201,586
Replacement reserve	400,435
Total cash and restricted cash	<u>\$ 2,087,069</u>

Jackson Interfaith Non-Profit Housing Corporation
Notes to the Financial Statements
December 31, 2022

Note 4 - Restricted Deposits and Funded Reserves

Tenants' Security Deposits

Tenant security deposits are deposited in a separate checking account used only for the receipt and disposition of security deposits.

Real Estate Tax and Insurance Escrow

Payments are made monthly to a bank account in the name of the Corporation. These deposits are to be used for the payment of real estate taxes and insurance.

General Operating Reserve

The Corporation has set aside funds into a general operating reserve. Funds may be used to pay for general operating expenses at the discretion of the Board.

Replacement Reserve

The Corporation makes periodic payments to a bank account in the name of the Corporation to set aside funds for repair and replacement and other contingencies that may develop in the operations of the Corporation.

Note 5 - Liquidity and Availability

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the statement of financial position date, comprise the following:

Cash - operating	\$ 128,501
Accounts receivable	<u>69,080</u>
	<u>\$ 197,581</u>

The Corporation manages its liquidity resources by focusing its efforts on minimizing vacancy loss and collecting rents timely to ensure the Corporation has adequate operating cash flows to cover its cash flow needs. The Corporation has established reserves and escrow accounts to pay for major repairs and replacement as they develop. Escrow accounts are used to set aside funds to pay for certain large reoccurring operating expenditures.

Note 6 - Housing Assistance Payments

The Corporation has entered into a rental assistance agreement with the Department of Housing and Urban Development (HUD) for all 81 units. The rental assistance program allows reduced rental rates based upon individual tenant's certification of income. To compensate for the reduced rent charges, HUD pays the difference between the monthly housing charges and the tenants' charges pursuant to the housing assistance payment contract.

Note 7 - Transactions with Identity of Interest Entities

The Corporation has entered into a management agreement with KMG Prestige, Inc., to manage the rental operations of the apartment community. The ownership of KMG Prestige, Inc., has common ownership of KMG Solutions, Inc. The Corporation reimburses KMG Prestige, Inc., for payroll costs. KMG Solutions, Inc., provides software and computer support.

Jackson Interfaith Non-Profit Housing Corporation
Notes to the Financial Statements
December 31, 2022

Note 8 - Functional Allocation of Expenses

Expenditures incurred in connection with project operations have been summarized on a functional basis in the statement of activities. All current year expenses are allocated to program services.

Note 9 - Current Vulnerability Due to Certain Concentrations

The Corporation's sole asset is an 81-unit apartment project. The Corporation's operations are concentrated in the multifamily real estate market. In addition, the Corporation operates in a heavily regulated environment. The operations of the Corporation are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, U.S. Department of Housing and Urban Development. Such administrative directives, rules and regulations are subject to change by an Act of Congress or an administrative change mandated by U.S. Department of Housing and Urban Development. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

Note 10 - Subsequent Event - New Management Company

Subsequent to year end, the Corporation has engaged a new third party as acting management company. Under the agreement, the managing agent assumes the operations, maintenance, leasing, management and supervision of the property. These duties include submission and compliance with budgets, collection of monies, and maintaining books, and records.

Note 11 - Deferred Income - Repairs and Replacements

During the year ended December 31, 2022, the Corporation received approximately \$35,000 in insurance claims payments to repair damages from a fire to one unit. The Corporation has not spent any of these funds prior to yearend, and has deferred the balance of \$35,161 to subsequent years when repairs and replacements to the unit will be expended to correct the damages.

JACKSON INTERFAITH NONPROFIT HOUSING COR
BALANCE SHEET

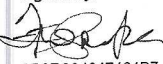
	CURRENT MONTH 09/30/2024			PRIOR MONTH 08/31/2024		BEGIN YR BALANCE	
	Actual	Actual	Period Diff	Actual	Period Diff		
Current Assets							
Unrestricted Cash							
1110.000 - Petty Cash	\$ 600	\$ 600	\$ 0	\$ 200	\$ (400)		
1120.000 - Cash - Operating	49,508	83,165	33,657	112,694	29,530		
1120.020 - Cash - Operating	10,678	14,317	3,639	9,260	(5,057)		
1121.000 - Cash - Savings	83,715	83,715	0	110,390	26,674		
Total Unrestricted Cash	\$ 144,501	\$ 181,797	\$ 37,296	\$ 232,544	\$ 50,747		
Deposits							
1191.000 - Security Deposit Escrow	\$ 22,769	\$ 22,607	\$ (162)	\$ 18,110	\$ (4,497)		
1210.000 - Utilities Deposits	0	0	0	650	650		
Deposits	\$ 22,769	\$ 22,607	\$ (162)	\$ 18,760	\$ (3,847)		
Escrows							
1311.000 - Escrow - Property Insurance	\$ 91,678	\$ 78,791	\$ (12,887)	\$ 120,889	\$ 42,098		
1320.000 - Replacement Reserves	370,288	366,539	(3,749)	446,606	80,067		
1350.000 - Operating Reserve Cash	1,418,010	1,413,403	(4,607)	1,374,724	(38,679)		
Escrows	\$ 1,879,976	\$ 1,858,733	\$ (21,243)	\$ 1,942,219	\$ 83,486		
Rental Receivables							
1130.000 - Resident Receivables	\$ 8,252	\$ 8,309	\$ 57	\$ 22,953	\$ 14,644		
1131.000 - Allowance for Doubtful Accounts	(19,035)	(19,035)	0	(34,653)	(15,618)		
1135.000 - Subsidy Receivable	10,290	20,099	9,809	6,514	(13,585)		
Total Rental Receivables	\$ (493)	\$ 9,373	\$ 9,866	\$ (5,186)	\$ (14,559)		
Current Assets	\$ 2,046,753	\$ 2,072,510	\$ 25,757	\$ 2,188,337	\$ 115,827		
Deferred Charges & Prepayments							
1200.010 - Prepaid Property Insurance	\$ 4,825	\$ 9,649	\$ 4,825	\$ 48,246	\$ 38,596		
1200.030 - Prepaid Property Taxes	9,207	13,873	4,664	0	(13,872)		
Deferred Charges & Prepayments	\$ 14,032	\$ 23,522	\$ 9,489	\$ 48,246	\$ 24,724		
Property and Equipment							
1420.000 - Buildings	\$ 2,951,614	\$ 2,951,614	\$ 0	\$ 2,951,614	\$ 0		
4120.000 - A/D - Building	(2,550,108)	(2,547,503)	2,607	(2,526,652)	20,850		
1430.000 - Building Improvements	128,907	128,907	0	128,907	0		
4130.000 - A/D - Building Improvements	(69,514)	(69,180)	334	(66,511)	2,670		
1410.000 - Land	86,088	86,088	0	86,088	0		
1440.000 - Office Equipment	11,054	11,055	0	11,055	0		
4140.000 - A/D - Office Equipment	(11,054)	(11,055)	0	(11,055)	0		
1450.000 - Furniture and Fixtures	165,603	165,603	0	165,603	0		
4150.000 - A/D - Furniture & Fixtures	(165,515)	(165,454)	60	(164,970)	483		
1450.040 - Carpet / Tile	96,115	96,115	0	96,115	0		
4150.040 - A/D - Carpet / Tile	(96,115)	(96,115)	0	(96,115)	0		
1470.000 - Machinery and Equipment	15,569	15,569	0	15,569	0		
4170.000 - A/D - Equipment	(15,569)	(15,569)	0	(15,569)	0		
1480.000 - Motor Vehicles	19,445	19,445	0	19,445	0		
4180.000 - A/D - Motor Vehicles	(15,833)	(15,740)	92	(15,000)	741		
1491.000 - Land Improvements	344,751	344,750	0	344,750	0		
4191.000 - A/D - Land Improvements	(256,615)	(256,063)	552	(251,647)	4,415		
Total Property and Equipment	\$ 638,823	\$ 642,467	\$ 3,645	\$ 671,627	\$ 29,159		
Total Assets	2,699,608	2,738,499	38,891	2,908,210	169,710		

JACKSON INTERFAITH NONPROFIT HOUSING COR
BALANCE SHEET

	CURRENT MONTH 09/30/2024		PRIOR MONTH 08/31/2024		BEGIN YR BALANCE	
	Actual		Actual	Period Diff	Actual	Period Diff
Liabilities						
CURRENT LIABILITIES						
2110.000 - Accounts Payable - Operations	\$ 18,145	\$	12,266	\$ (5,880)	\$ 51,331	\$ 39,065
2120.000 - Accrued Wages	7,666		7,665	0	7,665	0
2123.000 - Management Fees Payable	4,937		4,273	(664)	3,548	(725)
2150.000 - Accrued Property Taxes	0		0	0	6,974	6,974
2180.000 - Accrued Utilities Expense	11,756		6,109	(5,647)	9,800	3,691
Total CURRENT LIABILITIES	\$ 42,504	\$	30,313	\$ (12,191)	\$ 79,318	\$ 49,005
SECURITY DEPOSIT LIABILITIES						
2191.000 - Security Deposits Payable	\$ 20,560	\$	20,461	\$ (99)	\$ 17,946	\$ (2,515)
Total SECURITY DEPOSIT LIABILITIES	\$ 20,560	\$	20,461	\$ (99)	\$ 17,946	\$ (2,515)
DEFERRED RENTAL INCOME						
2210.000 - Prepaid Rent	\$ 10,375	\$	10,301	\$ (75)	\$ 11,358	\$ 1,058
Total DEFERRED RENTAL INCOME	\$ 10,375	\$	10,301	\$ (75)	\$ 11,358	\$ 1,058
Total Liabilities	\$ 73,439	\$	61,075	\$ (12,365)	\$ 108,622	\$ 47,548
Equity						
Capital						
3110.020 - Capital Contributions - GP	\$ (669,002)	\$	(669,002)	\$ 0	\$ (669,002)	\$ 0
250.000 - Profit or Loss (Net Income or Loss)	3,346,427		3,343,526	(2,900)	3,423,182	79,655
Total Capital	\$ 2,677,425	\$	2,674,524	\$ (2,900)	\$ 2,754,180	\$ 79,655
Current Profit/Loss	\$ (51,256)	\$	2,900	\$ 54,156	\$ 45,408	\$ 42,507
Total Equity	2,626,169		2,677,424	51,256	2,799,588	122,162
Total Liabilities & Equity	2,699,608		2,738,499	38,891	2,908,210	169,710

PILOT Application
Item 12 signed statement

This application is made to induce the City of Jackson to grant financial incentives to the applicant. The applicant represents that all statements contained herein are true and correct. All information materially significant to the City of Jackson in its consideration of the application is included. The applicant authorizes the City of Jackson investigation of its credit in connection with this application. The applicant acknowledges that it has reviewed the descriptions of the City of Jackson financial program for which it is applying and agrees to comply with those policies. The applicant specifically will pay all reasonable costs, fees and expenses incurred by the City of Jackson whether or not the incentive is granted or project completed.

Signed by:

CB6EC04647464B7...

Mr. Fred Parker Sr.
Authorized Representative
Jackson Interfaith Nonprofit Housing Corporation
Kings Community Homes II LDHA LLC

JACKSON INTERFAITH NON-PROFIT PARCELS (KING COMMUNITY HOMES)
2024 PROPERTY TAXES LEVIED (0% PRE)
2024 Taxable Value: 790,130

Summer	Rate Used	Taxes Levied	Distrib. %
City Operating	6.6828	5,280.28	9.74%
Public Improvement	1.9092	1,508.51	2.78%
Act 345	8.4500	6,676.59	12.31%
Debt City Hall	0.9200	726.91	1.34%
JCC	1.1327	894.98	1.65%
ISD Operating	0.1700	134.32	0.25%
ISD Vocational Ed	1.0643	840.93	1.55%
Special Ed	2.3492	1,856.17	3.42%
Special Ed	0.7704	608.71	1.12%
JPS Operating	18.0000	14,222.34	26.23%
Debt service JPS 04	1.0141	801.27	1.48%
Debt service JPS 09	1.3194	1,042.49	1.92%
Debt service JPS 18	3.6165	2,857.50	5.27%
JPS Recreation	0.4952	391.27	0.72%
SET	6.0000	4,740.78	8.74%
County Operating	5.0660	4,002.79	7.38%
Admin Fee	0.4099	323.93	0.60%
Summer	59.36960	46,909.77	
All City Millage	17.96200	14,192.29	
City Op & Pub Impr Millage	8.59200	6,788.79	
Winter			
Med Care	0.2476	195.63	0.36%
Jail	0.0000	0.00	0.00%
Senior services	0.5966	471.39	0.87%
Lifeways	0.4947	390.87	0.72%
Parks	0.4954	391.43	0.72%
Animal Control	0.2476	195.63	0.36%
Library	1.7411	1,375.69	2.54%
ISD Operating	0.1700	134.32	0.25%
ISD Vocational Ed	1.0643	840.93	1.55%
Special Ed	2.3492	1,856.17	3.42%
Special Ed	0.7704	608.71	1.12%
JTA	0.9897	781.99	1.44%
Admin Fee	0.0916	72.42	0.13%
Winter	9.2582	7,315.18	
Summer	59.3696	46,909.77	
Winter	9.2582	7,315.18	
Total Year	68.6278	54,224.95	100.00%

MEMO TO: Martin Griffin, Treasurer
Dave Sykes, Deputy Treasurer

FROM: Jason Yoakam, City Assessor 

DATE: December 15, 2023

SUBJECT: 2023 Assessed & Taxable Values following the Granting of Veterans
Exemption for 1102 W Washington Avenue
Parcel: 3-065200000

In accordance with the STC guidelines regarding Veterans Exemptions the assessor's office is issuing notice that the Assessed and Taxable Values of the above-mentioned property have been reduced to 0 (zero) as if the property received the veterans exemption for the entire year. As the Treasurer can only collect on that portion not exempt I am issuing a prorated tax collection amount. **Please collect only the amount indicated as NOT EXEMPT!** This exemption does not apply to special assessments.

Tax Proration Calculations for parcel: 3-065200000

Date of Transfer to exempt individual:	9/13/2023
Days/Percent Before Transfer	255 69.86%
Days/Percent After Transfer	110 30.14%

Assessed Value prior to exempt status:	86,300
Taxable Value prior to exempt status:	49,150

Proration calculation is attached.

Please include a copy of this correspondence with the warrants.

Proration Calculation

2023 TAXES FOR PARCEL: 3-065200000

Veterans Calculation - Partial Year

Date of Transfer 9/13/2023 (being exempt as of the date of transfer)

Days Before Transfer			NOT EXEMPT	
255 0.698630				
Days After Transfer			EXEMPT	
110 0.301370				
Taxable Value				
Summer	49,150	FULL RATE	Before Transfer	After Transfer
			70%	30%
City Operating	6.6828	328.45	229.47	98.98
Public Improvement	1.9092	93.83	65.55	28.28
Act 345	8.6081	423.08	295.58	127.50
Debt City Hall	0.9500	46.69	32.62	14.07
JCC	1.1327	55.67	38.89	16.78
ISD Operating	0.1700	8.35	5.83	2.52
ISD Vocational Ed	1.0643	52.31	36.55	15.76
Special Ed	2.3492	115.46	80.66	34.80
Special Ed	0.7704	37.86	26.45	11.41
JPS Operating	18.0000	0.00	0.00	0.00
Debt service JPS 04	1.1205	55.07	38.47	16.60
Debt service JPS 09	1.6038	78.82	55.07	23.75
Debt service JPS 18	3.4757	170.83	119.35	51.48
JPS Recreation	0.4952	24.33	17.00	7.33
SET	6.0000	294.90	206.03	88.87
County Operating	5.0660	248.99	173.95	75.04
DDA	1.9996	0.00	0.00	0.00
Admin Fee		11.42	7.98	3.44
Summer Total	59.39790	2,046.06	1429.45	616.61

Winter				
Med Care	0.2476	12.16	8.50	3.66
Jail	0.0000	0.00	0.00	0.00
Senior services*	0.5966	29.32	20.48	8.84
Lifeways	0.4947	24.31	16.98	7.33
Parks	0.4954	24.34	17.00	7.34
Animal Control	0.2476	12.16	8.50	3.66
Library	1.7411	85.57	59.78	25.79
ISD OP	0.1700	8.35	5.83	2.52
Vocational Ed	1.0643	52.31	36.55	15.76
Special Ed	2.3492	115.46	80.66	34.80
Special Ed	0.7704	37.86	26.45	11.41
JTA	0.9897	48.64	33.98	14.66
Admin Fee		4.50	3.14	1.36
Winter Total	9.1666	454.98	317.85	137.13

2,501.04 **1,747.30** 753.74

MEMO TO: Martin Griffin, Treasurer
Dave Sykes, Deputy Treasurer

FROM: Jason Yoakam, City Assessor 

DATE: July 18, 2023

SUBJECT: 2023 Assessed & Taxable Values following the Transfer to Veterans
Exemption Property for 259 Douglas St
Parcel: 4-146200000

Mr. Sykes,

In accordance with the STC guidelines regarding Veterans Exemptions the assessor's office is issuing notice that the Assessed and Taxable Values of the above-mentioned property have been reduced to 0 (zero) as if the property received the veterans exemption for the entire year. As the Treasurer can only collect on that portion not exempt I am issuing a prorated tax collection amount. **Please collect only the amount indicated as NOT EXEMPT!** This exemption does not apply to special assessments.

Tax Proration Calculations for parcel: 4-146200000

Date of Transfer to exempt individual:	6/16/2023
Days/Percent Before Transfer	166 45.48%
Days/Percent After Transfer	199 54.52%

Assessed Value prior to exempt status:	27,900
Taxable Value prior to exempt status:	25,620

Proration calculation is attached.

Please include a copy of this correspondence with the warrants

Proration Calculation

2023 TAXES FOR PARCEL: 4-146200000

Veterans Calculation - Partial Year

Date of Transfer		6/16/2023 (being exempt as of the date of transfer)		
Days Before Transfer	166	0.454795	NOT EXEMPT	
Days After Transfer	199	0.545205		
Taxable Value				
Summer	25,620	FULL RATE	Before Transfer	After Transfer
			45%	55%
City Operating	6.6828	171.21	77.87	93.34
Public Improvement	1.9092	48.91	22.24	26.67
Act 345	8.7000	222.89	101.37	121.52
Debt City Hall	0.9500	24.33	11.07	13.26
JCC	1.1327	29.01	13.19	15.82
ISD Operating	0.1700	4.35	1.98	2.37
ISD Vocational Ed	1.0643	27.26	12.4	14.86
Special Ed	2.3492	60.18	27.37	32.81
Special Ed	0.7704	19.73	8.97	10.76
JPS Operating	18.0000	461.16	209.73	251.43
Debt service JPS 04	0.6329	16.21	7.37	8.84
Debt service JPS 09	1.9405	49.71	22.61	27.10
Debt service JPS 18	3.6266	92.91	42.26	50.65
JPS Recreation	0.4952	12.68	5.77	6.91
SET	6.0000	153.72	69.91	83.81
County Operating	5.0660	129.79	59.03	70.76
DDA	1.9996	0.00	0	0.00
Admin Fee		10.56	4.8	5.76
Summer Total	59.48980	1,534.61	697.94	836.67
Winter				
Med Care	0.2476	6.34	2.88	3.46
Jail	0.0000	0.00	0	0.00
Senior services*	0.5966	15.28	6.95	8.33
Lifeways	0.4947	12.67	5.76	6.91
Parks	0.4954	12.69	5.77	6.92
Animal Control	0.2476	6.34	2.88	3.46
Library	1.7411	44.60	20.28	24.32
ISD OP	0.1700	4.35	1.98	2.37
Vocational Ed	1.0643	27.26	12.4	14.86
Special Ed	2.3492	60.18	27.37	32.81
Special Ed	0.7704	19.73	8.97	10.76
JTA	0.9946	25.48	11.59	13.89
Admin Fee		2.34	1.06	1.28
Winter Total	9.1715	237.26	107.89	129.37

MEMO TO: Martin Griffin, Treasurer
Dave Sykes, Deputy Treasurer

FROM: Jason Yoakam, City Assessor 

DATE: December 14, 2021

SUBJECT: 2021 Assessed & Taxable Values following the Transfer to Veterans
Exemption Property for 315 Homecrest Rd
Parcel: 2-0629.1000

Mr. Sykes,

In accordance with the STC guidelines regarding Veterans Exemptions the assessor's office is issuing notice that the Assessed and Taxable Values of the above-mentioned property have been reduced to 0 (zero) as if the property received the veterans exemption for the entire year. As the Treasurer can only collect on that portion not exempt I am issuing a prorated tax collection amount. **Please collect only the amount indicated as NOT EXEMPT!** This exemption does not apply to special assessments.

Tax Proration Calculations for parcel: 2-0629.1000

Date of Transfer to exempt individual:	12/13/2021
Days/Percent Before Transfer	346 94.79%
Days/Percent After Transfer	19 5.21%

Assessed Value prior to exempt status:	29,800
Taxable Value prior to exempt status:	21,107

Proration calculation is attached.

Please include a copy of this correspondence with the warrants

Proration Calculation

2021 TAXES FOR PARCEL: 2-0629.1000

Veterans Calculation - Partial Year

Date of Transfer		12/13/2021 (being exempt as of the date of transfer)		
Days Before Transfer	346	0.947945	NOT EXEMPT	
Days After Transfer	19	0.052055		
Taxable Value				
Summer	21,107	FULL RATE	Before Transfer	After Transfer
			95%	5%
City Operating	6.7158	141.75	134.37	7.38
Public Improvement	1.9187	40.49	38.38	2.11
Act 345	9.6100	202.83	192.27	10.56
Debt City Hall	1.0000	21.10	20	1.10
JCC	1.1351	23.95	22.7	1.25
ISD Operating	0.1702	3.59	3.4	0.19
ISD Vocational Ed	1.0653	22.48	21.31	1.17
Special Ed	2.3514	49.63	47.05	2.58
Special Ed	0.7711	16.27	15.42	0.85
JPS Operating	18.0000	379.92	360.14	19.78
Debt service JPS 04	2.4725	52.18	49.46	2.72
Debt service JPS 09	0.0845	1.78	1.69	0.09
Debt service JPS 18	3.6430	76.89	72.89	4.00
JPS Recreation	0.4977	10.50	9.95	0.55
SET	6.0000	126.64	120.05	6.59
County Operating	5.0767	107.15	101.57	5.58
DDA	1.9996	0.00	0	0.00
Admin Fee		8.70	8.25	0.45
Summer Total	60.51200	1,285.85	1,218.90	66.95
Winter				
Med Care	0.2482	5.23	4.96	0.27
Jail	0.4810	10.15	9.62	0.53
Senior services*	0.5979	12.61	11.95	0.66
Lifeways	0.4958	10.46	9.92	0.54
Parks	0.4965	10.47	9.92	0.55
Animal Control	0.2482	5.23	4.96	0.27
Library	1.7448	36.82	34.9	1.92
ISD OP	0.1702	3.59	3.4	0.19
Vocational Ed	1.0653	22.48	21.31	1.17
Special Ed	2.3513	49.62	47.04	2.58
Special Ed	0.7711	16.27	15.42	0.85
JTA	0.9995	21.09	19.99	1.10
Admin Fee		2.04	1.93	0.11
Winter Total	9.6698	206.06	195.32	10.74

MEMO TO: Martin Griffin, Treasurer
Dave Sykes, Deputy Treasurer

FROM: Jason Yoakam, City Assessor *JY*

DATE: December 14, 2021

SUBJECT: 2021 Assessed & Taxable Values following the Transfer to Veterans
Exemption Property for 332 E Mansion St
Parcel: 5-211600000

Mr. Sykes,

In accordance with the STC guidelines regarding Veterans Exemptions the assessor's office is issuing notice that the Assessed and Taxable Values of the above-mentioned property have been reduced to 0 (zero) as if the property received the veterans exemption for the entire year. As the Treasurer can only collect on that portion not exempt I am issuing a prorated tax collection amount. **Please collect only the amount indicated as NOT EXEMPT!**

Tax Proration Calculations for parcel: 5-211600000

Date of Transfer to exempt individual:	7/6/2021
Days/Percent Before Transfer	186 50.96%
Days/Percent After Transfer	179 49.04%
Assessed Value prior to exempt status:	20,250
Taxable Value prior to exempt status:	13,450

Proration calculation is attached.

Please include a copy of this correspondence with the warrants

Proration Calculation

2021 TAXES FOR PARCEL: 5-211600000

Veterans Calculation - Partial Year

Date of Transfer		7/6/2021 (being exempt as of the date of transfer)		
Days Before Transfer	186	0.509589	NOT EXEMPT	
Days After Transfer	179	0.490411		
Taxable Value				
Summer	13,450	FULL RATE	Before Transfer	After Transfer
			51%	49%
City Operating	6.7158	90.32	46.03	44.29
Public Improvement	1.9187	25.80	13.15	12.65
Act 345	9.6100	129.25	65.86	63.39
Debt City Hall	1.0000	13.45	6.85	6.60
JCC	1.1351	15.26	7.78	7.48
ISD Operating	0.1702	2.28	1.16	1.12
ISD Vocational Ed	1.0653	14.32	7.3	7.02
Special Ed	2.3514	31.62	16.11	15.51
Special Ed	0.7711	10.37	5.28	5.09
JPS Operating	18.0000	242.10	123.37	118.73
Debt service JPS 04	2.4725	33.25	16.94	16.31
Debt service JPS 09	0.0845	1.13	0.58	0.55
Debt service JPS 18	3.6430	48.99	24.96	24.03
JPS Recreation	0.4977	6.69	3.41	3.28
SET	6.0000	80.70	41.12	39.58
County Operating	5.0767	68.28	34.79	33.49
DDA	1.9996	0.00	0	0.00
Admin Fee		5.54	2.82	2.72
Summer Total	60.51200	819.35	417.51	401.84
Winter				
Med Care	0.2482	3.33	1.70	1.63
Jail	0.4810	6.46	3.29	3.17
Senior services*	0.5979	8.04	4.10	3.94
Lifeways	0.4958	6.66	3.39	3.27
Parks	0.4965	6.67	3.40	3.27
Animal Control	0.2482	3.33	1.70	1.63
Library	1.7448	23.46	11.95	11.51
ISD OP	0.1702	2.28	1.16	1.12
Vocational Ed	1.0653	14.32	7.30	7.02
Special Ed	2.3513	31.62	16.11	15.51
Special Ed	0.7711	10.37	5.28	5.09
JTA	0.9995	13.44	6.85	6.59
Admin Fee		1.29	0.66	0.63
Winter Total	9.6698	131.27	66.89	64.38

MEMO TO: Martin Griffin, Treasurer
Dave Sykes, Deputy Treasurer

FROM: Jason Yoakam, City Assessor *JY*

DATE: December 14, 2021

SUBJECT: 2021 Assessed & Taxable Values following the Transfer to Veterans
Exemption Property for 956 Whitney St
Parcel: 8-180400000

Mr. Sykes,

In accordance with the STC guidelines regarding Veterans Exemptions the assessor's office is issuing notice that the Assessed and Taxable Values of the above-mentioned property have been reduced to 0 (zero) as if the property received the veterans exemption for the entire year. As the Treasurer can only collect on that portion not exempt I am issuing a prorated tax collection amount. **Please collect only the amount indicated as NOT EXEMPT!**

Tax Proration Calculations for parcel: 8-180400000

Date of Transfer to exempt individual:	8/23/2021
Days/Percent Before Transfer	234 64.11%
Days/Percent After Transfer	131 35.89%

Assessed Value prior to exempt status:	27,650
Taxable Value prior to exempt status:	26,465

Proration calculation is attached.

Please include a copy of this correspondence with the warrants

Proration Calculation

2021 TAXES FOR PARCEL: 8-180400000

Veterans Calculation - Partial Year

Date of Transfer		8/23/2021 (being exempt as of the date of transfer)		
Days Before Transfer	234	0.641096	NOT EXEMPT	
Days After Transfer	131	0.358904		
Taxable Value				
Summer	26,465	FULL RATE	Before Transfer	After Transfer
			64%	36%
City Operating	6.7158	177.73	113.94	63.79
Public Improvement	1.9187	50.77	32.55	18.22
Act 345	9.6100	254.32	163.04	91.28
Debt City Hall	1.0000	26.46	16.96	9.50
JCC	1.1351	30.04	19.26	10.78
ISD Operating	0.1702	4.50	2.88	1.62
ISD Vocational Ed	1.0653	28.19	18.07	10.12
Special Ed	2.3514	62.22	39.89	22.33
Special Ed	0.7711	20.40	13.08	7.32
JPS Operating	18.0000	0.00	0	0.00
Debt service JPS 04	2.4725	65.43	41.95	23.48
Debt service JPS 09	0.0845	2.23	1.43	0.80
Debt service JPS 18	3.6430	96.41	61.81	34.60
JPS Recreation	0.4977	13.17	8.44	4.73
SET	6.0000	158.79	101.8	56.99
County Operating	5.0767	134.35	86.13	48.22
DDA	1.9996	0.00	0	0.00
Admin Fee		6.15	3.94	2.21
Summer Total	60.51200	1,131.16	725.17	405.99
Winter				
Med Care	0.2482	6.56	4.21	2.35
Jail	0.4810	12.72	8.15	4.57
Senior services*	0.5979	15.82	10.14	5.68
Lifeways	0.4958	13.12	8.41	4.71
Parks	0.4965	13.13	8.42	4.71
Animal Control	0.2482	6.56	4.21	2.35
Library	1.7448	46.17	29.6	16.57
ISD OP	0.1702	4.50	2.88	1.62
Vocational Ed	1.0653	28.19	18.07	10.12
Special Ed	2.3513	62.22	39.89	22.33
Special Ed	0.7711	20.40	13.08	7.32
JTA	0.9995	26.45	16.96	9.49
Admin Fee		2.55	1.63	0.92
Winter Total	9.6698	258.39	165.65	92.74

MEMO TO: Martin Griffin, Treasurer
Dave Sykes, Deputy Treasurer

FROM: Jason Yoakam, City Assessor 

DATE: December 14, 2021

SUBJECT: 2021 Assessed & Taxable Values following the Transfer to Veterans Exemption Property.
For Parcel 2-088600000, 1208 Wildwood Ave

Mr. Sykes,

In accordance with the STC guidelines regarding Veterans Exemptions the assessor's office is issuing notice that the Assessed and Taxable Values of the above-mentioned property have been reduced to 0 (zero) as if the property received the veterans exemption for the entire year. As the Treasurer can only collect on that portion not exempt I am issuing a prorated tax collection amount. **Please collect only the amount indicated as NOT EXEMPT!**

Tax Proration Calculations for parcel: 2-088600000

Date of Transfer to exempt individual:	5/12/2021
Days/Percent Before Transfer	131 35.89%
Days/Percent After Transfer	234 64.11%

Assessed Value prior to exempt status:	42,050
Taxable Value prior to exempt status:	29,820

Proration calculation is attached.

Please include a copy of this correspondence with the warrants

Proration Calculation

2021 TAXES FOR PARCEL: 2-088600000

Veterans Calculation - Partial Year

Date of Transfer		5/12/2021 (being exempt as of the date of transfer)		
Days Before Transfer	131	0.358904	NOT EXEMPT	
Days After Transfer	234	0.641096		
Taxable Value				
Summer	29,820	FULL RATE	Before Transfer	After Transfer
			36%	64%
City Operating	6.7158	200.26	71.87	128.39
Public Improvement	1.9187	57.21	20.53	36.68
Act 345	9.6100	286.57	102.85	183.72
Debt City Hall	1.0000	29.82	10.7	19.12
JCC	1.1351	33.84	12.15	21.69
ISD Operating	0.1702	5.07	1.82	3.25
ISD Vocational Ed	1.0653	31.76	11.4	20.36
Special Ed	2.3514	70.11	25.16	44.95
Special Ed	0.7711	22.99	8.25	14.74
JPS Operating	18.0000	0.00	0	0.00
Debt service JPS 04	2.4725	73.72	26.46	47.26
Debt service JPS 09	0.0845	2.51	0.9	1.61
Debt service JPS 18	3.6430	108.63	38.99	69.64
JPS Recreation	0.4977	14.84	5.33	9.51
SET	6.0000	178.92	64.22	114.70
County Operating	5.0767	151.38	54.33	97.05
DDA	1.9996	0.00	0	0.00
Admin Fee		6.93	2.49	4.44
Summer Total	60.51200	1,274.56	457.45	817.11
Winter				
Med Care	0.2482	7.40	2.66	4.74
Jail	0.4810	14.34	5.15	9.19
Senior services*	0.5979	17.82	6.4	11.42
Lifeways	0.4958	14.78	5.3	9.48
Parks	0.4965	14.80	5.31	9.49
Animal Control	0.2482	7.40	2.66	4.74
Library	1.7448	52.02	18.67	33.35
ISD OP	0.1702	5.07	1.82	3.25
Vocational Ed	1.0653	31.76	11.4	20.36
Special Ed	2.3513	70.11	25.16	44.95
Special Ed	0.7711	22.99	8.25	14.74
JTA	0.9995	29.80	10.7	19.10
Admin Fee		2.88	1.03	1.85
Winter Total	9.6698	291.17	104.51	186.66

Summer**79,446**

	Rate Used	0% PRE	50% PRE	100% PRE
City				
City Operating	6.7158	533.54	533.54	533.54
Public Improvement	1.9187	152.43	152.43	152.43
Act 345	9.6100	763.47	763.47	763.47
Debt City Hall	1.0000	79.44	79.44	79.44
JCC	1.1351	90.17	90.17	90.17
ISD Operating	0.1702	13.52	13.52	13.52
ISD Vocational Ed	1.0653	84.63	84.63	84.63
Special Ed	2.3514	186.80	186.80	186.80
Special Ed	0.7711	61.26	61.26	61.26
JPS Operating	18.0000	1,430.02	715.01	0.00
Debt service JPS 04	2.4725	196.43	196.43	196.43
Debt service JPS 09	0.0845	6.71	6.71	6.71
Debt service JPS 18	3.6430	289.42	289.42	289.42
JPS Recreation	0.4977	39.54	39.54	39.54
SET	6.0000	476.67	476.67	476.67
County Operating	5.0767	403.32	403.32	403.32
Admin Fee		32.78	23.34	18.48
Summer 0% (+admin)	60.92380	4,840.15	4,115.70	3,395.83
Summer 100% (+admin)	42.74490			

1,528.88

5 pmt's of

968.03

679.17

DDA	1.99960	158.86	158.86	158.86
DDA totals 0%	62.92340	4,999.01		
DDA totals 100%	44.74450		4,274.56	3,554.69

City Millage Only	19.24450	1,528.88		
	8.63450	685.97		

Winter**0% PRE****100% PRE**

Med Care	0.2482	19.71		19.71
Jail	0.4810	38.21		38.21
Senior svces	0.5979	47.50		47.50
Lifeways	0.4958	39.38		39.38
Parks	0.4965	39.44		39.44
Animal Control	0.2482	19.71		19.71
Library	1.7448	138.61		138.61
ISD Operating	0.1702	13.52		13.52
ISD Vocational Ed	1.0653	84.63		84.63
Special Ed	2.5313	201.10		201.10
Special Ed	0.7711	61.26		61.26
JTA	0.9995	79.40		79.40
Admin Fee	0.0984	7.82		7.82
Total Winter	9.8498	790.29		790.29

1,444.32

		0% PRE	722.16	100% PRE
Summer 0% (+admin)	60.9238	4,840.15		3,395.83
Total Winter	9.8498	790.29		790.29
Total Year JPS	70.7736	5,630.44		4,186.12
Total Year DDA	72.7732	5,789.30		4,344.98
			4,908.28	
Summer 100%	42.744900			
Winter 100%	9.8498			
Total	52.594700			
Total DDA	54.594300			
IFT Personal				
summer	13.8634			
winter	3.593			
Ren Zone	7.11550			

2021 Taxable Value and Tax Bill Break Down*				
Parcel	Current Taxable	Summer Bill	Requested Taxable	Estimated Summer Bill
4-029600000	4,400	\$267.98	No Change	No Change
4-029700000	88,773	\$5,408.39	79,446	\$4,840.32
4-036700000	46,321	\$3,190.94	27,543	\$2,046.90
4-036800000	95,705	\$6,773.59	59,311	\$4,556.29
4-036900000	3,855	\$754.05	2,711	\$684.34

Amount over billed

*Special assessments included in totals

Difference		
N/A		
(\$568.07)	SA	
(\$1,144.04)		368.95
(\$2,217.30)		942.87 \$5,783.02
(\$69.71)		519.26 \$5,359.41
(\$3,999.12)		

MEMO TO: Martin Griffin, Treasurer
Dave Sykes, Deputy Treasurer
Shane LaPorte, Assistant City Manager

FROM: Jason Yoakam, City Assessor 

DATE: February 26, 2021

SUBJECT: 2020 Prorated taxes after Transfer to Jackson Community Ambulance.
For Parcel 1-015500000, 418 N. Jackson Street

The City erroneously sold all of parcel 1-015500000 to Jackson Community Ambulance on July 17, 2020. A new deed was prepared, signed and recorded to correct that transfer to on the portion of said parcel west of an alley running through that block. It has been determined that the taxable value for that portion JCA took possession of is \$3,050 for the 2020 tax year. I am issuing a prorated tax collection amount. **Please refund any amount over \$101.53 to JCA! The City should pay any remaining balance due on parcel 1-015500000 for 2020.**

Tax Proration Calculations for part of parcel: 1-015500000

Date of Transfer to exempt individual:	7/17/2020
Days/Percent Before Transfer	198 54.25%
Days/Percent After Transfer	167 45.75%

Assessed Value for portion sold to JCA:	4,181
Taxable Value for portion sold to JCA:	3,050

Proration calculation is attached.

Please include a copy of this correspondence with the warrants.

Proration Calculation

2020 TAXES FOR PARCEL: 1-015500000 (part of)

Partial Year

Date of Transfer	7/17/2020			
Days Before Transfer	198	0.542466		
Days After Transfer	167	0.457534		
Taxable Value				
Summer	3,050	FULL RATE	Before Transfer	After Transfer
			54%	46%
City Operating	6.7158	20.48	11.11	9.37
Public Improvement	1.9187	5.85	3.17	2.68
Act 345	9.5100	29.00	15.73	13.27
Debt City Hall	1.2500	3.81	2.07	1.74
JCC	1.1390	3.47	1.88	1.59
ISD Operating	0.1708	0.52	0.28	0.24
ISD Vocational Ed	1.0687	3.25	1.76	1.49
Special Ed	2.3589	7.19	3.9	3.29
Special Ed	0.7736	2.35	1.27	1.08
JPS Operating	17.8920	54.57	29.6	24.97
Debt service JPS 04	2.4500	7.47	4.05	3.42
Debt service JPS 09	0.2500	0.76	0.41	0.35
Debt service JPS 18	3.5000	10.67	5.79	4.88
JPS Recreation	0.4982	1.51	0.82	0.69
SET	6.0000	18.30	9.93	8.37
County Operating	5.0941	15.53	8.42	7.11
DDA	1.9996	6.09	3.3	2.79
Admin Fee		1.25	0.68	0.57
Summer Total	60.58980	192.07	104.17	87.90
Winter				
Med Care	0.2491	0.75	0.41	0.34
Jail	0.4827	1.47	0.8	0.67
Senior services*	0.6000	1.83	0.99	0.84
Lifeways	0.4975	1.51	0.82	0.69
Parks	0.4982	1.51	0.82	0.69
Animal Control	0.2491	0.75	0.41	0.34
Library	1.7508	5.33	2.89	2.44
ISD OP	0.1707	0.52	0.28	0.24
Vocational Ed	1.0688	3.25	1.76	1.49
Special Ed	2.3589	7.19	3.9	3.29
Special Ed	0.7736	2.35	1.27	1.08
JTA	0.9995	3.04	1.65	1.39
Admin Fee		0.29	0.16	0.13
Winter Total	9.6989	29.79	16.16	13.63
			Total	101.53

Petitioner (Full Tribunal)	Flagstar Bank 301 W Michigan		
Docket	20-001689		
Parcel	4-0264.1000		
Year under appeal	Assessed	Taxable	True Cash
2020	823,000	733,637	1,646,000
<i>Petitioner Claim</i>	350,000	350,000	700,000
Contention	473,000	383,637	946,000
City Operating	6.7158	2,576.42	
Public Improvement	1.9187	736.08	
Act 345	9.5100	3,648.38	
Debt City Hall	1.2500	479.54	
DDA	1.99960	767.12	
Risk of Loss		8,207.54	

Petitioner (Full Tribunal)	Fifth Third Bank		
Docket	20-002040		
Parcel	2-2439.K000		
Year under appeal	Assessed	Taxable	True Cash
2020	401,550	338,924	803,100
<i>Petitioner Claim</i>	212,625	212,625	425,250
Contention	188,925	126,299	377,850
City Operating	6.7158	848.19	
Public Improvement	1.9187	242.32	
Act 345	9.5100	1,201.10	
Debt City Hall	1.2500	157.87	
Risk of Loss		2,449.48	

Petitioner (Full Tribunal)	Wedge Investments		
Docket	20-001764		
Parcel	2-1788.2000		
Year under appeal	Assessed	Taxable	True Cash
2020	618,250	342,860	1,236,500
<i>Petitioner Claim</i>	250,000	250,000	500,000
Contention	368,250	92,860	736,500
City Operating	6.7158	623.62	
Public Improvement	1.9187	178.17	
Act 345	9.5100	883.09	
Debt City Hall	1.2500	116.07	
Risk of Loss		1,800.95	

Petitioner (Small claims)	Crown Castle Towers		
Docket	20-004339		
Parcel	9-000700000		
Year under appeal	Assessed	Taxable	True Cash
2020	69,050	69,050	138,100
<i>Petitioner Claim</i>	55,680	55,680	111,360
Contention	13,370	13,370	26,740
City Operating	6.7158	89.79	
Public Improvement	1.9187	25.65	
Act 345	9.5100	127.14	
Debt City Hall	1.2500	16.71	

Risk of Loss	259.29
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Petitioner (Small claims)	Golden			
Docket	20-003170			
Parcel	8-221500000			
Year under appeal	Assessed	Taxable	True Cash	
2020	33,250	33,250	33,250	66,500
<i>Petitioner Claim</i>	28,100	28,100	28,100	56,200
Contention	5,150	5,150	5,150	10,300
City Operating	6.7158		34.58	
Public Improvement	1.9187		9.88	
Act 345	9.5100		48.97	
Debt City Hall	1.2500		6.43	
Risk of Loss			99.86	

Petitioner (Small claims)	Greiner	
Docket	20-001961	
Parcel	3-082200000	
Special Assessment Roll	Assessment	
3412	9,903.30	
<i>Petitioner Claim</i>	-	
Contention	9,903.30	
Risk of Loss	9,903.30	

Petitioner (Small claims)	Hirko	
Docket	20-002355	
Parcel	3-090200000	
Special Assessment Roll	Assessment	
3412	9,903.30	
<i>Petitioner Claim</i>	-	
Contention	9,903.30	
Risk of Loss	9,903.30	

Risk of Loss	Special	Millages
Total	\$ 19,806.60	\$ 12,817.12

MEMO TO: Dave Sykes, Deputy Treasurer

FROM: Jason Yoakam, City Assessor 

DATE: January 30, 2020

SUBJECT: Filing of L-4154 Regarding the 2019 Assessed & Taxable Values following the Transfer of Veterans Exemption Property. For Parcel 3-178700000, 1107 S West Ave

Mr. Sykes,

In accordance with the STC guidelines regarding Veterans Exemptions the assessor's office is filing a request to correct omitted property (L-4154) to restore the Assessed and Taxable Values of the above-mentioned property as if the property never received the veterans exemption. As the Treasurer can only collect on that portion not exempt I am issuing a prorated tax collection amount. **Please make no change at this time as we are waiting on the Final Order from the STC.**

Tax Proration Calculations for parcel: 2-201500000

Date of Transfer to non-exempt individual:	7/18/2019
Days/Percent Before Transfer	199 54.52%
Days/Percent After Transfer	166 45.48%

Assessed Value prior to exempt status:	28,950
Taxable Value prior to exempt status:	22,383

Proration calculation is attached.

Proration Calculation

2019 TAXES FOR PARCEL: 3-178700000

Veterans Calculation - Partial Year

Date of Transfer	7/18/2019			
Days Before Transfer	199	0.545205		
Days After Transfer	166	0.454795		NOT EXEMPT
Taxable Value				
Summer	22,383	FULL RATE	Before Transfer	After Transfer
		100% PRE	55%	45%
City Operating	6.7158	150.31	81.95	68.36
Public Improvement	1.9187	42.94	23.41	19.53
Act 345	9.2100	206.14	112.39	93.75
Debt City Hall	1.2500	27.97	15.25	12.72
JCC	1.1431	25.58	13.95	11.63
ISD Operating	0.1711	3.82	2.08	1.74
ISD Vocational Ed	1.0707	23.96	13.06	10.90
Special Ed	2.3632	52.89	28.84	24.05
Special Ed	0.7750	17.34	9.45	7.89
JPS Operating	Exempt			0.00
Debt service JPS 04	2.2500	50.36	27.46	22.90
Debt service JPS 09	0.4500	10.07	5.49	4.58
Debt service JPS 18	3.5000	78.34	42.71	35.63
JPS Recreation	0.4982	11.15	6.08	5.07
SET	6.0000	134.29	73.22	61.07
County Operating	5.1120	114.42	62.38	52.04
Admin Fee		5.22	2.84	2.38
Summer 100%	42.42780	954.80	520.56	434.24
Winter				
Med Care	0.2496	5.58	3.04	2.54
Jail	0.4844	10.84	5.91	4.93
Senior services	0.2496	5.58	3.04	2.54
Lifeways	0.4993	11.17	6.09	5.08
Parks	0.4993	11.17	6.09	5.08
Animal Control	0.2496	5.58	3.04	2.54
Library	1.7570	39.32	21.44	17.88
ISD OP	0.1711	3.82	2.08	1.74
Vocational Ed	1.0707	23.96	13.06	10.90
Special Ed	2.3632	52.89	28.84	24.05
Special Ed	0.7750	17.34	9.45	7.89
JTA	0.9995	22.37	12.2	10.17
Admin Fee		2.09	1.14	0.95
Total Winter	9.3683	211.71	115.42	96.29

Summer	22,382								75%	
City	Rate Used	0% PRE	50% PRE	100% PRE	Ind. Pers	IFT Real	Comm Pers	IFT Pers	Exp Ren Zone	
City Operating	6.7192	150.38	150.38	150.38	150.38	75.19	150.38	75.19	112.78	56.39
Public Improvement	1.9197	42.96	42.96	42.96	42.96	21.48	42.96	21.48	32.22	16.11
Act 345	7.4500	166.74	166.74	166.74	166.74	83.37	166.74	83.37	125.05	62.52
Debt City Hall	1.2500	27.97	27.97	27.97	27.97	13.98	27.97	13.98	27.97	13.98
JCC	1.1446	25.61	25.61	25.61	25.61	12.80	25.61	12.80	19.20	9.60
ISD Operating	0.1711	3.82	3.82	3.82	3.82	1.91	3.82	1.91	2.86	1.43
ISD Vocational Ed	1.0707	23.96	23.96	23.96	23.96	11.98	23.96	11.98	17.97	8.98
Special Ed	2.3632	52.89	52.89	52.89	52.89	26.44	52.89	26.44	39.66	19.83
Special Ed	0.7750	17.34	17.34	17.34	17.34	8.67	17.34	8.67	13.00	6.50
JPS Operating	18.0000	402.87	201.44	0.00	0.00	201.43	134.29	0.00	302.15	151.07
Debt service JPS 04	2.7000	60.43	60.43	60.43	60.43	30.21	60.43	30.21	60.43	30.21
Debt service JPS 09	0.5500	12.31	12.31	12.31	12.31	6.15	12.31	6.15	12.31	6.15
Debt service JPS 18	2.9500	66.02	66.02	66.02	66.02	33.01	66.02	33.01	66.02	33.01
JPS Recreation	0.5000	11.19	11.19	11.19	11.19	5.59	11.19	5.59	8.39	4.19
SET	6.0000	134.29	134.29	134.29	0.00	134.29	134.29	0.00	100.71	100.71
County Operating	5.1187	114.56	114.56	114.56	114.56	57.28	114.56	57.28	85.92	42.96
Admin Fee		9.25	6.58	5.22	3.88	5.29	6.56	1.94	7.28	3.64
Summer 0% (+admin)	59.09550	1,322.59	1,118.48	915.69	780.06	729.07	1,051.32	390.00	1,033.92	567.28
Summer 100% (+admin)	40.88600									
								PER PROP	627.03	312.98
5 pmt's of		264.52		183.14						
DDA	1.99960	44.75	44.75	44.75			44.75			
DDA totals 0%	61.09510	1,367.34								
DDA totals 100%	42.88560		1,163.23	960.44			1,096.07			
City Millage Only	17.33890	388.05						City Only	298.02	
	8.63890	193.34							145.00	
Winter		0% PRE		100% PRE		IFT Real	1,795,500		Exp Ren Zone	
Med Care	0.2500	5.59		5.59		2.79	315,700		4.19	
Jail	0.4851	10.85		10.85		5.42	303,200		8.13	
Senior svces	0.2500	5.59		5.59		2.79	300,100		4.19	
Lifeways	0.5000	11.19		11.19		5.59			8.39	
Parks	0.5000	11.19		11.19		5.59			8.39	
Animal Control	0.2500	5.59		5.59		2.79			4.19	
Library	1.7593	39.37		39.37		19.68			29.52	
ISD OP	0.1711	3.82		3.82		1.91			2.86	
Vocational Ed	1.0707	23.96		23.96		11.98			17.97	
Special Ed	3.1382	70.23		70.23		35.11			52.67	
JTA	1.0000	22.38		22.38		11.19			16.78	
Admin Fee	0.093744	2.09		2.09		1.04			1.56	
Total Winter	9.468144	211.85		211.85		105.88			158.84	

Summer	0% (+admin)	59.0955	0% PRE	100% PRE	Ind. Pers	IFT Real	Comm Pers	IFT Pers
			1,322.59	915.69	780.06	729.07	1,051.32	390.00

2018 TAXES FOR PARCEL: 3-178700000				
Veterans Calculation - Partial Year				
Date of Transfer	6/1/2019			
Days Before Transfer	152	0.416438000		
Days After Transfer	213	0.583562000		NOT EXEMPT
	Taxable Value			
Summer	21,858	FULL RATE	Before Transfer	After Transfer
		100% PRE	42%	58%
City Operating	6.7192	146.86	61.16	85.70
Public Improvement	1.9197	41.96	17.47	24.49
Act 345	7.3000	159.56	66.45	93.11
Debt City Hall	1.2500	27.32	11.38	15.94
JCC	1.1446	25.01	10.42	14.59
ISD Operating	0.1711	3.73	1.55	2.18
ISD Vocational Ed	1.0707	23.40	9.74	13.66
Special Ed	2.3632	51.65	21.51	30.14
Special Ed	0.7750	16.93	7.05	9.88
JPS Operating	18.0000	0.00	0.00	0.00
Debt service JHS	2.7000	59.01	24.57	34.44
Debt service Imp	0.5500	12.02	5.01	7.01
JPS Recreation	0.5000	10.92	4.55	6.37
SET	6.0000	131.14	54.61	76.53
County Operating	5.1187	111.88	46.59	65.29
Admin Fee	0.3838	4.45	1.85	2.60
Summer 100%	37.78600	825.84	343.91	481.93
Winter				
Med Care	0.2500	5.46	2.27	3.19
Jail	0.4851	10.60	4.41	6.19
Senior svces	0.2500	5.46	2.27	3.19
Library	1.7593	38.45	16.01	22.44
ISD OP	0.1711	3.73	1.55	2.18
Vocational Ed	1.0707	23.40	9.74	13.66
Special Ed	3.1382	68.59	28.56	40.03
JTA	1.0000	21.85	9.1	12.75
Admin Fee	0.081244	1.77	0.74	1.03
Total Winter	8.205644	179.31	74.65	104.66

	W/ 75% expired	Revoked	Additional
6-1845.CDEF	2,895.69	3,770.33	874.64
6-2011IFT00	2,161.19	2,688.46	527.27
P-262210000	157.12	204.59	47.47
	5,214.00	6,663.38	1,449.38
			1,449.38

137.87

34480.24	497,662.00
9851.13	142,183.85

MEMO TO: Dave Sykes, Deputy Treasurer

FROM: Jason Yoakam, City Assessor 

DATE: December 13, 2019

SUBJECT: Filing of L-4154 Regarding the 2017 Assessed & Taxable Values following the Transfer of Veterans Exemption Property. For Parcel 2-201500000, 1020 Clinton Rd.

Mr. Sykes,

In accordance with the STC guidelines regarding Veterans Exemptions the assessor's office is filing a request to correct omitted property (L-4154) to restore the Assessed and Taxable Values of the above-mentioned property as if the property never received the veterans exemption. As the Treasurer can only collect on that portion not exempt I am issuing a prorated amount to be collected.

Taxable Value Calculations for parcel: 2-201500000

Date of Transfer to non-exempt individual:	10/24/2017
Days/Percent Before Transfer	297 81.37%
Days/Percent After Transfer	68 18.63%

Total amount if not exempt	1,728.31
Amount qualified as exempt	1,406.32 (Taxes Exempt)
Billable amount not qualified as exempt	321.99 (Taxes Not Exempt)

MEMO TO: Phil Hones, Finance Director
FROM: Jason Yoakam, City Assessor *JY*
DATE: February 3, 2025
SUBJECT: 2016 IFT abated amount of city millages

Note: Eligible Manufacturing Personal Property may extend the expiration of the certificate until otherwise exempt.

PIN	SCHOOL	CLASS	CERTIFICATE	EXPIRATION	DDA	2016 SEV	2016 TV
6-2005A-IFT	38170	305	2005-230	12/30/2017		88,700	78,721
6-2005IFT00	38120	305	2005-432	12/30/2017		474,450	465,908
6-2006IFT00	38170	305	2006-473	12/30/2016		147,900	145,672
6-2012IFT00	38170	305	2012-123	12/30/2025		244,300	241,717
6-2015IFT00	38170	305	2015-147	12/30/2029		61,050	61,050
8-2009IFT00	38170	305	2009-093	12/30/2021		1,650	1,528
8-2014IFT00	38170	305	2013-327	12/30/2026		13,150	13,150
P-0307IFT00	38170	352	2001-019	12/30/2013		0	0
P-0310IFT00	38170	352	2001-426	12/30/2013		252,300	252,300
P-0312IFT00	38170	352	2004-203	12/30/2016		9,300	9,300
P-0313IFT00	38170	352	2004-202	12/30/2016	DDA DIST	20,200	20,200
P-0314IFT00	38170	352	2003-273	12/30/2015		975,200	975,200
P-0316IFT00	38170	352	2004-397	12/30/2016		0	0
P-0317IFT00	38170	352	2004-398	12/30/2016		0	0
P-0318IFT00	38170	352	2004-098	12/30/2016		0	0
P-0319IFT00	38120	352	2005-432	12/30/2017		96,400	96,400
P-0320IFT00	38170	352	2005-230	12/30/2017		0	0
P-0322IFT00	38170	352	2006-592	12/30/2018		29,400	29,400
P-0327IFT00	38170	352	2007-500	12/30/2019		277,000	277,000
P-0328IFT00	38170	352	2008-442	12/30/2020	DDA DIST	104,000	104,000
P-0329IFT00	38170	352	2008-319	12/30/2020		132,800	132,800
P-0332IFT00	38170	352	2009-228	12/20/2021		14,000	14,000
P-0333IFT00	38170	352	2009-403	12/30/2021		18,400	18,400
P-0334IFT00	38170	352	2010-071	12/30/2022		44,800	44,800
P-0335IFT00	38170	352	2010-121	12/30/2022		25,700	25,700
P-0337IFT00	38170	352	2010-405	12/30/2022		57,400	57,400
P-0339IFT00	38170	352	2012-123	12/30/2025		174,700	174,700
P-0340IFT00	38170	352	2012-143	12/30/2025		83,100	83,100
P-0341IFT00	38170	352	2013-398	12/30/2026		0	0
P-0342IFT00	38170	352	2013-234	12/30/2027		0	0
P-0343IFT00	38170	352	2013-272	12/30/2026		233,400	233,400
P-0345IFT00	38170	352	2013-187	12/30/2025		6,500	6,500
P-0346IFT00	38170	352	2014-032	12/30/2027		0	0
P-0347IFT00	38170	352	2014-199	12/30/2026		0	0

Total TV 3,562,346
Total City Millage 17.0389
Without IFT Abatement \$ 60,698.45
With IFT Abatement \$ 30,349.22

Amount Abated \$ 30,349.23

<u>Summer</u>	4,895			Ind. Pers	Comm Pers
City	<u>Rate Used</u>	0% PRE	100% PRE		
City Operating	6.71920	32.89	32.89	32.89	32.89
Public Improvement	1.91970	9.39	9.39	9.39	9.39
Act 345	6.33000	30.98	30.98	30.98	30.98
Debt City Hall	1.06400	5.20	5.20	5.20	5.20
JCC	1.14460	5.60	5.60	5.60	5.60
ISD Operating	0.17110	0.83	0.83	0.83	0.83
ISD Vocational Ed	1.07070	5.24	5.24	5.24	5.24
Special Ed	3.13820	15.36	15.36	15.36	15.36
JPS Operating	18.00000	88.11	0.00	0.00	29.37
Debt service JHS	2.70000	13.21	13.21	13.21	13.21
Debt service Imp	0.55000	2.69	2.69	2.69	2.69
JPS Recreation	0.50000	2.44	2.44	2.44	2.44
SET	6.00000	29.37	29.37	0.00	29.37
County Operating	5.11870	25.05	25.05	25.05	25.05
Admin Fee	0.20393	1.88	1.00	0.70	1.29
Total Summer 0%	54.81013	268.24		149.58	208.91
Summer 100%	36.63013		179.25		

	5 pmt's of	53.65	35.85
DDA	1.99960	9.78	9.78
dda totals	56.80973	278.02	189.03

	16.03290	78.46	
<u>Winter</u>			
Med Care	0.1398	0.68	0.68
Jail	0.4851	2.37	2.37
Senior svces	0.2500	1.22	1.22
Library	1.2593	6.16	6.16
ISD OP	0.1711	0.83	0.83
Vocational Ed	1.0707	5.24	5.24
Special Ed	3.1382	15.36	15.36
JTA	1.0000	4.89	4.89
Admin Fee	0.075142	0.36	0.36
Total Winter	7.589342	37.11	37.11

		0% PRE	100% PRE	Ind. Pers	Comm Pers
Total Summer 0%	54.8101	268.24	179.25	149.58	208.91
Total Winter	7.5893	37.11	37.11	37.11	37.11
Total Year JPS	62.3995	305.35	216.36	186.69	246.02
Total Year DDA	64.3991	315.13	226.14		

Summer 100%	36.630133		
Winter 100%	7.589342	260.85345	
Total	44.219475		

IFT Personal			
summer	13.8634	67.86	
winter	3.593	17.59	difference
		85.45	101.25
Ren Zone	4.31400		

IFT Pers 25% Ren Zone

16.44	24.66
4.69	7.04
15.49	23.23
2.60	5.20
2.80	4.20
0.41	0.62
2.62	3.93
7.68	11.52
0.00	66.08
6.60	13.21
1.34	2.69
1.22	1.83
0.00	22.02
12.52	18.78
0.00	1.45
74.41	206.46

City Tax ift pers
78.46000 39.22

16.03290
5.11870
2.1342
23.28580

16.0329

0.34	9933	
1.18	4233	
0.61	3272	Real
3.08	6672	Personal
0.41	24110	Total
2.62		
7.68		
2.44		
0.18		
18.54		

IFT Pers

74.41
18.54
92.95

93.74

4895.4

70.09941371

611,658,592	0.884323
80,010,400	0.115677
691,668,992	

<u>Summer</u>	66,400			Ind. Pers	Comm Pers
City	Rate Used	0% PRE	100% PRE		
City Operating	6.71920	446.15	446.15	446.15	446.15
Public Improvement	1.91970	127.46	127.46	127.46	127.46
Act 345	6.28000	416.99	416.99	416.99	416.99
Debt City Hall	1.06000	70.38	70.38	70.38	70.38
JCC	1.14460	76.00	76.00	76.00	76.00
ISD Operating	0.17110	11.36	11.36	11.36	11.36
ISD Vocational Ed	1.07070	71.09	71.09	71.09	71.09
Special Ed	3.13820	208.37	208.37	208.37	208.37
JPS Operating	18.00000	1,195.20	0.00	0.00	398.40
Debt service JHS	2.70000	179.28	179.28	179.28	179.28
Debt service Imp	0.55000	36.52	36.52	36.52	36.52
JPS Recreation	0.20000	13.28	13.28	13.28	13.28
SET	6.00000	398.40	398.40	0.00	398.40
County Operating	5.11870	339.88	339.88	339.88	339.88
Admin Fee	0.20093	25.29	13.34	9.36	17.33
Total Summer 0%	54.45313	3,615.65		2,006.12	2,810.89
Summer 100%	36.27313		2,408.50		

	5 pmt's of	723.13	481.70
DDA	1.99960	132.77	132.77
dda totals	56.45273	3,748.42	2,541.27

	15.97890	1,060.98	
<u>Winter</u>			
Med Care	0.1398	9.28	9.28
Jail	0.4851	32.21	32.21
Senior svces	0.2500	16.60	16.60
Library	1.2593	83.61	83.61
ISD OP	0.1711	11.36	11.36
Vocational Ed	1.0707	71.09	71.09
Special Ed	3.1382	208.37	208.37
JTA	1.0000	66.40	66.40
Admin Fee	0.075142	4.98	4.98
Total Winter	7.589342	503.90	503.90

		0% PRE	100% PRE	Ind. Pers	Comm Pers
Total Summer 0%	54.4531	3,615.65	2,408.50	2,006.12	2,810.89
Total Winter	7.5893	503.90	503.90	503.90	503.90
Total Year JPS	62.0425	4,119.55	2,912.40	2,510.02	3,314.79
Total Year DDA	64.0421	4,252.32	3,045.17		
Summer 100%	36.273133				
Winter 100%	7.589342		3515.9778		
Total	43.862475				

IFT Personal					
summer	13.8634			920.53	
winter	3.593			238.58	difference
				1,159.10	1,350.91
Ren Zone	4.31000				

IFT Pers 25% Ren Zone

223.07	334.61		
63.73	95.59		
208.49	312.74	City Tax	ift pers
35.19	70.38	1060.98	530.48
38.00	57.00		
5.68	8.52		
35.54	53.31		15.97890
104.18	156.27		5.11870
0.00	896.40		2.1342
89.64	179.28		23.23180
18.26	36.52		
6.64	9.96		
0.00	298.80		
169.94	254.91		
0.00	19.51		
998.36	2,783.80		

15.9789

	9933	
4.64	4233	
16.10	3272	Real
8.30	6672	Personal
41.80	24110	Total
5.68		
35.54		
104.18		
33.20		
2.49		
251.93		

IFT Pers

998.36	
251.93	
1,250.29	1,259.73

5.183886595

611,658,592	0.884323
80,010,400	0.115677
691,668,992	

<u>Summer</u>	95,000			Ind. Pers	Comm Pers
City	Rate Used	0% PRE	100% PRE		
City Operating	6.71920	638.32	638.32	638.32	638.32
Public Improvement	1.71970	163.37	163.37	163.37	163.37
Act 345	5.64000	535.80	535.80	535.80	535.80
Debt City Hall	1.01000	95.95	95.95	95.95	95.95
JCC	1.14460	108.73	108.73	108.73	108.73
ISD Operating	0.17110	16.25	16.25	16.25	16.25
ISD Vocational Ed	1.07070	101.71	101.71	101.71	101.71
Special Ed	3.13820	298.12	298.12	298.12	298.12
JPS Operating	18.00000	1,710.00	0.00	0.00	570.00
Debt service JHS	2.60000	247.00	247.00	247.00	247.00
Debt service Imp	0.50000	47.50	47.50	47.50	47.50
JPS Recreation	0.20000	19.00	19.00	19.00	19.00
SET	6.00000	570.00	570.00	0.00	570.00
County Operating	5.11870	486.27	486.27	486.27	486.27
Admin Fee	0.19943	36.05	18.95	13.25	24.65
Total Summer 0%	53.41163	5,074.07		2,771.27	3,922.67
Summer 100%	35.23163		3,346.97		

5 pmt's of		1014.81	669.39
DDA	1.99960	189.96	189.96
dda totals	55.41123	5,264.03	3,536.93

	15.08890	1,433.44	
<u>Winter</u>			
Med Care	0.1398	13.28	13.28
Jail	0.4851	46.08	46.08
Senior svces	0.2500	23.75	23.75
Library	1.2593	119.63	119.63
ISD OP	0.1711	16.25	16.25
Vocational Ed	1.0707	101.71	101.71
Special Ed	3.1382	298.12	298.12
JTA	1.0000	95.00	95.00
Admin Fee	0.075142	7.13	7.13
Total Winter	7.589342	720.95	720.95

		0% PRE	100% PRE	Ind. Pers	Comm Pers
Total Summer 0%	53.4116	5,074.07	3,346.97	2,771.27	3,922.67
Total Winter	7.5893	720.95	720.95	720.95	720.95
Total Year JPS	61.0010	5,795.02	4,067.92	3,492.22	4,643.62
Total Year DDA	63.0006	5,984.98	4,257.88		

Summer 100%	35.231633		
Winter 100%	7.589342	4931.4658	
Total	42.820975		

IFT Personal			
summer	13.8634	1,317.02	
winter	3.593	341.34	difference
		1,658.36	1,833.86
Ren Zone	4.11000		

IFT Pers 50% Ren Zone

319.16	319.16			5209950
81.68	81.68			2092112
267.90	267.90	City Tax	ift pers	<u>3117838</u>
47.97	47.97	1433.44	716.71	
54.36	54.36			
8.12	8.12			
50.85	50.85			15.08890
149.06	149.06			5.11870
0.00	855.00			2.1342
123.50	123.50			22.34180
23.75	23.75			
9.50	9.50			
0.00	285.00			
243.13	243.13			
0.00	18.02			
1,378.98	2,537.00			

15.0889

6.64
23.04
11.87
59.81
8.12
50.85
149.06
47.50
3.56
360.45

Real
Personal
Total

IFT Pers

1,378.98	
360.45	
1,739.43	1,752.79

611,658,592	0.884323
80,010,400	0.115677
691,668,992	

<u>Summer</u>	1,000			Ind. Pers	Comm Pers
City	Rate Used	0% PRE	100% PRE		
City Operating	6.71920	6.71	6.71	6.71	6.71
Public Improvement	1.91970	1.91	1.91	1.91	1.91
Act 345	5.46000	5.46	5.46	5.46	5.46
Debt City Hall	1.04000	1.04	1.04	1.04	1.04
JCC	1.14460	1.14	1.14	1.14	1.14
ISD Operating	0.17110	0.17	0.17	0.17	0.17
ISD Vocational Ed	1.07070	1.07	1.07	1.07	1.07
Special Ed	2.81320	2.81	2.81	2.81	2.81
JPS Operating	18.00000	18.00	0.00	0.00	6.00
Debt service JHS	2.75000	2.75	2.75	2.75	2.75
Debt service Imp	0.40000	0.40	0.40	0.40	0.40
JPS Recreation	0.20000	0.20	0.20	0.20	0.20
SET	6.00000	6.00	6.00	0.00	6.00
County Operating	5.11870	5.11	5.11	5.11	5.11
Admin Fee	0.19668	0.38	0.20	0.14	0.26
Total Summer 0%	52.80720	53.15		28.91	41.03
Summer 100%	35.00388		34.97		40.80720

	5 pmt's of	10.63	6.99
DDA	1.99960	1.99	1.99
totals		55.14	36.96

	15.13890	15.12	
<u>Winter</u>			
Med Care	0.1398	0.13	0.13
Jail	0.4851	0.48	0.48
Senior svces	0.2500	0.25	0.25
Library	1.2593	1.25	1.25
ISD OP	0.1711	0.17	0.17
Vocational Ed	1.0707	1.07	1.07
Special Ed	3.4632	3.46	3.46
JTA	1.0000	1.00	1.00
Admin Fee	0.078392	0.07	0.07
Total Winter	7.8392	7.88	7.88

		0% PRE	100% PRE	Ind. Pers	Comm Pers
Total Summer 0%	52.8072	53.15	34.97	28.91	41.03
Total Winter	7.8392	7.88	7.88	7.88	7.88
Total Year JPS	60.6464	61.03	42.85	36.79	48.91
Total Year DDA	62.6460	63.02	44.84		

Summer 100%	35.003883
Winter 100%	7.8392
Total	42.843083

IFT Personal			
summer	13.8634	13.86	
winter	3.593	3.59	difference
		17.46	19.33
Ren Zone	4.19000		

<u>City Totals</u>	2011 Tax BaseTV's	%	City Operating	IP Fund	Act 345
Tax Base Real	516,088,359	87%	3,467,700	990,734	2,709,464
Tax Base Per	<u>73,857,300</u>	13%	496,262	141,784	387,750
	589,945,659				
					5.25
Increase In Millage					0.7513
Total Millage					6.2113
					1.1831
Millage rate increase	Current	w/o PP			
100% PRE	42.843083	44.1668	1.030897909		
0% PRE	60.6464	61.9702	1.02182754		

IFT Pers 75% Ren Zone

3.35	1.67		5209950
0.95	0.47		2092112
2.73	1.36		<u>3117838</u>
0.52	1.04	15.12	
0.57	0.28		
0.08	0.04		
0.53	0.26		15.13890
1.40	0.70		5.11870
0.00	4.50		2.1342
1.37	2.75		22.39180
0.20	0.40		
0.10	0.05		
0.00	1.50		
2.55	1.27		
0.00	0.12		
<u>14.35</u>	16.41		

15.1389

0.06
0.24
0.12
0.62
0.08
0.53
1.73
0.50
0.03
3.91

Real
Personal
Total

IFT Pers

14.35	
3.91	
<u>18.26</u>	18.53

City Debt	School Debt	School Debt	Total Debt & act 456	
490,283	1,238,612	335,457	4,773,816	
70,164	177,257	48,007	683,178	0.0013238
0.9500				
0.1360				
1.0860				
1.1431				

611,658,592	0.884323
80,010,400	0.115677
691,668,992	

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement"), is entered into as of the date appearing below, by and between the CITY OF JACKSON, a Michigan municipal corporation, with offices located at 161 West Michigan Avenue, Jackson, Michigan 49201, ("City"), and King Community Homes II Limited Dividend Housing Association LLC, a Michigan limited liability company ("Developer"), whose principal address is 2824 Overhill Road, Jackson, Michigan 48203.

WITNESSETH:

WHEREAS, Developer is an entity formed for purposes of the acquisition of real property for an affordable housing project in the City of Jackson, State of Michigan, consisting of an existing eighty-one (81) unit scattered site bounded by E. Biddle Street, Martin Luther King Jr. Drive, E. High Street and Merriman Street, which is more particularly described as:

See Exhibit A, attached hereto

(hereinafter collectively referred to as "the Property") and which Property is designed to provide low income housing to persons and families;

WHEREAS, the City has received an offer from the Developer to acquire and develop the Property, which offer is subject to the Developer obtaining title, pass-through bonds, and/or an

allocation under the LIHTC Program from the Michigan State Housing Development Authority (“Financing”);

WHEREAS, the Developer requested that the City issue a payment in lieu of taxes tax exemption to the Developer pursuant to the State Housing Development Authority Act, Public Act 346 of 1966, as amended (MCL §125.1401, et. seq.) effective as of the date the Developer commences construction on the Property;

WHEREAS, the City desires that if the Developer obtains title, it comply with certain registration and financial obligations imposed upon the Developer by the City of Jackson Code of Ordinances, Resolutions or Regulations;

WHEREAS, part of the consideration to the City for this Development Agreement is Developer's promise to rehabilitate the Property to preserve housing for low income persons and families if it obtains title; and

WHEREAS, the parties desire to ensure that the Development will take place, and set forth the terms of the Development.

NOW, THEREFORE, in consideration of the above recitals, the parties agree as follows:

1. RECITALS. The foregoing recitals are incorporated in and form a part of this Agreement.
2. DEVELOPMENT CRITERIA.
 - A. CODE COMPLIANCE. If and when Developer obtains title, it will rehabilitate and operate and a housing development for low income persons and families in compliance with all applicable state statutes, local ordinances, building codes, zoning, and other restrictions of record.
 - B. PLANS AND SPECIFICATIONS. Developer must submit plans and specifications, when available, in a form acceptable to the City of Jackson Neighborhood and Economic Operations Department no less than thirty (30) days prior to the commencement of construction activities.
 - C. DEVELOPMENT SIZE and INVESTMENT. Upon obtaining title, Developer will to acquire, rehabilitate, own and operate an existing eighty-one (81) unit scattered site housing project bounded by E. Biddle Street, Martin Luther King Jr. Drive, E. High Street and Merriman Street to provide for the housing development known as

“The King Community Homes”. Developer must acquire and preserve, unless otherwise agreed by the City, a minimum of Eighty One (81) and maximum of ____Eighty ____ (81) total low income rental units consisting of two, three, and four bedroom units for low income persons and families.

D. SPECIFIC DEVELOPMENT CRITERIA.

- i. “Commencement of the Development” means that all necessary permits and approvals have been obtained, all construction contracts, signed, all construction financing, if any, has been arranged, and actual physical work on the Development activity is underway. “Completion of the Development” means that Developer has completed construction as set forth in the plans and specifications submitted by Developer to the City and the structure on the Property has received a Certificate of Occupancy. City in its sole discretion shall determine whether Developer has completed the development of the Property.
- ii. Developer must comply with the following if and when Developer obtains title to the Property:
 - a). Developer must be registered under the City of Jackson Non-owner Occupied Residential Property Registry within ninety (90) days from the date of the Completion of the Development, unless and until such registration requirement is removed from the City of Jackson ordinances or is declared unenforceable in part or in whole by any court, or any administrative or governmental body;
 - c). Developer must obtain all construction permits, inspections, and approvals required by the City of Jackson Code of Ordinances and Resolutions and those of any other governmental agency having jurisdiction;
 - d). Developer agrees that the rehabilitation of the Development and the units located therein shall result in an investment of approximately \$ __74,000__ per unit, or approximately \$6 million

dollars in construction contract and hard cost contingency costs,
subject to changes required by local, state, or federal authorities;

e). Income and expense reports are provided to the City Assessor annually, by January 31, 2026 or upon completion of gathering the data, whichever is first. Report to include:

- Type of unit
- Quantity of each type of unit
- Asking rents for each type of unit
- Vacancy rate
- Bad debt
- Additional income
- Operating expenses
- Detail of any capital improvement expenses (i.e. roof, windows, etc.)
- Reserves for replacement

iii. Commencement of the Development must occur within ninety (90) days from the date this Development Agreement is executed; and

iv. Completion of the Development must occur no later than twenty-four (24) months from the date of the Commencement of the Development.

E. INSPECTIONS. In the event Developer obtains title, it must permit inspections of the Property as needed by the City, and the City will provide reasonable notice to Developer unless an emergency arises, in which case, the City will make a good faith attempt to contact Developer.

3. DEFAULT BY DEVELOPER. Developer shall be deemed to be in default of this Agreement if the Developer fails to comply with any covenants, clauses, provisions or agreements herein contained and such failure continues for thirty (30) days after written notice from the City to Developer, provided that the 30-day period shall be extended if Developer commences to cure such failure within the 30-day period and diligently pursues such cure thereafter. Upon default by Developer, this Agreement shall be null and void,

and City shall not be required to perform any of the "City's Development Obligations" identified above.

4. TAXES, UTILITIES, AND ASSESSMENTS. After acquiring title to the Property and passage of the proposed Ordinance attached as **Exhibit B**, Developer must pay the yearly payment in lieu of taxes amount, assessments, utilities, and outstanding debts related to the Property when such become due.
5. CHANGE OF OWNERSHIP INTEREST. During the term of this Agreement and except for mortgages, security interests, and other liens to secure debt granted to Developer in connection with the Development, neither the managing member of the Development, nor any successor in interest to the managing member of the Developer, may transfer or otherwise change the ownership of the Property or duties under this Agreement, without the prior written approval of the City. Any such transfer or other change will not release, in any manner, the Developer or Developer's successors in interest, from any obligation under this Agreement, unless the City releases the Developer or his successors in interest in writing.
6. TERM OF AGREEMENT. The term of this Agreement shall be thirty (30) years from the date of execution in the event Developer acquires title, or until the Developer no longer has a payment in lieu of taxes tax exemption. The term of this Agreement may be extended by the mutual consent of both parties; provided however that this Agreement will not take effect unless the proposed Ordinance attached as **Exhibit B** is passed by the City of Jackson City Council.
7. BINDING EFFECT. This Agreement binds the parties, and their respective successors, legal representatives, and assigns.
8. NON-DISCRIMINATION REQUIREMENT. The Developer, its successors and assigns, and every successor in interest to the Property or any part thereof, must not discriminate upon the basis of race, color, religion, sex, or national origin in the rental, use or occupancy of the Property or any improvements to be erected thereon, or any part thereof.

9. MODIFICATION AND ASSIGNMENT. The promises, covenants, terms, and conditions herein contained may not be modified, altered, or extended without the mutual written consent of the parties. Developer may not transfer, assign and/or convey its rights and obligations under this Agreement to an affiliated or related entity, without the consent of the City.
10. NOTICE. Except as otherwise specified herein, all notices, consents, approvals, requests, and other communications (collectively called “Notices”) required or permitted under this Agreement must be given in writing and are effective on delivery. Delivery may be effectuated by personal service with receipt obtained; certified mail or first-class mail with delivery proof; or nationally recognized overnight courier delivery service with next business day delivery. Notices must be addressed as follows:

If to the City, to: City of Jackson
161 West Michigan Avenue
Jackson, Michigan 49201
Attn: City Manager

With a copy to: City Attorney’s Office
161 West Michigan Avenue
Jackson, Michigan 49201
Attn: City Attorney

If to Developer, to: King Community Homes II
Limited Dividend Housing Association LLC
2824 Overhill Road
Jackson, Michigan 49203
Attn: Fred Parker Sr.

11. INDEMNIFICATION. To the extent provided by law, Developer shall assume all liability for and protect, indemnify, and save City, its officers, directors, employees, volunteers, invitees, agents and representatives (hereinafter collectively “the City”) from and against all actions, claims, demands, judgments, losses, expenses, suits or action and attorney fees, for any injury or death of any person or persons, and loss or damage of the property of any person or persons whomsoever, including Developer or the City, and their respective agents, contractors, subcontractors, and employees, arising in connection with, or as a

direct or indirect result of this Development Agreement. The provisions of this Development Agreement shall apply to each and every such injury, death, loss, and damage, however caused, whether due, or claimed to be due to Developer's negligence, City's negligence, Developer's and City's combined negligence, or otherwise; provided, however, Developer shall not be required to indemnify the City for such injury, death, loss, or damage caused by the City's sole negligence.

12. SEVERABILITY. If any one or more provisions of this Agreement, or in any instrument or other document delivered pursuant to this Agreement, or the application thereof to any person or circumstance is, to any extent, declared or determined to be invalid or unenforceable, the validity, legality, and enforceability of the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, will not be affected or impaired thereby, and each provision of this Agreement is valid and enforceable to the fullest extent of the law.
13. COUNTERPARTS. This Agreement may be executed in counterparts, each of which is deemed an original document, but together constitute one instrument.
14. GOVERNING LAW AND INTERPRETATION. The laws of the State of Michigan govern this Agreement and the venue for all proceedings in connection with this Agreement shall be Jackson County, Michigan. The pronouns and relative words used are written in the masculine and singular only. If more than one joins in the execution hereof as Developer or is of the feminine sex or a corporation or limited liability company, such words are read as if written in plural, feminine, or neuter, respectively. All captions, headings, paragraph and subparagraph numbers and letters are solely for reference purposes and do not supplement, limit, or otherwise vary the text of this Agreement. This Agreement is a result of negotiation between the parties, and accordingly, it will not be construed against either party if a dispute or litigation arises out of this Agreement.
15. HEADINGS. The sections and paragraph headings contained in this Agreement are for reference purposes only and shall not affect in any way the interpretation of the Agreement.

16. LEGAL REPRESENTATION. It is acknowledged that each party to this Agreement had the opportunity to be represented by counsel in the preparation of this Agreement and, accordingly, the rule that a contract shall be interpreted strictly against the party preparing same shall not apply due to the joint contribution of both parties.
17. WAIVER. The failure of City to exercise any right given hereunder or to insist upon strict compliance with regard to any provision of this Agreement, at any time, shall not constitute a waiver of such provision or the right by such at any time to avail itself of such remedies as it may have for any breach or breaches of such provision.

IN WITNESS WHEREOF, the parties have executed this Agreement on the ____ day of _____, 2025.

THE CITY OF JACKSON

By _____
Daniel Mahoney, Mayor

By _____
Andrea Muray,
City Clerk

STATE OF MICHIGAN)
)SS
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me, this ____ day of _____, 2025, by Daniel Mahoney and Andrea Muray, the Mayor and City Clerk of the City of Jackson, a Michigan municipal corporation, on behalf of the corporation.

_____, Notary Public
Jackson County, Michigan
My commission expires _____

DEVELOPER

King Community Homes II Limited Dividend Housing
Association LLC,
a Michigan limited liability company

By: King Community Homes MM LLC,
a Michigan limited liability company,
its Sole Member

By: _____
Its: _____

STATE OF MICHIGAN)
)SS
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me, this ____ day of _____,
2025, by _____, _____ of King Community Homes MM LLC, a
Michigan limited liability company, the Sole Member of King Community Homes II Limited
Dividend Housing Association LLC, a Michigan limited liability company on behalf of the
company.

_____, Notary Public
Jackson County, Michigan
My commission expires:

Exhibit A

Exhibit B
Pilot Ordinance

EXHIBIT A

24-01812-1

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS

PARCEL 1:

LOT 59 & N 30 FEET OF LOT 60 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN UBER
23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 904 ADRIAN AVE

PARCEL NUMBER: 5-227500000

PARCEL 3:

S 40 FEET OF LOT 60 & ALL OF LOT 61 URBAN RENEWAL PLAT NO. 4, AS RECORDED IN UBER 23 OF
PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 910 ADRIAN AVE

PARCEL NUMBER: 5-2276.1000

PARCEL 59:

LOT 63 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN UBER 23 OF PLATS, PAGES 27
AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 915 S MILWAUKEE ST

PARCEL NUMBER: 5-227900000

24-01812-2

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 4:

S 21 FEET OF LOT 3 & ALL OF LOT 4 BLK 7 ROOT'S SOUTH ADDITION, AS RECORDED IN UBER 4 OF
PLATS, PAGE 19, JACKSON COUNTY RECORDS.

ADDRESS: 1020 ADRIAN AVE

PARCEL NUMBER: 5-094300000

PARCEL 6:

S 21 FEET OF LOT 7 & N 20 FEET OF LOT 8 BLK 7 ROOT'S SOUTH ADDITION, AS RECORDED IN UBER
4 OF PLATS, PAGE 19, JACKSON COUNTY RECORDS.

ADDRESS: 1034 ADRIAN AVE

PARCEL NUMBER: 5-094900000

PARCEL 7:

N 41 FEET OF LOT 9 & A PIECE OF LAND 6 FEET N & S 133 FEET E & W ADJ SD LOT ON N BLK 7
ROOT'S SOUTH ADDITION, AS RECORDED IN UBER 4 OF PLATS, PAGE 19, JACKSON COUNTY
RECORDS.

ADDRESS: 1100 ADRIAN AVE

PARCEL NUMBER: 5-095100000

24-01812-3

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 8:

LOT 68 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN UBER 23 OF PLATS, PAGES 27
AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 100 ADRIAN CT

PARCEL NUMBER: 5-228400000

PARCEL 56:

N 33 FEET LOT 13 BLK 2 KNAPP'S ADDITION, AS RECORDED IN UBER 1 OF PLATS, PAGE 25, JACKSON
COUNTY RECORDS.

825 S MILWAUKEE ST

PARCEL NUMBER: 5-034000000

PARCEL 57:

S 33 FEET LOT 13 BLK 2 KNAPP'S ADDITION, AS RECORDED IN UBER 1 OF PLATS, PAGE 25, JACKSON
COUNTY RECORDS.

ADDRESS: 827 S MILWAUKEE ST

PARCEL NUMBER: 5-034100000

PARCEL 58:

S 1/2 OF LOT 15 BLK 2 KNAPP'S ADDITION, AS RECORDED IN UBER 1 OF PLATS, PAGE 25, JACKSON
COUNTY RECORDS.

ADDRESS: 831 S MILWAUKEE ST

PARCEL NUMBER: 5-034400000

24-01812-4

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 9:

LOT 19 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN UBER 22 OF PLATS, PAGES 15
AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 272 BARBERRY DR

PARCEL NUMBER: 5-223300000

PARCEL 10:

LOT 2 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN UBER 22 OF PLATS, PAGES 15
AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 276 BARBERRY DR

PARCEL NUMBER: 5-221600000

PARCEL 11:

LOT 3 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 280 BARBERRY DR

PARCEL NUMBER: 5-221700000

PARCEL 12:

LOT 12 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 281 BARBERRY DR

PARCEL NUMBER: 5-222600000

PARCEL 13:

LOT 11 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 285 BARBERRY DR

PARCEL NUMBER: 5-222500000

PARCEL 14:

LOT 4 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 284 BARBERRY DR

PARCEL NUMBER: 5-221800000

PARCEL 15:

SWLY 74.33 FEET OF LOT 10 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 287 BARBERRY DR

PARCEL NUMBER: 5-2224.1000

PARCEL 16:

LOT 5 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 288 BARBERRY DR

PARCEL NUMBER: 5-221900000

PARCEL 17:

LOT 6 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 292 BARBERRY DR

PARCEL NUMBER: 5-222000000

PARCEL 18:

2224 LOT 9 & NELY 3 FEET OF LOT 10 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15 AND 16, JACKSON COUNTY RECORDS.

ADDRESS: 293 BARBERRY DR

PARCEL NUMBER: 5-222300000

PARCEL 19:
LOT 7 JACKSON URBAN RENEWAL REPLAT NO. 2, AS RECORDED IN LIBER 22 OF PLATS, PAGES 15
AND 16, JACKSON COUNTY RECORDS.
ADDRESS: 296 BARBERRY DR
PARCEL NUMBER: 5-222100000

24-01812-5

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 20:
LAND COM AT A POINT ON S LINE OF BIDDLE ST 300.02 FEET E OF E LINE OF FRANCIS ST; THENCE
EONS LINE OF BIDDLE ST 46.75 FEET; THENCE S 8 RDS; THENCE W 46.7 FEET; THENCE N 8 RDS
TO POB SW 1/4 NW 1/4 SEC 2 T3S R1W.
ADDRESS: 219 BIDDLE ST
PARCEL NUMBER: 5-058300000

PARCEL 52:
LAND COM AT A POINT ONE LINE OF S MARTIN LUTHER KING JR DR (AKA FRANCIS ST) 5 RDS S OF
S LINE OF BIDDLE ST; THENCE E 8 RDS; THENCE S 4 RDS; THENCE W 8 RDS TO E LINE OF S MARTIN
LUTHER KING JR DR; THENCE N 4 RDS TO BEG SW 1/4 NW 1/4 SEC 2 T3S R1W.
ADDRESS: 807 S MARTIN LUTHER KING JR DR
PARCEL NUMBER: 5-057800000

24-01812-6

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 5:
LOT 43 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38
AND 39, JACKSON COUNTY RECORDS.
ADDRESS: 1025 ADRIAN AVE
PARCEL NUMBER: 5-225900000

PARCEL 22:
LOT 49 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38
AND 39, JACKSON COUNTY RECORDS.
ADDRESS: 1003 CYPRESS DR
PARCEL NUMBER: 5-226500000

PARCEL 23:

LOT 44 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN LIBER 22 OF PLATS,
PAGES 38 AND 39, JACKSON COUNTY RECORDS.
ADDRESS: 1020 CYPRESS DR
PARCEL NUMBER: 5-226000000

PARCEL 24:
LOT 45 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38
AND 39, JACKSON COUNTY RECORDS.
ADDRESS: 1024 CYPRESS DR
PARCEL NUMBER: 5-226100000

PARCEL 25:
LOT 46 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38
AND 39, JACKSON COUNTY RECORDS.
ADDRESS: 1028 CYPRESS DR
PARCEL NUMBER: 5-226200000

PARCEL 26:
LOT 47 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38
AND 39, JACKSON COUNTY RECORDS.
ADDRESS: 1029 CYPRESS DR
PARCEL NUMBER: 5-226300000

24-01812-7

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 27:
THAT PART OF LOT 2 LYINGS OF MORRELL ST & ALL OF LOT 4 BLK 14 KNAPP'S ADDITION, AS
RECORDED IN UBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.
ADDRESS: 325 E MORRELL ST
PARCEL NUMBER: 5-049000000

PARCEL 60:
LOT 12 BLK 14 KNAPP'S ADDITION, AS RECORDED IN UBER 1 OF PLATS, PAGE 25, JACKSON
COUNTY RECORDS.
ADDRESS: 920 S MILWAUKEE ST
PARCEL NUMBER: 5-050100000

24-01812-8

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 30:

LOT 3 BLK 15 KNAPP'S ADDITION, AS RECORDED IN UBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.
ADDRESS: 908 EVERHARD ST
PARCEL NUMBER: 5-050900000

PARCEL 46:
LOT 40 ORCHARD PLACE SUBDIVISION & LOT 8 BLK 15 KNAPP'S ADDITION, AS RECORDED IN UBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.
ADDRESS: 118 & 120 MITCHELL ST
PARCEL NUMBER: 5-051400000

PARCEL 51:
LOT 14 ORCHARD PLACE, AS RECORDED IN UBER 6 OF PLATS, PAGE 15, JACKSON COUNTY RECORDS.
ADDRESS: 927 ORCHARD PL
PARCEL NUMBER: 5-054500000

24-01812-9

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 2:
LOT 57 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN UBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.
ADDRESS: 905 ADRIAN AVE PARCEL NUMBER: 5-227300000

PARCEL 21
LOT 52 JACKSON URBAN RENEWAL REPLAT NO. 3*, AS RECORDED IN UBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.
* = SHOULD BE JACKSON URBAN RENEWAL REPLAT NO. 4
ADDRESS: 925 CYPRESS DR
PARCEL NUMBER: 5-226800000

PARCEL 28:
LOT 58 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN UBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.
ADDRESS: 501 E MORRELL ST
PARCEL NUMBER: 5-227400000

PARCEL 29:
E 1/2 OF LOT 1 BLK 4 KNAPP'S ADDITION, AS RECORDED IN UBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.
ADDRESS: 505 E MORRELL ST
PARCEL NUMBER: 5-037100000

PARCEL 31:
LOT 56 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN UBER 23 OF PLATS,
PAGES 27
AND 28, JACKSON COUNTY RECORDS. ADDRESS: JONQUIL CT
PARCEL NUMBER: 5-227200000

PARCEL 32:
LOT 53 JACKSON URBAN RENEWAL REPLAT NO. 3*, AS RECORDED IN UBER 23 OF PLATS,
PAGES 27 AND 28, JACKSON COUNTY RECORDS.
*= SHOULD BE JACKSON URBAN RENEWAL REPLAT NO. 4
ADDRESS: 102 JONQUIL CT
PARCEL NUMBER: 5-226900000

PARCEL 33:
LOT 54 JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN UBER 23 OF PLATS,
PAGES 27 AND 28, JACKSON COUNTY RECORDS, ALSO COM ON NLY COR LOT 54; THENCE
SWLY 90 FEET ALG NLY LINE OF LOT 54; THENCE NELY 115.11 FEET TO A POINT ON WLY LINE
OF AIRLINE DR; THENCE SELY ALG WLY LINE OF AIRLINE DR 50 FEET TO BEG.
ADDRESS: 106 JONQUIL CT
PARCEL NUMBER: 5-227000000

PARCEL 34:
COM AT NW COR OF LOT 55; THENCE E ALG S LINE OF MORRELL ST 80.49 FEET; THENCE SELY
ALG WLY LINE OF AIRLINE DR 60 FEET; THENCE SWLY 115.11 TO NWLY LINE OF LOT 54;
THENCE SWLY ALG NWLY LINE OF LOT
54 37.93 FEET TO NLY LINE OF JONQUIL CT; THENCE WLY ON THE ARC OF A CURVE ALG NLY
LINE OF JONQUIL CT 65.37 FEET; THENCE NLY ON W LINE OF LOT 55 217.15 FEET TO BEG
JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN UBER 23 OF PLATS, PAGES 27
AND 28, JACKSON COUNTY RECORDS.
ADDRESS: 110 JONQUIL CT
PARCEL NUMBER: 5-2271.1000

24-01812-10

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 67:
W 4 FEET OF LOT 17 & LOT 16 & E 10 FEET OF LOT 15 G M STANLEY'S ADDITION, AS RECORDED
IN UBER 4 OF PLATS, PAGE 11, JACKSON COUNTY RECORDS.
ADDRESS: 149 STANLEY AVE
PARCEL NUMBER: 5-125100000

PARCEL 68:
LAND COM AT INTERS OF W LINE OF MILWAUKEE ST WITH N LINE OF STANLEY AVE; THENCE
N 99 FEET; THENCE W 66 FEET; THENCE S 99 FEET TO N LINE OF STANLEY AVE; THENCE E 66
FEET TO
BEG SW 1/4 SW 1/4 SEC 2 T3SR1W.

ADDRESS: 154 STANLEY AVE
PARCEL NUMBER: 5-108600000

24-01812-11

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 45:
E 51 FEET OF LOT 6 BLK A MOORE'S ADDITION, AS RECORDED IN UBER 3 OF PLATS, PAGE 17,
JACKSON COUNTY RECORDS. ADDRESS: 111 MITCHELL ST
PARCEL NUMBER: 5-073800000

PARCEL 47:
E 22 FEET OF LOT 10 & ALL OF LOT 11 BLK A MOORE'S ADDITION, AS RECORDED IN UBER 3 OF
PLATS, PAGE 17, JACKSON COUNTY RECORDS.
ADDRESS: 121 MITCHELL ST
PARCEL NUMBER: 5-074300000

PARCEL 48:
E 19.85 FEET OF LOT 1 & W 28.75 FEET OF LOT 2 BLK B MOORE'S ADDITION, AS RECORDED IN
UBER 3 OF PLATS, PAGE 17, JACKSON COUNTY RECORDS.
ADDRESS: 129 MITCHELL ST
PARCEL NUMBER: 5-074700000

PARCEL 49:
W 27 FEET OF LOT 4 ALSO S 42 FEET OF E 39 FEET OF LOT 4 ALSO E 1/2 OF LOT 5 BLK 1 MOORE'S
ADDITION, AS RECORDED IN UBER 3 OF PLATS, PAGE 17, JACKSON COUNTY RECORDS.
ADDRESS: 143 MITCHELL ST
PARCEL NUMBER: 5-076100000

PARCEL 50:
N 70 FEET OF LOT 1 ALSO E 39 FEET OF N 90 FEET OF LOT 4 BLK 1 MOORE'S ADDITION, AS
RECORDED IN UBER 3 OF PLATS, PAGE 17, JACKSON COUNTY RECORDS.
ADDRESS: 149 MITCHELL ST
PARCEL NUMBER: 5-075600000

24-01812-12

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 53:
S 25.8 FEET OF LOT 3 N 61.35 FEET LOT 4 BLK 17 KNAPP'S ADDITION, AS RECORDED IN UBER 1
OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.
ADDRESS: 919 & 921 S MARTIN LUTHER KING JR DR

PARCEL NUMBER: 5-053000000

PARCEL 54:

S 4.65 FEET OF LOT 4 & ALL OF LOT 5 BLK 17 KNAPP'S ADDITION, AS RECORDED IN UBER 1 OF PLATS, PAGE 25, JACKSON COUNTY RECORDS.

ADDRESS: 923 & 925 S MARTIN LUTHER KING JR DR

PARCEL NUMBER: 5-053100000

24-01812-13

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 55:

LOT 70 EX W 132 FEET JACKSON URBAN RENEWAL REPLAT NO. 4, AS RECORDED IN UBER 23 OF PLATS, PAGES 27 AND 28, JACKSON COUNTY RECORDS.

ADDRESS: 816 S MILWAUKEE ST

PARCEL NUMBER: 5-228600000

24-01812-14

LAND SITUATED IN THE CITY OF JACKSON, COUNTY OF JACKSON, STATE OF MICHIGAN,
DESCRIBED AS:

PARCEL 35:

LOT 32 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 100 LARKSPUR CT PARCEL NUMBER: 5-224800000

PARCEL 36:

LOT 33 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 102 LARKSPUR CT

PARCEL NUMBER: 5-224900000

PARCEL 37:

LOT 24 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 104 LARKSPUR CT

PARCEL NUMBER: 5-225000000.

PARCEL 38:

LOT 26 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 106 LARKSPUR CT

PARCEL NUMBER: 5-224200000

PARCEL 39

LOT 27 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 108 LARKSPUR CT

PARCEL NUMBER: 5-224300000

PARCEL 40:

COM AT SWLY COR OF LOT 28; THENCE NELY ALG WLY LINE OF LOT 28 224.22 FEET TO SLY LINE OF LARKSPUR CT; THENCE ELY ALG SLY LINE OF LARKSPUR CT TO NELY COR OF LOT 28; THENCE SE ALG NELY LINE OF LOT 28 65.89 FEET; THENCE SLY TO SELY LINE OF LOT 2 170 FEET NELY FROM POB; THENCE SWLY TO BEG JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 110 LARKSPUR CT

PARCEL NUMBER: 5-224400000

PARCEL 41:

COM AT SELY COR LOT 28; THENCE SWLY ALG SLY LINE OF LOT 28 45 FEET; THENCE NLY TO WLY LINE OF LOT 29 45 FEET NWLY FROM BEG; THENCE SELY ALG LINE COMMON TO LOTS 28 & 29 TO BEG ALSO LOT 29

JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 112 LARKSPUR CT

PARCEL NUMBER: 5-2244.1000

PARCEL 42:

LOT 30 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 114 LARKSPUR CT

PARCEL NUMBER: 5-224600000

PARCEL 43:

LOT 31 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 116 LARKSPUR CT

PARCEL NUMBER: 5-225700000

PARCEL 44:

LOT 36 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1120 MERRIMAN ST

PARCEL NUMBER: 5-225200000

PARCEL 61:

LOT 25 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS

ADDRESS: 1129 S MILWAUKEE ST

PARCEL NUMBER: 5-224100000

PARCEL 62:

LOT 24 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1201 S MILWAUKEE ST

PARCEL NUMBER: 5-224000000

PARCEL 63:

LOT 23 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1205 S MILWAUKEE ST

PARCEL NUMBER: 5-223900000

PARCEL 64:

LOT 22 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1209 S MILWAUKEE ST

PARCEL NUMBER: 5-223800000

PARCEL 65:

LOT 21 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1213 S MILWAUKEE ST

PARCEL NUMBER: 5-223700000

PARCEL 66:

LOT 20 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 1217 S MILWAUKEE ST

PARCEL NUMBER: 5-223600000

PARCEL 69:

LOT 35 JACKSON URBAN RENEWAL REPLAT NO. 3, AS RECORDED IN UBER 22 OF PLATS, PAGES 38 AND 39, JACKSON COUNTY RECORDS.

ADDRESS: 211 STEVENS ST

PARCEL NUMBER: 5-225100000

PARCEL 70: E 49.5 FT OF LOT 3 BLK 2 MOORE'S ADD

ADDRESS 211 Michelle St

Parcel Number 5-077200000

ORDINANCE NO. ____

AN ORDINANCE TO PROVIDE FOR A SERVICE CHARGE IN LIEU OF TAXES FOR A HOUSING PROJECT FOR LOW INCOME PERSONS AND FAMILIES TO BE FINANCED BY AN ALLOCATION UNDER THE LIHTC PROGRAM BY THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, PURSUANT TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966 (1966 PA 346, AS AMENDED; MCL 125.1401, *ET SEQ*) (THE "ACT").

WHEREAS, the City of Jackson has received an offer from King Community Homes II Limited Dividend Housing Association LLC, a limited liability company organized under the laws of the State of Michigan and in accordance with Chapter 7 of the Michigan State Housing Development Authority Act of 1966, as amended, to rehabilitate an existing eighty-one (81) unit scattered site consisting of fourteen (14) duplex buildings and fifty-three (53) single family homes for persons of low income, which offer is subject to the offeror's receipt of an allocation under the LIHTC Program by the Michigan State Housing Development Authority; and

WHEREAS, the offer provides that it may be accepted by the enactment of a tax exemption ordinance providing for the payment of a service charge in lieu of property taxes for the class of housing development.

NOW, THEREFORE, THE CITY OF JACKSON ORDAINS:

SECTION 1. This Ordinance shall be known and cited as the "City of Jackson Tax Exemption Ordinance No. ____ – King Community Homes”.

SECTION 2. Preamble.

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its low income persons and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act. The City of Jackson is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for low income persons and families is a public necessity, and as the City of Jackson will be benefited and improved by such housing, the encouragement of the same by providing real estate tax exemption for such

housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of all *ad valorem* taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility of the housing projects that are constructed or rehabilitated with financing extended in reliance on such tax exemption.

The City of Jackson acknowledges that the Sponsor (as defined below) has offered, subject to receipt of an allocation under the LIHTC Program and pass-through bond by the Michigan State Housing Development Authority, to acquire, rehabilitate, own and operate an existing eighty-one (81) unit scattered site housing project bounded by E. Biddle Street, Martin Luther King Jr. Drive, E. High Street and Merriman Street, more particularly described in the attached Exhibit A legal description, in the City of Jackson to serve low income persons and families, and that the Sponsor has offered to pay the City of Jackson on account of this housing project an annual service charge for public services in lieu of all *ad valorem* property taxes.

SECTION 3. Definitions. As used in this Ordinance:

- A. Act means the State Housing Development Authority Act, Public Act 346 of 1966, as amended. (MCL § 125.1401, et seq; MSA § 16.114(1), et seq.).
- B. Authority means the Michigan State Housing Development Authority.
- C. Contract Rents means the total Contract Rents (as defined by the U.S. Department of Housing and Urban Development in regulations promulgated pursuant to Section 8 of the U.S. Housing Act of 1937, as amended) received in connection with the operation of a housing project during an agreed annual period, exclusive of Utilities.
- D. Disabled means any person or family whose head, spouse, or sole member is a Person with disabilities as defined in 24 C.F.R. §5.403.
- E. Low Income Persons or Families means low income persons or families as defined in Section 15(a)(7) of the Act.
- F. Gross Potential Rents means the total potential rents as defined by the U.S. Department of Housing and Urban Development in regulations promulgated pursuant to Section 8 of the U.S. Housing Act of 1937, as amended, (as set forth in the schedule of charged rents that is to be provided to the City of Jackson on or before December 31 of each tax year) that could be charged to all sources if all units are occupied.
- G. HUD means the U.S. Department of Housing and Urban Development
- H. Mortgage Loan means a loan that is Federally-Aided (as defined in Section 11 of the Act) or a loan or grant, an allocation under the LIHTC Program by the Authority, or HUD or Authority pass-through bonds, made or to be made by the Authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of the housing

project, and secured by a mortgage on the housing project.

- I. Sponsor means King Community Homes II Limited Dividend Housing Association LLC.
- J. Utilities means charges for gas, electric, water, sanitary sewer, trash removal and other utilities furnished to the occupants that are paid by the housing project.

SECTION 4. Class of Housing Projects.

It is determined that the class of housing projects to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be housing projects for low income persons and families that are financed by an allocation under the LIHTC Program by the Authority. It is further determined that King Community Homes II Limited Dividend Housing Association LLC's eighty-one (81) units are of this class.

SECTION 5. Establishment of Annual Service Charge.

The housing project and the property on which it is located shall be exempt from all *ad valorem* property taxes from and after the commencement of construction. The City of Jackson acknowledges that the Sponsor and the Authority have established the economic feasibility of the housing project in reliance upon the enactment and continuing effect of this Ordinance, and the qualification of the housing project for exemption from all *ad valorem* property taxes and a payment in lieu of taxes as established in this Ordinance. Therefore, in consideration of the Sponsor's offer to construct and operate the housing project, the City of Jackson agrees to accept payment of an annual service charge for public services in lieu of all *ad valorem* property taxes. Subject to receipt of a mortgage loan, cash, or an allocation under the LIHTC Program by the Authority, the annual service charge shall be six (6%) percent of the gross potential rents charged and (6%) of any non-monetary consideration of any form given in return for occupancy. There is no reduction for rents charged but not paid or not paid timely. There is no reduction for any utilities. Notwithstanding the foregoing, the parties agree that the annual service charge shall not exceed the *ad valorem* property taxes that would be paid if the property were not tax exempt.

SECTION 6. Contractual Effect of Ordinance.

Notwithstanding the provisions of section 15(a)(5) of the Act to the contrary, a contract between the City of Jackson and the Sponsor with the Authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, is effectuated by enactment of this Ordinance.

SECTION 7. Limitation on the Payment of Annual Service Charge.

Notwithstanding Section 5, the service charge to be paid each year in lieu of taxes for the part of the housing project that is tax exempt but which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the housing project if the housing project were not tax exempt.

SECTION 8. Payment of Service Charge.

The annual service charge in lieu of taxes as determined under this Ordinance shall be payable in the same manner as general property taxes are payable to the City of Jackson and distributed to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The annual payment for each operating year shall be paid on or before June 1 of the following year. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL §211.1, *et seq*).

SECTION 9. Duration.

This Ordinance shall remain in effect and shall not terminate so long as a Mortgage Loan remains outstanding and unpaid, or the Authority or HUD has any interest in the property, including a regulatory agreement in connection with an allocation under the LIHTC Program or Section 8 assistance under the Act, but not more than thirty (30) years; provided, that:

- A. Sponsor files with the City Assessor a certified notification of exemption, as required by Section 15a(l) of the Act; and
- B. Pursuant to Section 15a(6) of the Act, the annual service charge to be paid in lieu of taxes for that part of the housing project which is occupied by other than persons of low income, shall be equal to the full amount of taxes that would be paid on that portion of the housing project if the housing project were not exempt; and
- C. Acquisition of the housing project property described on Exhibit A by Sponsor occurs within 365 days of the effective date of this Ordinance.

SECTION 10. Severability.

The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance, other than the section or provision so declared to be unconstitutional or invalid.

SECTION 11. Effective Date.

This ordinance shall become effective thirty (30) days from the date of its adoption. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of their conflict.

Exhibit A



MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: March 11, 2025

SUBJECT: Approval of the replacement of the assessment funded "Meterless Parking" system with a "Pay-to-Park" system

Recommendation:

Approve the replacement of the assessment funded "Meterless Parking" system with a "Pay-to-Park" system for automobile parking within the downtown Central Commercial District by

- a) approval of the attached resolution for parking system user fees,
- b) award a contract to Total Parking Solutions, Inc. for the purchase of pay station terminals and associated management system services,
- c) approval of a contract amendment with Passport Labs, Inc. for payment processing services and
- d) authorization for the City Manager to execute the appropriate documents.

Attached is a report from Troy White, City Engineer regarding a resolution for the above referenced contract. I recommend approval of the resolution. Your consideration and concurrence is appreciated.



DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: Troy White, City Engineer

DATE: March 11, 2025

RECOMMENDATION: Approve the replacement of the assessment funded “Meterless Parking” system with a “Pay-to-Park” system for automobile parking within the downtown Central Commercial District by

- a) approval of the attached resolution for parking system user fees,
- b) award a contract to Total Parking Solutions, Inc. for the purchase of pay station terminals and associated management system services,
- c) approval of a contract amendment with Passport Labs, Inc. for payment processing services and
- d) authorization for the City Manager to execute the appropriate documents.

ISSUE STATEMENT

At the public hearing for the confirmation of the annual meterless parking assessment role on October 22, 2024, all comments directed to City Council were against approval of the role and no comments were received in support of the current meterless parking system and associated assessments. Because of the lack of support for the current system, an alternative *Pay-to-Park* system funded solely by fees paid by parking space users is recommended for approval.

DESCRIBE THE CONSEQUENCES

A publicly owned, administered, operated and regulated automobile parking system is essential to meet the needs of the businesses, service providers, patrons, residents and employees within the City of Jackson’s downtown Central Commercial District.

Funds must be generated to meet the costs associated with the operation of the public parking system. Without funding, maintenance related to patching, striping, plowing, salting and signing will be eliminated and enforcement to ensure parking spaces are available for those who need them will cease. In the absence of support for assessments, it is recommended that the funds be generated through *Pay-to-Park* fees to be paid by the users of the parking system.

OWNERSHIP

The current assessment funded parking system is funded through June 30, 2025 when the current fiscal year expires. If the transition to a *Pay-to-Park* system is not approved,

assessments will be required for the current meterless system to continue.

The transition to *Pay-to-Park* will take three months to implement. The transition schedule will be as follows:

03-11-25	City Council approval of rates and equipment and service purchases
04-04-25	Completion of contract documents and notice to proceed to vendors
05-09-25	Delivery of pay station terminals
05-30-25	Pay station terminal and signing installations complete
06-13-25	System configuration complete
06-27-25	System testing complete
07-01-25	GO LIVE

If initial approvals are delayed, assessments may be necessary to fill the funding gap between the 06-30-25 expiration of the current funding and the delayed “go live” date. The system cannot operate without funding from one source or the other.

SOLUTION

The transition to a *Pay-to-Park* system will require:

1. Approval of a *Pay-to-Park* user fee structure (see attached Resolution). The proposed fee structure will provide for short-term hourly parking fees as well as monthly permit rates. The currently monthly permit schedule was approved in 2018 and contains five different rates to be used in five different zones. The proposed monthly permit schedule will adjust rates to reflect cost increases since 2018 and reduce the schedule to two rates to be used in two zones.
2. Award of a contract to Total Parking Solutions, Inc. in the amount of \$466,710 for the purchase and installation of forty-seven (47) Flowbird CWT S4+ touch screen pay station terminals (\$430,050) and one year of Flowbird “WebOffice” backoffice management system services (\$36,660).

The award to Total Parking Solutions, Inc. conforms to Section 8.0 the City of Jackson Purchasing Manual for Municipal, State and Federal Cooperative Bidding Agreements as the unit prices are taken from Sourcwell Contract #030321-PRK. Sourcwell is local government procurement cooperative through the State of Minnesota. The bid prices contained within Sourcwell’s parking equipment contract are from October 2021 and will expire in October 2025.

3. Approval of a contract amendment with Passport Lab, Inc. for payment processing services. Permit and citation management for the current meterless parking system is managed using the web-based backoffice Portal by Passport Lab, Inc. To transition to a *Pay-to-Park* model, an amendment to the contract with Passport must be approved to integrate a payment processing solution that supports all major card networks and other

payment methods for pay station and in-app *Pay-to-Park* payment transactions. The contract amendment amount is \$49,326 per year based on 37 cents x 133,314 transactions.

FACILITATE IMPLEMENTATION

Approve the replacement of the current assessment-funded “Meterless Parking” system with a “Pay-to-Park” system by

1. Approving the attached *Pay-to-Park* rate resolution and
2. Authorizing the City Manager to execute the award of a contract to Total Parking Solutions, Inc. for the purchase of pay station terminals and management system services and

Authorizing the City Manager to execute the contract amendment with Passport Labs, Inc. for payment processing

ATTACHMENTS

1. 3_PAY-TO-PARK_REPORT TO COUNCIL_ATTACHMENTS
2. 2_PAY-TO-PARK_PARKING RATE RESOLUTION

Hourly Fee Parking Locations 7-1-25

Blue

\$2.00/hr

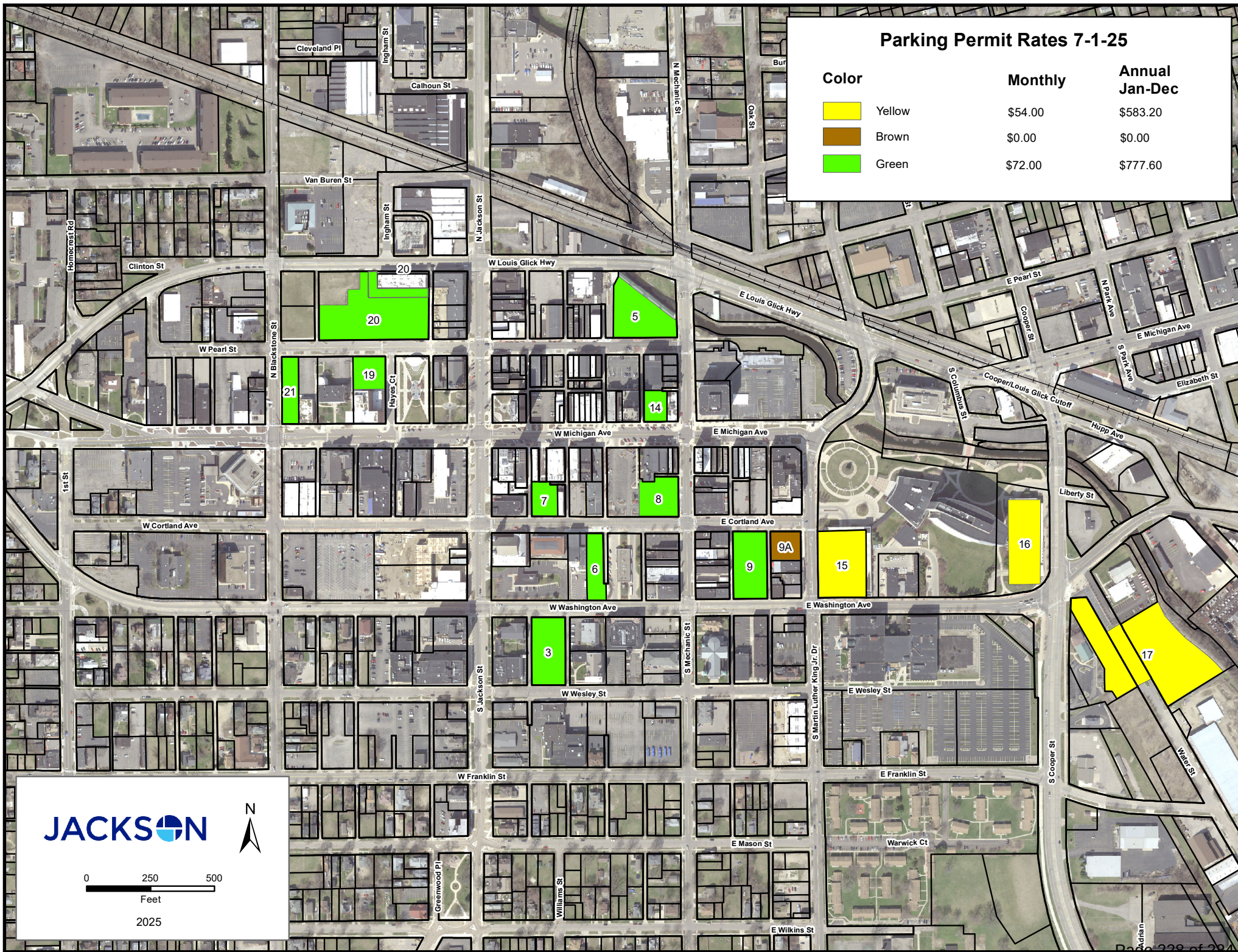
JACKSON



0 250 500
Feet
2025

Color	Monthly	Annual Jan-Dec
Yellow	\$54.00	\$583.20
Brown	\$0.00	\$0.00
Green	\$72.00	\$777.60

Color		Monthly	Annual Jan-Dec
	Yellow	\$54.00	\$583.20
	Brown	\$0.00	\$0.00
	Green	\$72.00	\$777.60





**City of Jackson, MI
Parking Equipment Proposal
January 13, 2025**

Sourcewell Contract # 080321-PRK

Scope of Work:

Total Parking Solutions recommends the installation of a minimum of forty-seven (47) Flowbird CWT S4+ solar powered pay by plate terminals strategically placed throughout the City for parking payments. Pay stations will accept coin and credit/debit card payment. This application will provide for an efficient paid parking program that will be convenient to users and staff, improve parking enforcement practices, help to reduce traffic congestion, be aesthetically pleasing, and generate revenue which can be reinvested into public services.

Equipment

47 Flowbird CWT S4+ Terminals –Touch Screen

Cabinet stainless steel construction, color - black, solar powered, 80-amp battery, credit/chip with tap to pay reader, printer, vandal resistant Lexan protected fully programmable color touch screen display, 4G modem and antennae, instruction graphics, one year warranty on parts

Flowbird CWT S4+ coin/card	\$ 7,975.00 ea.	\$ 374,825.00
Chip card “tap to pay” readers	\$ 525.00 ea.	\$ 24,675.00
Installation/programming *install price based on 47 units	\$ 650.00 ea.*	<u>\$ 30,550.00</u>

Total **\$ 430,050.00**

First year Backoffice	\$ 564.00 each	\$ 32,148.00
EMV/Tap fee	\$ 96.00 each	\$ 4,512.00

Total Equipment including Backoffice (year one) **\$ 466,710.00**

Flowbird “WebOffice” Backoffice Central Management System

Includes and provides for:

- PCI compliant real time credit card payment processing
- alarms and warnings sent via SMS text or e-mail to owner and/or service technician
- access to maintenance, statistical and financial reporting (built-in report generator can export data as Excel or PDF files)
- Pay by phone, LPR or enforcement related integration flat fees

\$ 57.00 per month per unit

\$ 8.00 per month per unit EMV add-on fees

\$ 65.00 per month

Extended Warranty - Parts

Extended Parts Warranty to include all parts (does not include vandalism or Acts of God) all parts will be shipped ASAP and old parts returned with in 30 days.

Year one	Included
Year two	\$ 480 per year per terminal
Per year (47 Terminals)	<u>\$ 22,560.00 annually</u>

Paper costs

8 - 32 rolls	\$45.00 per roll
40 - 64 rolls	\$43.00 per roll
72 - 128 rolls	\$40.00 per roll
136 + rolls	\$38.00 per roll

* Rolls come 8 rolls per box - shipping is not included

NOTES

<i>Delivery</i>	<i>12 weeks, F.O.B. Jackson, Mi.</i>
<i>Installation</i>	<i>Does not include any necessary concrete work (responsibility of the City). Installation is bolt down type therefore substrate must be of concrete.</i>
<i>Payment Terms</i>	<i>50% billable upon placement of order, balance due upon completion of installation</i>

Proposed by:

Victor Senffner

Total Parking Solutions, Inc.
Victor Senffner
General Manager

Accepted:

Signature

Date



Project Overview

Passport will provide the City of Jackson, MI (“Client”) with its Passport Parking mobile parking payment application.

Passport will also provide the Client with Passport Payments to provide the Client with a fully integrated payment processing solution supporting all major card networks and various payment methods, as well as reconciled settlements into the Client's bank accounts. Passport Payments applies to the Passport Parking mobile parking payment application and the Client's Flowbird (Cale) parking pay stations.

Statement of Work

Configurations

Payment Gateway and Merchant Solutions

Passport will provide its Payment Gateway and Merchant Solution (“PGMS”) for the Passport Parking mobile payment application, eliminating the need for an external provider.

Additionally, Passport will provide its Payment Merchant Solution (“PMS”) for the Client's Flowbird (Cale) parking pay station, eliminating the need for an external provider.

Passport will be the merchant of record for the Passport Parking mobile parking payment transactions and the Flowbird (Cale) parking pay station transactions. All transactions will be processed via Passport's merchant processing services. Passport will enable the following card types to be used by all integrated applications.

- Visa
- Mastercard
- Discover
- American Express

The Client will pay all gateway and merchant processing fees outlined in the contract.

Passport Payments

Passport Payments is an extension of Passport's system and contains the following components:

Tokenization, Authorization, and Capture

The gateway's function is to tokenize the cardholder's information for secure processing and storage in Passport's system. The gateway routes all transactions for authorization to the card brands to ensure they can be used for payments. At the gateway cutoff time, all captured transactions are submitted for settlement by the merchant processor.

Settlement

Settlement is the process of moving funds from the end user's card-issuing bank account to the merchant's account. Settlement of transactions on the Passport Parking application and the Flowbird (Cale) parking pay station takes 2-3 business days to complete.

Passport provides net settlement, which means Passport will calculate the total credit and debit card proceeds less Passport merchant processing fees, refunds and any adjustments, such as chargebacks. When possible, Passport will net out transaction fees from the settlement as well so that the Client does not need to receive a separate invoice for those fees.

Remittance

Funds will be remitted to the Client, less the gateway, merchant processing, and transaction fees, monthly after the close of the preceding month.

The Client will provide Passport with remittance account information.

Reporting & Reconciliation

Passport's powerful back-office system merges source settlement data pulled in from the Passport payment platform with session activity from the mobility platform. The output is a robust set of Financial and Management reports that streamlines reconciliation, revenue recognition, and dispute management activities. Back-office reporting capabilities include:

- Settlement Period Summary
- Transaction Reporting by Settlement Schedule
- Dispute Reporting

Dispute Management

The cardholder or financial institution initiates disputes with a card network. They occur when a cardholder or financial institution disputes a purchase on their card or when proper acceptance and authorization are not obtained. Once the card network accepts the dispute, it becomes a chargeback.

The Client can access reporting on disputes as they are received from the card networks in the back-office system. The Client can view chargebacks and the status of them by using the Dispute Report. This report is downloadable and can also be scheduled for routine generation.

Management of chargebacks is the responsibility of the Client, including arbitration and evidence gathering.

Third-Party Responsibilities

The Client will configure the Flowbird (Cale) pay stations with Passport's merchant processing credentials. Passport will be available to support the Client during the implementation and testing process.

Passport Parking

Passport Parking Application Functionality

Passport will deliver its Passport Parking mobile parking applications to the Client to be included in the Passport Operating System. Passport Parking consists of native mobile applications built for Google Android and Apple iOS smartphones and is supported on the latest industry-recommended operating system versions.

Passport Parking includes the following functionality:

- Create a user account
 - Phone number, email address, name
- Create and pay for parking sessions
 - Quick Park
 - Quick Park tiles appear on users' home screens after they've parked in the same zone with the same vehicle and for the same duration more than once.

- The user can click the ‘Park here again’ button on the tiles, which takes them directly to the confirmation screen to initiate their parking session.
 - Extend parking remotely to the allowable zone maximum parking duration
 - Receive session expiration notifications
 - Parking session reminder application notifications are sent when the time remaining on the session drops below 10 minutes
 - Complete payment via major card networks' credit and debit cards, as well as Apple Pay and Google Pay.
- Add and delete vehicles (as defined by the vehicle's license plate number)
 - Multiple vehicles (as defined by the vehicle's license plate number) can be tied to one account
- View parking history and email receipts
- Mobile-optimized website (mobile pay web or “MPW”) to facilitate parking sessions via a mobile browser or desktop

Passport Portal - Back-Office

Passport will deliver its back-office administration and data insights portal, allowing the Client to make financial and operational decisions, pull reports, and look up customer accounts and transactions.

Back-office portal capabilities include:

- Secured Access with user-specific login credentials and custom privileges per user
 - There is no cap on the number of users that can be configured
- Streamlined user interface
- Real-time analytics of existing sessions
- Restriction and notification management for zones
- Support tools for looking up parker accounts and transactions
- Robust Reporting

Passport Signage and Decals

Passport recommends the following for metered areas:

Signage

- 1 sign per 10 spaces for parking lot/garage environments
- 1 sign per 5 spaces for on-street parking environments

Decals

- 1 decal per single space meter
- 3 decals for each multispace meter
 - 1 decal on each side of the meter
 - 1 decal on the payment side of the meter.

Passport recommends the following for non-metered, mobile payment-only areas:

- 1 sign per 5 spaces for parking lot/garage environments
- 1 sign per 3 spaces for on-street parking environments

Passport will provide the recommended minimum amount of signage and decals above at no charge at launch; additional or replacement signs or decals will be at the Client's cost. The Client is solely responsible for installation. Signage and decal installation must be completed by the Client by the date of the launch announcement. No credit will be issued for unused signs or decals.

The Client understands that sufficient and adequate signage and decals are a core assumption in the performance of the service. Should the quality or coverage of such signage and decals degrade, the Client is responsible for notifying Passport so that this can be resolved; any additional or replacement signs or decals will be at the Client's cost.

Signage materials are as follows:

It takes one to two weeks to design signs and decals and up to three to four weeks for the signs and decals to be printed and shipped, assuming timely review and approval by the Client.

The Client may purchase additional signs and decals from Passport.

Where signage or decals are provided to the Client at a discount to its actual production and ongoing maintenance cost, any customization the Client requests will be charged at \$175/hour. Such customizations are subject to approval by an authorized Passport representative.

System Training

Once most of the project milestones have been completed and the target launch date is confirmed, Passport will work with the Client to set up the remote web-based training plan. Passport will assist the Client with determining who should be involved in the training sessions and when they should occur from a scheduling perspective around the target go-live date.

Passport will host a one-hour training session with any Client employees who will interact with the new Passport system. Passport recommends that all parking staff and enforcement managers attend the training. Passport will work with the Client if additional training sessions are required.

All training is conducted using a “Train the Trainer” method, equipping each presenter with the tools and knowledge to train their teams now and in the future.

Custom Integrations or Configurations

Passport Citation Management Product

Passport will provide its integration with the Client's Passport Citation Management product to monitor paid or unpaid sessions from both the pay station and the Passport mobile payment application. Passport will push all paid parking sessions to Passport's Citation Management product and as part of this, Passport will ensure that the Citation Management product is set to enforce time based and paid parking sessions.

Flowbird (Cale) License Plate-Based Pay Station Integration

Passport will provide its API-based integration with the Client's Flowbird (Cale) parking pay stations to monitor pay station sessions through the OpsMan Mobile issuance application. Flowbird (Cale) will push their paid parking pay station sessions to Passport via Passport's Session Ingestion API.

Passport will provide the Client with the following credential to set up the integration:

- API Key

Flowbird (Cale) will provide Passport with the following credential to set up the integration:

- Terminal ID

Assumptions & Notes

Passport will rely upon the concerted engagement, direction, authorization, approvals, or other information provided by the Client's primary stakeholders and technical teams while performing these services.

The Client's project manager will contribute to and review weekly status reports and report any project issues to Passport.

Additional Client responsibilities include:

- Providing operational information promptly
- Providing a list of stakeholders for implementation
- Making a good-faith effort to facilitate the continued progress of the implementation
- Performing user acceptance testing to confirm the accuracy of configured attributes of the system
- Providing written approval on each aspect of the system

Deliverables or activities not specifically identified as in scope throughout this document are out of scope unless accompanied by an approved change request form.

Project Change Request

Project changes may be required to manage unanticipated or new information that may arise during the system's implementation and delivery and impact an existing (or create a new) deliverable, restriction, milestone, or dependency. The project change request process ensures that all parties can track and approve changes appropriately throughout the project.

Process

1. A Passport representative will complete a change request form describing the change to be evaluated
2. Passport will perform an impact assessment (cost, schedule, risk, etc.) and provide a recommendation for achieving the Client's objectives based on the change
3. The Client will decide whether or not to proceed with Passport's recommendation or will suggest an alternative approach

4. If the change request form is approved by the Client and fully executed, it will be incorporated into this statement of work.

Timeline Effects

Upon approval by all parties, the impact assessment associated with such a change request shall augment any prior commitments or estimates of the timeline and pricing in the agreement, which shall no longer apply.

Passport will use commercially reasonable efforts to maintain the timeline and cost associated with the agreement, augmented by any and all change request forms approved by all parties.

ORDER FORM

This Order Form (the "Order Form"), effective as of April 1, 2025, is being entered into by and between Passport Labs, Inc. and City of Jackson MI ("Customer") pursuant and subject to the Software License and Service Agreement (the "Agreement") entered into by the Parties as of January 5, 2018. Upon execution, this Order Form shall be incorporated by reference in and subject to the Agreement. Capitalized terms used but not defined herein shall have the same meanings as set forth in the Agreement.

I. SUMMARY OF THE PRODUCTS AND SERVICES

This Order Form, together with the Product Specific Terms and Provider Agreement Addendum attached hereto and made a part hereof in Schedule 1 and the SOW attached hereto and made a part hereof as Schedule 2, contains the terms and conditions applicable to the Products and related services purchased pursuant to the Agreement.

PRODUCTS AND SERVICES	
Mobile Payment for Parking Platform ("MPP")	X
Custom-Branded MPP	
Citation Management Platform ("CMP")	
Digital Permits for Parking Platform ("DPP")	
License Plate Recognition Platform ("LPR")	

II. FEES

A. Fees. The fees are as follows:

Products and Services	Fee(s)	Fee Type(s)
Mobile Payment for Parking ("MPP"):		
Per Transaction MPP Service and License Fee	\$0.37	Per Transaction ¹
Maximum Convenience Fee Passed through to Parking Customers	\$0.37	Per Transaction
MPP Merchant Services Fee	2.9% + \$0.25	
MPP Payment Gateway Fee	\$0.05	
Card Present Merchant Services Fee	2.9% + \$0.25	
Card Present Payment Gateway Fee	\$0.05	

III. BILLING INFORMATION

Billing Contact Name:	Lee Rose
Billing Email Address:	lrose@cityofjackson.org
Billing Address:	161 W. Michigan Avenue, Jackson, Michigan 49201, United States

[signature page follows]

¹ An MPP "Transaction" is a single parking session lasting less than twenty-four (24) hours in duration. For clarity, a Transaction is the original parking session only and does not include additional extensions of the original parking session. An additional Per Transaction Fee shall apply to each individual extension of the original parking session.

IN WITNESS WHEREOF, Passport and Customer have each caused this Order Form to be executed by its duly authorized representatives.

City of Jackson MI		Passport Labs, Inc.	
By:		By:	
Name:		Name:	
Title:		Title:	
Date:		Date:	

SCHEDULE 1

MOBILE PAYMENT FOR PARKING

Services:

Passport will provide services and license software, including all web and mobile applications and related documentation necessary for Customer to operate a mobile payment for parking program ("MPP") which allows all parking customers in any parking facilities owned or managed by Customer (the "Premises") the ability to pay for parking using a smartphone application or mobile web application.

Equipment:

Passport will provide Customer an initial quantity of signs and decals consistent with Passport's marketing best practices at no charge to support the implementation of the MPP. Customer will be solely responsible for installing all signs and decals in the Premises. Additional signs and decals shall be charged at Passport's then-prevailing unit prices. Passport will provide a design file to allow Customer to print replacement signs and decals at no charge.

Ancillary Fees:

- a) Customer will pay a ten dollar (\$10) administrative fee in addition to sign and shipping costs per sign for any additional or replacement signs purchased through Passport.
- b) Customer will pay a one dollar (\$1) administrative fee in addition to decal and shipping costs per decal for any additional or replacement decals purchased through Passport.

Third Party Providers:

In order to expand the management data available to Customer and to improve access and the user experience for a broader group of individuals wishing to pay for parking and engage in related transactions via channels other than the MPP provided by Passport, Passport may, at its option, allow the use of third-party provider's (each a "Third Party Provider") interfaces for initiating parking transactions or to enhance the mobility experience, including any and all possible methods available to parkers to request the right to access and occupy a parking space or otherwise-denominated curb space for any period of time (in accordance with Customer's applicable rates, rules, ordinances, and regulations). Such interfaces will include, but not be limited to, in-dash vehicle systems, navigation systems (whether in-dash or smartphone-based), business intelligence solutions, and mobile payments for parking applications other than Passport's MPP (each an "Interface").

Should Passport exercise this option, such Third Party Provider(s) shall contract directly with Passport to establish the integrations necessary for Passport to facilitate all mobile payments for parking sessions and related transactions for the Third Party Provider(s) and its end users. The term "facilitate" includes, but is not limited to: (a) all tasks related to parking rights management, including the calculation of parking session prices, (b) the management of rates, rules, and restrictions and zones, spaces, or other units of parking or curbside inventory; (c) transactional reporting; (d) tasks related to transmission of parking rights data to parking enforcement systems and any data processing systems; (e) tasks related to refund issuance, parking rule management, reconciliation of funds, invoicing, and other administrative functions; and (f) all back-office management interfacing necessary to manage the foregoing and all other tasks necessary or desirable for Passport to effectively manage the issuance and processing of parking rights on behalf of City (the "Shared Services"). For parking transactions initiated via a Third Party Provider's Interface, payment processing must be conducted by Passport.

Notwithstanding anything to the contrary in the Agreement, Passport may share Operational Data with Third Party Providers to the extent necessary to enable the Shared Services. Customer acknowledges and agrees that a Third Party Provider may configure and control the feature set of its own Interface so long as it is capable of performing the functions required to interact with Passport's platform and execute parking transactions as designated in the scope of work. Customer further acknowledges and agrees that certain data received from Third Party Providers may be more limited than what Passport can provide to Customer as Customer's MPP provider and may need to be provided, if at all, on an aggregated and/or anonymized basis; Passport shall, however, use commercially reasonable efforts to supply such data as may be reasonably requested by Customer for its internal purposes.

To utilize the Shared Services, each Third Party Provider will be required to integrate with application programming interface endpoints provided by Passport, which cannot be accessed or utilized by such Third Party Provider prior to the execution of a standalone contract with Passport governing the access, use, pricing, disclosure, and governance of the Shared Services consistent with the foregoing paragraphs and as otherwise determined by Passport in its sole discretion.

RESOLUTION

BY CITY COUNCIL:

WHEREAS, a publicly owned, administered, operated and regulated automobile parking system is essential to meet the needs of the businesses, service providers, patrons, residents and employees within the City of Jackson downtown Central Commercial District (hereafter referred to as “the District”); and

WHEREAS, the District is defined as that area bound by Louis Glick Highway (north boundary), the Grand River (east), Wesley Street (south) and Blackstone Street (west) as well as the portion of Michigan Avenue between First Street and Blackstone Street; and

WHEREAS, those on-street spaces and off-street lots and decks controlled and/or owned by the City of Jackson within the District comprise the automobile parking system; and

WHEREAS, Section 25.52 of the Code of Ordinances requires that fees, rates and charges for the parking system be established by Resolution of the City Council upon recommendation of the City Manager; and

NOW, THEREFORE, BE IT RESOLVED, that commencing on July 1, 2025, the automobile parking system will operate as a “Pay to Park” system that will be funded solely by fees paid by parking space users; and

NOW, BE IT FURTHER RESOLVED, the automobile parking system shall be administered and operated to accommodate two distinct user types as follows:

- 1) Short term (hourly fee payers): those users who visit the District to patronize businesses, for leisure and to access governmental and non-governmental service providers and churches. These users require parking spaces that are the most convenient and closest to their destinations. Short term users will pay hourly fees to park in the automobile parking system.
- 2) Long term (monthly permit holders): those users who are employed and/or reside within the District. Long term users are those who purchase monthly permits to park in the automobile parking system. Long term users will be directed to off-street parking so that the closest and most convenient spaces remain available for short term users.

WHEREAS, parking space use within automobile parking system is designated as follows:

Designated User	Parking space location
Short term (hourly fee payers)	All on-street spaces
Long term (monthly permit holders)	Lots 6, 7, 17, 19, and 20 and decks 15 and 16.
Both short term and long term	Lots 3, 5, 8, 9, 14 and 21

NOW, BE IT FURTHER RESOLVED, that the base rate for use of the automobile parking system is \$2.00 (two dollars) per hour per parking space; and

NOW, BE IT FURTHER RESOLVED, that the base rate shall apply to all short term parking spaces within the automobile parking system; and

NOW, BE IT FURTHER RESOLVED, that the base rate applied to long term parking spaces over the term of a month amounts to \$400.00 per month per space (\$2.00 per hour x 10 hours per day x 20 days per month = \$400.00 month).

NOW, BE IT FURTHER RESOLVED, that the \$400 per month base rate will be discounted for permit purchases in consideration for efficiencies in administration as follows:

For off-street permit spaces located in:	Discount Requirement	Discount off \$400 per month base rate	Permit Fee	Map Color
Lots 3, 5, 6, 7, 8, 9, 14, 19, 20 and 21	Monthly permit purchase	82.00%	\$72.00 per month	Green
Lots 3, 5, 6, 7, 8, 9, 14, 19, 20 and 21	Annual permit purchase	83.80%	\$64.80 per month \$777.60 per year	Green
Lots 3, 5, 6, 7, 8, 9, 14, 19, 20 and 21	Bulk monthly permit purchase of 20 or more permits	85.60%	\$57.60 per month	Green
Decks 15 and 16 and remote Lot 17	Monthly permit purchase	86.50%	\$54.00 per month	Yellow
Decks 15 and 16 and remote Lot 17	Annual permit purchase	87.85%	\$48.60 per month \$583.20 per year	Yellow
Decks 15 and 16 and remote Lot 17	Bulk monthly permit purchase of 20 or more permits	89.20%	\$43.20 per month	Yellow
All lots except 9a	Daily permit purchase	50%	\$10.00 per day	Green & Yellow
Lot 9a	None – free parking for downtown employees for shift duration	100% No permit required No overnight parking	\$0.00 (zero) per day \$0.00 (zero) per month	Brown
Handicap parking in off-street lots	State issued handicap placard or license plate	100% Applies to off-street spaces only Does not apply to on-street spaces	\$0.00 (zero) per day \$0.00 (zero) per month	All

NOW, BE IT FURTHER RESOLVED, that no other rate discounts, exceptions or courtesies shall be extended unless by a City Council approved agreement; and

NOW, BE IT FURTHER RESOLVED, that the hours of operation and enforcement of the automobile parking system are 8:00 a.m. to 6:00 p.m. on all days except Sundays and City holidays; and

NOW, BE IT FURTHER RESOLVED, that the fine for each occurrence of parking in an hourly space without payment or parking in a permit space without a permit shall be as follows:

\$20.00	For fines paid within 48 hours of citation
\$36.00	For fines paid between 48 and 7 days of citation
\$56.00	For fines paid after 7 days from date of citation

* * * *

State of Michigan)
County of Jackson)ss
City of Jackson)

I, Andrea Muray, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City Council on the 11th day of March, 2025.

IN WITNESS WHEREOF, I have hereto affixed my signature and the Seal of the City of Jackson, Michigan, on this 11th day of March, 2025.

Daniel Mahoney, Mayor

Andrea Muray, City Clerk



MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: March 11, 2025

SUBJECT: Approve the renewal of the Bridge Consulting Services contract

Recommendation:

Approve the renewal of the Bridge Consulting Services contract with Great Lakes Engineering, Inc. of Lansing, Michigan for 2025 and 2026 in the amount of \$62,728.00 and authorize the Mayor and City Clerk to execute the appropriate document(s) in accordance with the Purchasing Agent.

Attached is the report from Troy R White, City Engineer, regarding a contract award for 2025-2026 Bridge Consulting Services.

I recommend approval. Your consideration and concurrence is appreciated.



DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: Troy White, City Engineer

DATE: March 11, 2025

RECOMMENDATION: Approve the renewal of the Bridge Consulting Services contract with Great Lakes Engineering, Inc. of Lansing, Michigan for 2025 and 2026 in the amount of \$62,728.00 and authorize the Mayor and City Clerk to execute the appropriate document(s) in accordance with the Purchasing Agent.

ISSUE STATEMENT

There are seventeen bridges within the City of Jackson's street and trail networks that require regularly scheduled inspections to ensure they are fit for use and to log deficiencies that require corrective action. These inspections are performed by engineers who specialize in bridge work.

In 2023, following the review of multiple proposals through a competitive Request for Qualifications and Proposals (RFQP) process, a two-year professional services contract with two two-year renewals was awarded to Great Lakes Engineering, Inc. (GLEI). GLEI has submitted the attached letter indicating their desire to renew the contract to provide bridge inspection services for 2025 and 2026.

DESCRIBE THE CONSEQUENCES

If the bridge inspections are not performed, the City will be out of compliance with the requirements for the receipt of Act 51 street funds through the Michigan Department of Transportation. This would result in the withholding of Act 51 street funds until compliance is attained.

OWNERSHIP

The City of Jackson has annually, for several decades, entered into a professional services contract with an engineering firm with a bridge specialty to provide bridge inspection services. The City of Jackson owns 15 bridges open to vehicle traffic which need bi-annual or annual inspection to meet MDOT requirements. The City also owns two pedestrian bridges and culverts at three locations on which we have bi-annual inspections performed. The proposed renewal will allow for the continuation of those inspections.

SOLUTION

Engineering is requesting that the first two-year contract renewal be approved in the amount of \$62,728.00. This amount will cover the costs for:

- Bridge inspections and reporting for the entirety of the City's bridge inventory in 2025 and 2026.
- Construction observation and contract administration services for capital preventative maintenance (CPM) work on the High, Losey and Morrell bridges over the Grand River.
- An allowance for as-needed bridge services for incident/accident consultation and grant application preparations.

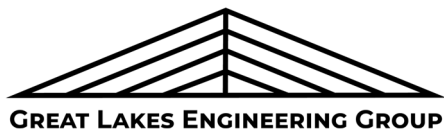
This work will be paid for using Major Street funds.

FACILITATE IMPLEMENTATION

Approve the renewal of the Bridge Consulting Services contract with Great Lakes Engineering, Inc. of Lansing, Michigan for 2025 and 2026 in the amount of \$62,728.00 and authorize the Mayor and City Clerk to execute the appropriate document(s) in accordance with the Purchasing Agent.

ATTACHMENTS

1. GLEI Bridge Inspection Contract Renewal Request



February 27, 2025

Troy White, P.E.
City Engineer
City of Jackson Engineering
161 W. Michigan Ave
Jackson, MI 49201

RE: Proposal Extension – Bridge Inspection Services

Mr. White,

Please consider this letter a formal extension of Great Lakes Engineering Group's April 27, 2023 proposal for bridge inspection services. The cost table below will be honored through December 31, 2026.

CITY JACKSON ENGINEERING
BRIDGE INSPECTION SERVICES 2025/2026
COST PROPOSAL

Task No.	Work Task Description	Units	Estimated Quantity	Unit Price \$	Total Cost \$
1	NBIS Bridge Inspections – Bi-Annual (2026)	LSUM	1	\$4,134	\$4,134
2	NBIS Bridge Inspections - Annual (2025)	LSUM	1	\$1,272	\$1,272
3	SNBI Load Ratings Updates: New BrR Model	HOURLY	15	\$169/HR	\$2,535
4	Construction Engineering	LSUM	1	\$34,642	\$34,642
5	As-Needed Engineering Services	HOURLY	120	\$169/HR	\$20,280
				Grand Total	\$62,728

Our records indicate we have a remaining budget of \$34,641.50. If the above is acceptable, a \$28,086.50 contract amendment will be needed. If this is acceptable to the City, please sign below.

Sincerely,

Eric Rickert
Digitally signed by Eric Rickert
Date: 2025.02.27 13:57:43 -05'00'

Eric Rickert, P.E.
Bridge Division Manager

Troy White, P.E.
City Engineer

LANSING OFFICE
934 Clark Street
Lansing, MI 48906

Website: www.glengineering.com

METRO DETROIT OFFICE
30300 Telegraph Suite 140
Bingham Farms, MI 48025



MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: March 11, 2025

SUBJECT: Electric Scooter Ordinance

Recommendation:

Consider First Reading of a proposed Electric Scooter Ordinance, regulating the licensing and operation of electric scooters in the downtown.



DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: Matt Hagerty, City Attorney

DATE: March 11, 2025

RECOMMENDATION:

ISSUE STATEMENT

At the request of the Mayor, the City Attorney's Office has prepared for Council's consideration a proposed electric scooter ordinance which would permit the use and operation of electric scooters within the City. Such ordinances exist in other cities such as Detroit, Ann Arbor, East Lansing and Grand Rapids. A variety of companies offer scooter services and would require annual Licensure and payment of licensing fees as adopted by Council Resolution. The ordinance is designed to provide alternate transportation through the use of electric scooters for pedestrians working, shopping, and exploring downtown Jackson.

DESCRIBE THE CONSEQUENCES

Adoption of the ordinance will permit this alternative transportation option through the downtown and allow potential commercial vendors to seek licensure to provide City residents electric scooter transportation. The Ordinance includes a 12-month period in which the City will evaluate the use and efficacy of electric scooters and may amend the ordinance accordingly.

OWNERSHIP

Police Chief Chris Simpson, City Engineer Troy White, and Parks and Recreation Director Kelli Hoover have each provided feedback on the proposed ordinance.

SOLUTION

Electric scooters provided through licensed vendors will provide a previously unavailable transportation method, and adoption of the ordinance as proposed will permit this licensure on a commercial basis.

FACILITATE IMPLEMENTATION

Adopt for First Reading a proposed Electric Scooter Ordinance, regulating the licensing and operation of electric scooters in the downtown

ATTACHMENTS

1. Electric Scooter Ordinance - First Reading 3.1.25

ORDINANCE NO. 2025- ____

An ordinance amending Chapter 25 of the City of Jackson, Michigan Code of Ordinances, to regulate the use and operation of electric scooters in the downtown area.

THE PEOPLE OF THE CITY OF JACKSON ORDAIN:

Section 1. Purpose.

The City Council adopts this Ordinance to create licensing and regulation for electric scooters, and regulate the use and operation of electric scooters in the downtown area, consistent with public health, safety, and welfare, including manner and location under Chapter 25 of the Jackson Code of Ordinances.

Section 2. That Chapter 25 be amended to add an article regulating electric scooters as follows:

ARTICLE V. – ELECTRIC SCOOTERS

Sec. 25-94 – Definitions.

Unless the context indicates otherwise, the following words used in this article shall have these meanings:

Electric Scooter means a device weighing less than 100 pounds, equipped with handlebars, a floorboard, or a seat, and an electric motor capable of propelling the device, and designed to transport one person at a time.

Operator means any company or individual that owns, operates, provides, or otherwise makes available electric scooter services to the public to use on a temporary basis for payment within the city limits.

User means any individual operating an electric scooter on public property.

Sec. 25-95 -- License for Operators.

(a) All electric scooter operators must obtain a license from the city to provide services.

(b) Operators must submit an application detailing:

- (1) Proposed service area and fleet size.
- (2) A plan for ensuring scooters are parked safely and equitably.
- (3) Methods for addressing customer service and complaints.
- (4) Data-sharing capabilities to support city planning.

- (c) Licenses will be issued on an annual basis, with renewal contingent on compliance with city regulations.
- (d) The annual license fee shall be established by resolution of city council.
- (e) No operator shall be licensed in accordance with this article unless and until the operator files with the city clerk proof of the existence of a policy of insurance issued by a company licensed to do business in the state, which policy insures the ability of the applicant for the license to respond to damages for any liability thereafter incurred resulting from the ownership, maintenance, use or operation of electric scooters, for personal injury or death of any one (1) person in the minimum amount of three hundred thousand dollars (\$300,000.00) bodily injury protection per incident and one hundred thousand dollars (\$100,000.00) property damage protection per incident with a product liability rider in the minimum amount of one hundred thousand dollars (\$100,000.00) per incident, such certificate to list the city as an additional insured.
- (f) Operators are required to indemnify, defend, and hold harmless the city against any and all liability, actions, or claims resulting from the conduct or operations related to electric scooters by any person or entity as condition to obtaining a license.

Sec. 25-96 – Electric Scooter Parking and Operations.

- (a) Electric scooters must be parked in designated zones identified by the city to avoid obstructing sidewalks, crosswalks, or doorways.
- (b) Electric scooters may not be parked:
 - (1) Within 3 feet of fire hydrants.
 - (2) Within 10 feet of intersections.
 - (3) Within 6 feet of a public street right-of-way.
 - (4) Within 30 feet of a building entrance.
 - (5) In any manner that obstructs ADA accessibility.
- (c) Operators must implement geo-fencing technology to ensure electric scooters are only parked in permitted areas.
- (d) Operators must provide easily visible contact information on each electric scooter, including: a logo or other branding; a unique identification number that is visible while the electric scooter is parked upright; and contact information for the company that is visible while the electric scooter is parked upright, including telephone number, email address, and website.
- (e) Operators must maintain a 24-hour customer service phone number for customers and members of the public to report safety concerns, complaints, or to ask questions.

- (f) Operators must respond to requests from any person or entity for rebalancing, reports of incorrectly parked electric scooters, or reports of unsafe/inoperable electric scooters, damaged, in low battery state or when blocking the public right-of-way by relocating, re-parking, or removing the electric scooter, as appropriate, within two hours of receiving notice, otherwise the electric scooters will be removed by the City and the Operator will be responsible for any associated costs.
- (g) Operators must respond to reports from any person or entity of safety or maintenance issues with a specific device, by remotely making that electric scooter unavailable to users in addition to removing the electric scooter as required in this section.
- (h) Operators must ensure that any inoperable or unsafe device shall be repaired before it is put back into service.
- (i) Operators must ensure that the use policy includes clear prohibition on more than one person riding on an electric skateboard at a time.
- (j) Operators agree to implement a plan, at their own cost, to educate electric scooter users about:
 - (1) The rights of pedestrians, including those with disabilities, to travel unimpeded by electric skateboards, whether in use or parked; and,
 - (2) Permissible parking locations, speed limits, safety equipment requirements and general courtesies.
- (k) The city reserves the right to restrict the number of electric scooters deployed in the city by any licensee.

Sec. 25-97 -- Safety Regulations for Users.

- (a) In addition to the restrictions on parking and operation of electric scooters found in the Michigan Motor Vehicle Code, and as provided in MCL §257.657, and the Uniform Traffic Code, electric scooter users are subject to the provisions contained in this section.
- (b) Electric scooters shall be parked upright on hard surfaces on the sidewalk but only if at least five linear feet of unobstructed sidewalk is preserved for safe pedestrian travel and where designated, if at all, by the city manager.
- (c) Electric scooters may not park in such a manner that impedes or interferes with access to or use of: sidewalks, crosswalks, sidewalk ramps, bus stops, shelters, waiting areas, loading zones, handicapped parking spaces, commercial window displays, access to or from any buildings, bicycle racks, streets, driveways or alleys.
- (a) Users must yield to pedestrians at all times and adhere to a maximum speed of 15 mph and shall not ride more than two electric scooters abreast.
- (b) Users less than 19 years of age shall wear a crash helmet on his or her head.

(c) Scooters may only operate on streets with speed limits of 45 mph or lower, and shall stay to the right of the lane as possible, and are prohibited on sidewalks unless explicitly designated, and then must adhere to a maximum speed of 10 mph.

(d) Users must be at least 12 years of age to operate a scooter on a public street.

(e) All scooters must include:

(1) Front and rear lights for nighttime operation.

(2) A working bell or audible signaling device.

Sec. 25-98 -- Environmental and Social Equity Goals.

(a) Operators must ensure that at least 20% of their fleet is deployed in underserved areas identified by the city.

(b) Operators must collaborate with the city to develop initiatives promoting environmental sustainability, including carbon reporting.

Sec. 25-99 -- Data Sharing and Reporting.

(a) Operators must share anonymized trip data with the city on a monthly basis, including:

(1) Total rides and average trip duration.

(2) Heat maps of scooter usage.

(3) Parking compliance and violation data.

(4) Number of electric scooters deployed each day.

(5) Any information regarding theft and vandalism of the electric scooters.

(6) Maintenance records for any electric scooters deployed within the city.

(7) Records of any accidents or crashes involving users of electric scooters.

(b) The data described in this section will be used to evaluate the program's success and make adjustments to the ordinance as needed.

Sec. 25-100 -- Penalties for Non-Compliance.

(a) Operators in violation of this ordinance are subject to:

(1) Fines of \$500 per day for unresolved violations.

(2) Permit suspension or revocation for repeated offenses.

(b) Users found in violation (e.g., reckless riding or illegal parking) are responsible for a civil infraction and may be fined \$15 for a first offense, and fined \$25 for subsequent offenses.

Sec. 25-101 -- Pilot Program.

- (a) The city will initiate a 12-month pilot program to evaluate the impact of electric scooters.
- (b) Metrics for success include:
 - (1) Ridership levels.
 - (2) Public feedback from residents and businesses.
 - (3) Reduction in downtown car traffic.
- (c) At the conclusion of the pilot program, the city may amend this ordinance based on findings.

Secs. 25-102—25-112. – Reserved.

Section 3. This Ordinance takes effect thirty (30) days from the date of adoption.



MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: March 11, 2025

SUBJECT: Approve an amendment to the 2024-2025 City of Jackson budget

Recommendation:

Approve an amendment to the 2024-2025 City of Jackson budget for the reallocation of general fund dollars, in the amount of \$60,000, to the Curb Appeal Program, adopt the accompanying budget resolution, and authorize the City Manager and City Attorney to execute any/all related documents.

Approve an amendment to the 2024-2025 City of Jackson budget for the reallocation of general fund dollars to the Curb Appeal Program, in the amount of \$60,000, adopt the accompanying budget resolution, and authorize the City Manager and City Attorney to execute any/all related documents.

Attached is a memorandum from Shane LaPorte, Director of the Community Development Department, requesting City Council approve the budget amendment for fiscal year 2024-2025.

I recommend approval of the request. Your consideration and concurrence is appreciated.

JG



DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: Shane LaPorte, Director of Community Development

DATE: March 11, 2025

RECOMMENDATION: Approve an amendment to the 2024-2025 City of Jackson budget for the reallocation of general fund dollars to the Curb Appeal Program.

ISSUE STATEMENT

The City of Jackson approved the creation of a Curb Appeal program, and related program guidelines, at their meeting on November 12, 2024. A budget amendment for FY 2024-2025 is also needed, to ensure revenue and expenses are accounted for in the City of Jackson budget. The proposal is to fund this program with \$60,000 from the City's general fund: \$50,000 for project expenses and \$10,000 for program administration.

DESCRIBE THE CONSEQUENCES

The City of Jackson submits an annual budget for City Council approval each year. It is important that anticipated revenue and expenses are noted in that document, to maintain both audit compliance and an exceptional level of transparency to the community. Failure to amend the current budget to reflect this grant award could negatively impact the City's financial position.

OWNERSHIP

Staff from the Community Development Department are in charge of administering the new Curb Appeal Program. The Grant Coordinator and Financial Analyst maintain financial records in accordance with City of Jackson guidelines. The City of Jackson Finance Department maintains the annual budget.

SOLUTION

An amendment to the City of Jackson 2024-2025 budget is needed to account for the additional revenue and expenses related to the Curb Appeal Program. A budget resolution has been prepared, and the approval of City Council is needed to finalize this process.

FACILITATE IMPLEMENTATION

Approve an amendment to the 2024-2025 City of Jackson budget for the reallocation of general fund dollars, in the amount of \$60,000, to the Curb Appeal Program, adopt the accompanying budget resolution, and authorize the City Manager and City Attorney to execute any/all related documents.

ATTACHMENTS

1. Curb Appeal Program Program Guidelines (final)
2. 3.11.25 Curb Appeal Program Budget Resolution

Program Guidelines, Curb Appeal Program

I. Executive Summary

A. Overview

These Program Guidelines provide guidance to the City of Jackson's Community Development Department to approve projects and administer reimbursement funds for the Curb Appeal Program. Funding is allocated from the City of Jackson, and program guidelines / specifications are approved by City Council. All program materials, and the approval/denial of any/all projects, shall be the sole responsibility of City of Jackson Community Development staff. All approved projects must adhere to the guidelines and regulations established within this manual and outlined in program supporting documentation.

The Curb Appeal Program provides financial assistance for eligible home improvements to the front of their home. The program aims to encourage neighborhood beautification in all areas of the City. Projects can be supported for 80% of eligible costs, up to \$2,500. Eligible properties include owner-occupied single-family homes, and two-unit properties where at least one unit is occupied by the property owner. Larger multi-unit structures and non owner-occupied structures are *not* eligible for project funding through the Curb Appeal program. Vacant and/or commercial structures are *not* eligible for funding. All projects must be pre-approved by Community Development Department staff. All participating properties must be located within the City of Jackson. Projects will be reviewed on a rolling basis, and payments will be issued for approved projects until annual program funds are exhausted. This program will be evaluated on an annual basis for possible future funding.

The Curb Appeal Program aims to beautify City of Jackson blocks and neighborhoods by supporting eligible homeowner-initiated projects. The City recognizes that attractive front facades strengthen neighborhood and provides the opportunity for increased property values for participating and surrounding homeowners.

B. Authorization to Proceed

Approval of this Policy and Procedure Manual by the Jackson City Council authorizes staff of the Community Development Department to administer the Curb Appeal Program. Deviations from any policy or procedure must be approved by the Jackson City Council at its next regularly scheduled meeting. The Jackson City Council may waive any local policy set forth in this Policy and Procedure Manual for extenuating circumstances, but does not have authority to waive any statutory or regulatory local zoning code or ordinance.

II. Eligible Projects

The following projects are eligible for the Curb Appeal Program, provided they are within the front portion (street-facing side) of the home:

- Landscaping: Tree, flower, shrub, bush, vegetation, other landscaping materials (mulch, stone, pavers, etc) or *one-time* lawn maintenance
- Trim, Removal: Tree, stump, or shrub
- Power Washing: Exterior only
- House: Siding repair, replacement, painting, staining
- Fencing: Removal only
- Deck, Porch, Step, Railing: Installation, repair, replacement, painting, staining
- Windows, Doors, Trim: Installation, repair, replacement
- Gutter, Soffit, Fascia: Installation, repair, replacement (all sides of home **ARE** eligible)
- Lighting: Installation, repair, replacement
- Tuck-pointing, Masonry: Reconstruction of the building / existing masonry
- Private Walk, Driveway, or Driveway Apron: Installation, repair, replacement

Projects to be undertaken in the side-yard on the street side of a corner-facing lot will be considered on a case-by-case basis.

The following projects are **INELIGIBLE** for the Curb Appeal Program. Please note, this is not an exhaustive list, and other items may be deemed ineligible at the discretion of City of Jackson staff:

- Any/all back or side-yard projects
- Purchase / planting of annuals
- Accessibility features (ramps, grab bars, etc.)
- Roof repair/replacement
- Routine lawn/landscaping maintenance (mowing, leaf removal, snow removal, seasonal maintenance, etc.)
- Fertilizer/pesticides (purchase or application)
- Installation of fruit/vegetable/flower raised beds (materials and/or plantings)
- Tool purchase/rental
- Permit/application fees

Detached garages and accessory buildings will be reviewed on a **case-by-case basis**. If you intend to do work on a detached garage or accessory building, you must contact us **BEFORE** you begin your project. Curb Appeal will only pay for professional licensed labor. That means that **you CANNOT be reimbursed for work that you do yourself, OR for work that you pay someone else to do IF that person is NOT a licensed professional** in the field that they are working for your project. You **CAN** receive assistance for any work that you pay a **licensed professional** to do. For example, you **CANNOT receive assistance** for a professional painter who paints your house, a professional tree trimmer who trims your tree, a professional concrete worker who lays new sidewalk, or a professional landscaper who installs landscaping. Financial assistance will **NOT** be provided for projects undertaken (started or completed) prior to Curb Appeal Program approval.

III. Application & Approval

A. Rules and Regulations

Applications for the City of Jackson Curb Appeal Program may be accepted online or in writing, at the discretion of program staff. Incomplete applications will not be considered. Application approval does not guarantee funding for a completed project. All funds will be distributed on a first-come, first-served basis. No projects (even those previously approved in the application stage) will receive funding once funds for this program have been exhausted. The City of Jackson does not guarantee when future funds may be available for additional funding under this program. Evidence of project approval shall only be provided in writing.

B. Eligibility

The following basic requirements must be met for any project to be considered:

1. The property must be located within the City of Jackson's jurisdictional boundaries.
2. The property must be a residential structure (commercial structures are ineligible)
3. The property may not have more than two (2) units; at least one unit must be occupied by the property owner.
4. The property must not be vacant.
5. The property must be the primary residence of the property owner.
6. The property must have clear and marketable title, properly recorded at the Jackson County Register of Deeds. A contract for deed, installment contract and land sales contract are specifically excluded.
7. Must be current on all property taxes, special assessments, water utility billings, AHB judgments, and other costs as may be charged by the City of Jackson.
8. Must be sufficiently insured and current on payments.
9. Must be current on mortgage payments or loans involving the property, if any. All existing mortgage(s) or loan(s) on the property must be in the name(s) of one or more owners of the property.
10. Must not be in foreclosure or bankruptcy.
11. Must not have unresolved violations from the City of Jackson, State of Michigan, or HUD. Any housing code violations that would not be rectified at the completion of the rehabilitation work must be corrected before the project is undertaken.
12. Applicant's annual household income may not exceed 80% of the current area median income (AMI) as published annually by HUD, adjusted for family size. Annual household income includes the combined income of all adult persons 18 years of age or older residing in the property. Applicant's income must be stable and verifiable (evidence of two years' employment, if applicable).
13. Income shall be determined via submission of a current 1040 tax form or other staff-approved income verification documentation.

C. Intake & Processing

City of Jackson staff from the Community Development Department will process applications, project approvals, and payments. Applications will be processed on a first-come, first-served basis, and no priority will be given for processing/approval. The following documentation shall be required of all applicants. This is not an exhaustive list, and City staff reserve the right to alter this list as needed.

1. Completed application
2. 1040 or other income documentation (for persons over the age of 18 residing in the home)
3. Copy of driver's license for all adults residing in the home
4. Proof of property ownership
5. Proof of property insurance
6. Picture of area to be improved (*before* picture)

Applicants must complete the program application and be approved in writing before work begins. All applicants will be notified in writing regarding project approval/denial. If a project is approved, work can begin immediately. Payment will **NOT** be provided for projects undertaken (started or completed) prior to Curb Appeal Program approval.

IV. Financial Assistance

A. Processing

Requests for payment must be submitted in writing on the approved Curb Appeal Program form. Incomplete forms or requests made without all required supporting documentation will not be considered. The following documents shall be required for payment processing:

1. Completed payment form
2. Copies of all invoices for supplies/contractors
3. Picture of area improved (*after* picture)

All payments will be processed on a first-come, first-served basis. Requests will be processed by City of Jackson staff, and checks may take up to 30 days to arrive once a payment request has been submitted. Only work completed **AFTER** initial application approval and **BEFORE** a request for payment will be considered for financial support. Projects undertaken that were not part of the original application/approval may not be approved. Applicants should consult with City of Jackson staff if there are changes to the scope of an approved project.

B. Payment

Payments can only be made to the applying contractor. A household can request payment for approved projects **ONCE** every twelve (12) months. Projects can be supported for 80% of eligible costs, up to \$2,500. For example:

If your project costs **\$500**, Curb Appeal will pay **\$400**.

If your project costs **\$1,000**, Curb Appeal will pay **\$800**.

If your project costs **\$3,125**, Curb Appeal will pay **\$2,500**.

If your project costs **\$5,000**, Curb Appeal will pay **\$2,500**.

**The maximum amount that may be paid is \$2,500.*

V. Administration

A. Equal Opportunity

The City of Jackson shall take the necessary steps to ensure that applicants for this program are treated without regard to their race, color, religion, sex, national origin, age or disability. The City of Jackson also agrees to post in conspicuous places, available to staff, notices setting forth provisions of this non-discrimination clause. The City of Jackson shall comply with the provisions of Federal Executive Order 11246 of 1965 as amended by Federal Executive Order 11375 of 1967 and the Equal Employment Act of 1972.

B. Conflict of Interest

In order to avoid personal conflict of interest in approving applications for this program:

1. No application shall be approved which may cause any person in an administrative capacity within the City of Jackson Community Development Department to benefit, unless specifically authorized by the City Council, in conformity with applicable federal, state and local laws.
2. No application shall be approved which may cause an immediate family member of a person in an administrative capacity with the City of Jackson Community Development Department to benefit unless authorized in writing to do so by the City Council.
3. No application shall be approved which may cause a City of Jackson elected official to benefit.
4. No City of Jackson employee shall solicit or accept gratuities, favors or anything of monetary value from applicants contractors, or potential subcontractors.

C. Funding

Funding for the Curb Appeal Program shall be determined and allocated on an as-needed basis by the City Manager and City Council. Additional program funding may be provided by non-City of Jackson sources (IE grant funds, donations, etc.) at the discretion of City of Jackson staff, with the approval of City Council.

City of Jackson, Michigan
Resolution to Amend the Fiscal Year
2024-2025 – Curb Appeal Program

WHEREAS, the Jackson City Council has approved funding for a Curb Appeal Program, to support exterior improvements to homes in the City of Jackson during Fiscal Year 2024-2025; and

WHEREAS, the City’s administration of this program aligns with its long-term housing goals as outlined in the City's Five-Year Consolidated Plan and the Housing Strategy and Policy Framework; and

WHEREAS, it is necessary to amend the City's Fiscal Year 2024-2025 budget to incorporate the funds allocated to the Curb Appeal Program, for the purpose of improving the exteriors of owner-occupied properties; and

WHEREAS the Jackson City Council approved the creation of the Curb Appeal Program on November 12, 2024

WHEREAS, the City Council recognizes the need for such activities, and supports the allocation of these funds to address neighborhood blight and provide financial support to qualifying homeowners;

Now, Therefore, Be It Resolved, that the City Council of the City of Jackson hereby amends the subject budgets as follows:

Curb Appeal Program

REVENUE:		Increase	Decrease
101-000-000-699.000	Curb Appeal Program	\$ -	\$ 60,000
		<u>\$ -</u>	<u>\$ 60,000</u>
EXPENDITURES:			
101-728-000-967.000	Curb Appeal Expenses	\$ 60,000	
		<u>\$ 60,000</u>	<u>\$ -</u>

* * * * *

STATE OF MICHIGAN }
 } ss.
 County of Jackson }

I, Andrea Muray, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City Council on the 11th day of March, 2025.

IN WITNESS WHEREOF, I have hereto affixed my signature and the Seal of the City of Jackson, Michigan, on this 11th day of March, 2025.

By: _____
 Andrea Muray City Clerk



MEMO TO: Mayor and City Councilmembers
FROM: Jonathan Greene, City Manager
DATE: March 11, 2025
SUBJECT: Approve the sale of City-owned property for the construction of a new single-family home

Recommendation:

Approve the sale of City-owned property located at 1211 Ellery Avenue (parcel # 8-1281.0400) to Sayre Builders for \$300, approve the Purchase/Development Agreement and Quit Claim Deed, authorize the City Manager and City Attorney to make minor modifications as needed, and authorize the City Manager and City Attorney to execute the appropriate documents necessary to complete the transaction.

Approve the sale of City-owned property to Sayre Builders for the construction of a new single-family home

Attached is a memorandum from Shane LaPorte, Director of the Community Development Department, requesting that City Council approve the sale of City-owned property located at 1211 Ellery Avenue (parcel # 8-1281.0400) to Sayre Builders for \$300, approve the Purchase and Development Agreement, authorize the City Manager and City Attorney to make minor modifications as needed, and authorize the City Manager and City Attorney to execute the appropriate documents necessary to complete the transaction.

I recommend approval of the request. Your consideration and concurrence is appreciated.

JG



DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager
FROM: Shane LaPorte, Director of Community Development
DATE: March 11, 2025

RECOMMENDATION: Approve the sale of City-owned property to Sayre Builders for the construction of a new single-family home

ISSUE STATEMENT

The City currently owns vacant property on Ellery Avenue, immediately South of Porter Street. Sayre Builders would like to construct a new single-family home on the property, as described below:

ADDRESS: 1211 Ellery Avenue, Jackson, MI 49202

PARCEL ID: 8-1281.0400

DESCRIPTION:

COMMENCING AT A PT ON THE EAST LN OF ELLERY AVE 104 RODS NORTH AND 42 RODS EAST OF THE SOUTH $\frac{1}{4}$ POST OF SECTION 26, TOWN 2 SOUTH RANGE 1 WEST, TH N ALONG SD E LN OF ELLERY AVE 150 FT TO THE BEGINNING OF THIS DESC; TH CONTINUED NORTH ALONG SD E LN OF ELLERY AVE 100 FT, TH E TO THE WEST LINE OF KENNEDY ST, TH S ALONG SD WEST LINE OF KENNEDY ST 100 FT, TH WEST TO THE POINT OF BEGINNING. NW $\frac{1}{4}$ SE $\frac{1}{4}$ SEC 26 T2S R1W.

A buyer has already been identified by Sayre Builders, and construction shall commence within six (6) months of the approval of said property sale. The parcel will be sold for the sum of \$300.

DESCRIBE THE CONSEQUENCES

The City of Jackson is facing a housing shortage. The recently commissioned Guidehouse Housing Strategy and Policy Framework (March 2023) indicated the need to rehabilitate 3,000 existing units and construct 1,500 new units, all within a ten-year period. City staff are currently working with various builders/developers for the construction of various single and multi-family units throughout the City. There has never been a home located on the parcel in question, and new residential development will bring growth/stability to the neighborhood and additional tax revenue to the City of Jackson and related taxing authorities.

OWNERSHIP

Staff from the Community Development Department are working diligently on numerous single and multi-family residential projects, all with the goal of providing safe, affordable, and top-quality housing for current and future Jackson residents. The City's Public Works Department is assisting with infrastructure installation, and the City's Assessing Department is assisting with splits/combinations for buildable parcels.

SOLUTION

City Council should approve the sale of said City-owned property, for the construction of a new single-family home.

FACILITATE IMPLEMENTATION

Approve the sale of City-owned property located at 1211 Ellery Avenue (parcel # 8-1281.0400) to Sayre Builders for \$300, approve the Purchase/Development Agreement and Quit Claim Deed, authorize the City Manager and City Attorney to make minor modifications as needed, and authorize the City Manager and City Attorney to execute the appropriate documents necessary to complete the transaction.

ATTACHMENTS

1. QC Deed, Ellery Parcel to Sayre Builders (3.11.25)
2. Ellery Parcel Purchase Agreement (draft), Sayre Builders 2025

QUIT CLAIM DEED

Grantor, City of Jackson, a Michigan municipal corporation, whose address is 161 W. Michigan Ave., Jackson, Michigan 49201, hereby quit claims to **Grantee, Sayre Builders**, a Michigan Municipal Corporation, whose address is 3443 Vrooman Road, Jackson, MI 49201, the following described premises situated in the City of Jackson, County of Jackson, State of Michigan:

COMMENCING AT A PT ON THE EAST LN OF ELLERY AVE 104 RODS NORTH AND 42 RODS EAST OF THE SOUTH ¼ POST OF SECTION 26, TOWN 2 SOUTH RANGE 1 WEST, TH N ALONG SD E LN OF ELLERY AVE 150 FT TO THE BEGINNING OF THIS DESC; TH CONTINUED NORTH ALONG SD E LN OF ELLERY AVE 100 FT, TH E TO THE WEST LINE OF KENNEDY ST, TH S ALONG SD WEST LINE OF KENNEDY ST 100 FT, TH WEST TO THE POINT OF BEGINNING. NW ¼ SE ¼ SEC 26 T2S R1W.

Commonly known as: 1211 Ellery Avenue, Jackson, MI 49202

Tax identification no: 8-1281.0400

for the sum of THREE-HUNDRED and 00/100 Dollars (\$300.00), subject to all easements, reservations and building and use restrictions of record and subject to the lien of taxes not yet due and payable.

This conveyance is exempt from transfer tax in accordance with MCL §207.526(a) and MCL §207.505(a).

Dated this _____ day of _____, 2025.

SIGNED BY:

THE CITY OF JACKSON

By: JONATHAN GREENE
Its: City Manager

STATE OF MICHIGAN)
) SS
COUNTY OF JACKSON)

The foregoing instrument was subscribed and sworn to before me this _____ day of _____, 2025, by JONATHAN GREENE, City of Jackson

Notary Public
_____, County, _____
My commission expires: _____
Acting in _____ County, _____

When recorded return to Grantee at: Sayre Builders 3443 Vrooman Road Jackson, Michigan 49201	Send Subsequent Tax Bills to Grantee at: 3443 Vrooman Road Jackson, Michigan 49201	This instrument prepared without opinion by: Matthew M. Hagerty (P66015) City Attorney 161 W. Michigan Jackson, MI 49201
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**PROPERTY TRANSFER AND
DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT ("Agreement"), is entered into as of the date appearing below, by and between the CITY OF JACKSON, a Michigan municipal corporation, with offices located at 161 West Michigan Avenue, Jackson, Michigan 49201, ("City"), and the Sayre Builders., a Michigan Limited Liability Company ("Developer"), whose principal address is 3443 Vrooman Road, Jackson, Michigan 49201.

WITNESSETH:

WHEREAS, Developer seeks to acquire one (1) vacant parcel owned by the City for the purpose of building a single family home;

WHEREAS, the one (1) vacant parcel is located on Ellery Avenue, Parcel # 8-1281.0400; (collectively referred to as the "Property"), of which is more particularly described as:

COMMENCING AT A PT ON THE EAST LN OF ELLERY AVE 104 RODS NORTH AND 42 RODS EAST OF THE SOUTH ¼ POST OF SECTION 26, TOWN 2 SOUTH RANGE 1 WEST, TH N ALONG SD E LN OF ELLERY AVE 150 FT TO THE BEGINNING OF THIS DESC; TH CONTINUED NORTH ALONG SD E LN OF ELLERY AVE 100 FT, TH E TO THE WEST LINE OF KENNEDY ST, TH S ALONG SD WEST LINE OF KENNEDY ST 100 FT, TH WEST TO THE POINT OF BEGINNING. NW ¼ SE ¼ SEC 26 T2S R1W.

Commonly known as: 1211 Ellery Avenue, Jackson, MI 49202

Tax identification no: 8-1281.0400

WHEREAS, the parties desire to ensure that the construction of the single a family home will take place, and set forth the terms of this Agreement.

WHEREAS, Developer will abide by the terms set forth in this agreement and pay the City, THREE HUNDRED DOLLARS and 00/100 (\$300.00) for the Property in consideration for the City transferring ownership of the Property to Developer; and

WHEREAS, this Agreement is being entered into between the parties to transfer the Property and establish requirements on Developer to develop the Property as described herein. This Agreement establishes that Developer will release its rights and transfer the Property back to

the City in accordance with the terms of this Agreement if the Developer defaults and fails to cure the default.

WHEREAS, City is agreeable to this request, on the terms and conditions set forth below:

NOW, THEREFORE, in consideration of the above recitals, the parties agree as follows:

1. **RECITALS.** The foregoing recitals are incorporated in and form a part of this Agreement.
2. **TRANSFER OF PROPERTY.** City agrees to sell and Developer agrees to purchase the Property subject to building and use restrictions, easements and any other title issue for the purchase price listed above. It is the responsibility of the Developer to obtain a title search and title commitment if desired. No objections to the marketability of the Property may be made by Developer after the execution of this Agreement. Upon execution of this Agreement, by Developer and the City, and the Developer paying the purchase price, the City shall transfer ownership of the Property to Developer by quit claim deed.
3. **CLOSING.** The closing shall take place at the City Manager's Office on a date and time mutually agreed upon by the parties.
4. **POSSESSION.** Developer shall be entitled to possession of the Property upon the close of the sale.
5. **CONDITION OF THE PROPERTY.** Developer acknowledges and agrees that the Property is being sold "AS IS" and that Developer shall assume the risk of any adverse physical, economic or legal conditions that may not have been revealed by an inspection by the Developer. City will not be liable for any damages, contamination or other conditions affecting the Property. Attached as Exhibit B is a State of Michigan form entitled "Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards." Buyer acknowledges receipt of this form and certifies its accuracy prior to closing.
6. **DEVELOPMENT CRITERIA.**
 - A. **CODE COMPLIANCE.** If and when Developer obtains title, it will construct one single family home in compliance with all applicable state statutes, local ordinances, building codes, zoning, and other restrictions of record.
 - B. **PLANS AND SPECIFICATIONS.** Developer must submit plans and specifications, when available, in a form acceptable to the City of Jackson

Department of Community Development no less than thirty (30) days prior to the commencement of construction activities.

C. DEVELOPMENT SIZE and INVESTMENT. Upon obtaining title, Developer will construct the single-family structure on the Property.

D. SPECIFIC DEVELOPMENT CRITERIA.

i. “Commencement of the Development” means that all necessary permits and approvals have been obtained, all construction contracts, signed, all construction financing, if any, has been arranged, and actual physical work on the Development activity is underway. “Completion of the Development” means that Developer has completed construction as set forth in the plans and specifications submitted by Developer to the City and the structure on the Property has received a Certificate of Occupancy. City in its sole discretion shall determine whether Developer has completed the development of the Property.

ii. Developer must comply with the following if and when Developer obtains title to the Property:

a). Commencement of Development must occur within six (6) months from the date of execution of this Agreement;

b). Developer must obtain all construction permits, inspections, and approvals required by the City of Jackson Code of Ordinances and Resolutions and those of any other governmental agency having jurisdiction;

c). Completion of Development for the Property must occur within twelve (12) months from the date of execution of this Agreement;

iii. Developer must acquire all necessary zoning and planning approvals from the City and must submit building permit applications for the Property by prior to transfer of deed.

E. INSPECTIONS. In the event Developer obtains title, it must permit inspections of the Property as needed by the City, and the City will provide reasonable notice to

Developer unless an emergency arises, in which case, the City will make a good faith attempt to contact Developer.

- F. CITY'S DEVELOPMENT OBLIGATIONS. In order to facilitate the development of the Property, after closing the City agrees to provide the necessary extension of the public water line from the street to the foundation; any required curb cuts from the street to provide lot/driveway access, not including the apron; and the planting of street trees in the City right-of-way at the Developer's request if a tree(s) do not currently exist, which shall be of a type/species of the City's choosing; and will excavate and leave open ditches for Developer to install sewer lines and hookups which sewer line will be extended to the edge of the public right-of-way. The City shall further repair any damaged or lifted sidewalk adjacent to the Property that constitute a hazard or sidewalk that is deteriorated or broken due to City construction as determined in the sole discretion of the City's Chief Building Official and/or Director of Public Works.
7. DEFAULT BY DEVELOPER. Developer shall be deemed to be in default of this Agreement if the Developer fails to comply with any covenants, clauses, provisions or agreements herein contained and such failure continues for thirty (30) days after written notice from the City to Developer, provided that the 30-day period shall be extended if Developer commences to cure such failure within the 30-day period and diligently pursues such cure thereafter. Upon default by Developer, this Agreement shall be null and void, and City shall not be required to perform any of the "City's Development Obligations" identified above.
8. REVERSION OF PROPERTY TO THE CITY. The Property shall revert back to the City of Jackson by way of a Quit Claim deed signed by the Developer to the City if any of the following occurs:
- (a). Developer fails to pay property taxes or assessments when due and remains past due for ninety (90) days or more;
 - (b). A default occurs as described in Paragraph 7;
 - (c). Developer fails to abide by the City of Jackson's Code of Ordinances, and be found responsible for violation of the Code in the Administrative Hearings Bureau three (3) or more times, the Property shall revert back to the City; Or

(d). Developer uses the Property, for any length of time, for any use other than residential.

If the Property reverts back to the City, Developer shall pay all costs associated with the transfer, and receive no consideration or payment of any kind from the City.

9. TAXES, UTILITIES, AND ASSESSMENTS. After acquiring title to the Property, Developer must pay the yearly payment in lieu of taxes amount, assessments, utilities, and outstanding debts related to the Property when such become due.
10. FORCE MAJEURE: Neither City or Developer shall be considered in default of this Agreement to the extent that strict compliance or performance of any obligation, duty, or deadline is prevented by an act of God, fire, or vandalism, and either party may request in writing an extension of any applicable deadline.
11. CHANGE OF OWNERSHIP INTEREST. During the term of this Agreement and except for mortgages, security interests, and other liens to secure debt granted to Developer in connection with the Development, neither the managing member of the Development, nor any successor in interest to the managing member of the Developer, may transfer or otherwise change the ownership of the Property or duties under this Agreement, without the prior written approval of the City. Any such transfer or other change will not release, in any manner, the Developer or Developer's successors in interest, from any obligation under this Agreement, unless the City releases the Developer or his successors in interest in writing.
12. BINDING EFFECT. This Agreement binds the parties, and their respective successors, legal representatives, and assigns.
13. NON-DISCRIMINATION REQUIREMENT. The Developer, its successors and assigns, and every successor in interest to the Property or any part thereof, must not discriminate upon the basis of race, color, religion, sex, or national origin in the rental, use or occupancy of the Property or any improvements to be erected thereon, or any part thereof.
14. MODIFICATION AND ASSIGNMENT. The promises, covenants, terms, and conditions herein contained may not be modified, altered, or extended without the mutual written consent of the parties. Developer may not transfer, assign and/or convey its rights and

obligations under this Agreement to an affiliated or related entity, without the consent of the City.

15. NOTICE. Except as otherwise specified herein, all notices, consents, approvals, requests, and other communications (collectively called “Notices”) required or permitted under this Agreement must be given in writing and are effective on delivery. Delivery may be effectuated by personal service with receipt obtained; certified mail or first-class mail with delivery proof; or nationally recognized overnight courier delivery service with next business day delivery. Notices must be addressed as follows:

If to the City, to: City of Jackson
161 West Michigan Avenue
Jackson, Michigan 49201
Attn: City Manager

With a copy to: City Attorney’s Office
161 West Michigan Avenue
Jackson, Michigan 49201
Attn: City Attorney

If to Developer, to: Sayre Builders
3443 Vrooman Road
Jackson, Michigan 49201
Attn: Mark Sayre

16. INDEMNIFICATION. To the extent provided by law, Developer shall assume all liability for and protect, indemnify, and save City, its officers, directors, employees, volunteers, invitees, agents and representatives (hereinafter collectively “the City”) from and against all actions, claims, demands, judgments, losses, expenses, suits or action and attorney fees, for any injury or death of any person or persons, and loss or damage of the property of any person or persons whomsoever, including Developer or the City, and their respective agents, contractors, subcontractors, and employees, arising in connection with, or as a direct or indirect result of this Development Agreement. The provisions of this Development Agreement shall apply to each and every such injury, death, loss, and damage, however caused, whether due, or claimed to be due to Developer’s negligence, City’s negligence, Developer’s and City’s combined negligence, or otherwise; provided,

however, Developer shall not be required to indemnify the City for such injury, death, loss, or damage caused by the City's sole negligence.

17. SEVERABILITY. If any one or more provisions of this Agreement, or in any instrument or other document delivered pursuant to this Agreement, or the application thereof to any person or circumstance is, to any extent, declared or determined to be invalid or unenforceable, the validity, legality, and enforceability of the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, will not be affected or impaired thereby, and each provision of this Agreement is valid and enforceable to the fullest extent of the law.
18. COUNTERPARTS. This Agreement may be executed in counterparts, each of which is deemed an original document, but together constitute one instrument.
19. GOVERNING LAW AND INTERPRETATION. The laws of the State of Michigan govern this Agreement and the venue for all proceedings in connection with this Agreement shall be Jackson County, Michigan. The pronouns and relative words used are written in the masculine and singular only. If more than one joins in the execution hereof as Developer or is of the feminine sex or a corporation or limited liability company, such words are read as if written in plural, feminine, or neuter, respectively. All captions, headings, paragraph and subparagraph numbers and letters are solely for reference purposes and do not supplement, limit, or otherwise vary the text of this Agreement. This Agreement is a result of negotiation between the parties, and accordingly, it will not be construed against either party if a dispute or litigation arises out of this Agreement.
20. HEADINGS. The sections and paragraph headings contained in this Agreement are for reference purposes only and shall not affect in any way the interpretation of the Agreement.
21. LEGAL REPRESENTATION. It is acknowledged that each party to this Agreement had the opportunity to be represented by counsel in the preparation of this Agreement and, accordingly, the rule that a contract shall be interpreted strictly against the party preparing same shall not apply due to the joint contribution of both parties.
22. WAIVER. The failure of City to exercise any right given hereunder or to insist upon strict compliance with regard to any provision of this Agreement, at any time, shall not constitute a waiver of such provision or the right by such at any time to avail itself of such remedies as it may have for any breach or breaches of such provision.

IN WITNESS WHEREOF, the parties have executed this Agreement on the ____ day of _____, 2025.

THE CITY OF JACKSON

By _____
Jonathan Greene
City Manager

STATE OF MICHIGAN)
)SS
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me, this ____ day of _____, 2025, by Jonathan Greene, City Manager of the City of Jackson, a Michigan municipal corporation, on behalf of the corporation.

_____, Notary Public
Jackson County, Michigan
My commission expires _____

DEVELOPER

Sayre Builders,
a Michigan Limited Liability Company

By: Mark Sayre
Its: Owner

STATE OF MICHIGAN)
)SS
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me, this ____ day of _____, 2025, by Mark Sayre, owner of Sayre Builders., a Michigan Limited Liability Company on behalf of the company.

_____, Notary Public
Jackson County, Michigan
My commission expires _____



MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: March 11, 2025

SUBJECT: Award a Demolition Contract to Handy Excavating in the Total Amount of \$65,050 to Demolish 736 Page Avenue

Recommendation:

Award a Demolition Contract to Handy Excavating in the Total Amount of \$65,050 to Demolish 736 Page Avenue

Attached is a memo from Shane LaPorte, Director of the Community Development Department regarding the award of a demolition contract to Handy Excavating in the total amount of \$65,050 to demolish 736 Page Avenue.

I recommend approval of the contract award. Your consideration and concurrence is appreciated.



DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: Shane LaPorte, Director of Community Development

DATE: March 11, 2025

RECOMMENDATION: Award a Demolition Contract to Handy Excavating in the Total Amount of \$65,050 to Demolish 736 Page Avenue

ISSUE STATEMENT

On October 22, 2024, the Jackson City Council unanimously approved the purchase of the former Keeder's Show Bar located at 736 Page Avenue. The long-vacant bar is prominently located at the corner of Page and Elm Avenues and its poor condition contributes to the blighted appearance of this area. The original intent of the purchase was to demolish the structure to create greenspace in a first step effort to spur future redevelopment.

DESCRIBE THE CONSEQUENCES

Allowing the dilapidated, vacant structure to continue to deteriorate will undermine the City's overall efforts to improve neighborhoods and attract redevelopment on the City's east side.

OWNERSHIP

The City of Jackson took ownership of 736 Page Avenue on December 5, 2024. Demolition projects are a function of the Community Development Department under Chief Building Official, Brian Taylor's, administration and supervision.

SOLUTION

As a starting point to eliminate the significant blight along Page Avenue, which is a major corridor street from Michigan Center and U.S. 127 into the City of Jackson, demolition of 736 Page Avenue and converting the parcel into an attractive greenspace will be a step in the right direction. Five (5) demolition contractors responded to the bid opportunity with prices ranging from \$65,050 submitted by Handy Excavating to \$131,288. Handy Excavating has performed many demolitions in the City and is a responsible contractor.

FACILITATE IMPLEMENTATION

Requested action is for City Council to award a demolition contract to the low bidder, Handy Excavation, in the total amount of \$65,050 to demolish 736 Page Avenue.

ATTACHMENTS

1. Bid Tabulation - 736 Page Ave. - Demolition

Bid Tabulation - 736 Page Ave - Demolition				Bolle Contracting LLC		Handy Excavating		Jones & Sons Excavating, LLC		Rezzar Demolition, LLC		Smalley Construction, Inc.	
Line Item	Description	Qty	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	DIRT	1	LUMP SUM	\$19,000.00	\$19,000.00	\$1,000.00	\$1,000.00	\$13,455.00	\$13,455.00	\$2,250.00	\$2,250.00	\$1,070.00	\$1,070.00
2	GRADE	1	LUMP SUM	\$3,000.00	\$3,000.00	\$500.00	\$500.00	\$13,225.00	\$13,225.00	\$2,000.00	\$2,000.00	\$856.00	\$856.00
3	SEED	1	LUMP SUM	\$1,000.00	\$1,000.00	\$2,500.00	\$2,500.00	\$3,450.00	\$3,450.00	\$2,800.00	\$2,800.00	\$642.00	\$642.00
4	SIDEWALK	1	LUMP SUM	\$4,000.00	\$4,000.00	\$7,500.00	\$7,500.00	\$9,573.00	\$9,573.00	\$12,500.00	\$12,500.00	\$9,000.00	\$9,000.00
5	DEMOLITION COST	1	LUMP SUM	\$41,000.00	\$41,000.00	\$21,750.00	\$21,750.00	\$16,594.00	\$16,594.00	\$57,323.00	\$57,323.00	\$18,832.00	\$18,832.00
6	COST	1	LUMP SUM	\$14,900.00	\$14,900.00	\$31,800.00	\$31,800.00	\$74,991.00	\$74,991.00	\$4,000.00	\$4,000.00	\$38,892.00	\$38,892.00
	Total				\$82,900.00		\$65,050.00		\$131,288.00		\$80,873.00		\$69,292.00