



**JACKSON BROWNFIELD REDEVELOPMENT AUTHORITY**

**Tuesday, October 14, 2025 at 10:30 AM**

**City Hall, 10th Floor Conference Room**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. ADOPTION OF AGENDA**

**4. APPROVAL OF MINUTES**

A. Minutes of May 14, 2025 JBRA

**5. CITIZEN COMMENTS**

(3-Minute Limit)

**6. NEW BUSINESS**

A. Consideration of the Brownfield Plan for Brown Floral, 908 Greenwood Ave, in cooperation with the County Brownfield Authority.

**7. OLD BUSINESS**

A. Former Gatshall Transmission 224 S Mechanic Street (owner George & Cynthia Chesser)

**8. COMMUNICATIONS AND REPORTS**

A. Financial Statements

**9. BOARD MEMBER ANNOUNCEMENTS**

**10. ADJOURNMENT**

## MINUTES – JACKSON BROWNFIELD REDEVELOPMENT AUTHORITY

May 14, 2025

9:00 AM

**MEMBERS PRESENT:** Dan Greer, Heather Ehnis, Conner Wood, and Jonathan Greene

**MEMBERS ABSENT:** Daniel Mahoney, Scott Damich, John Willis, Mischele Wilkins, and Ken Straub

**STAFF PRESENT:** R. John O'Connor

**GUEST PRESENT:** Dave Stegink, Debbie Kelly

**I. Call to Order**

*Member Greer called the meeting to order at 9:25 am.*

**II. Roll Call**

**III. Adoption of Agenda**

*Board Member Wood, with support from Board Member Greene, to adopt the May 14, 2025, agenda as presented.*

***The motion passed unanimously by voice vote.***

**IV. Adoption of Meeting Minutes.**

**A. June 12, 2024, meeting minutes**

*Board Member Wood moved, with support from Board Member Greene, to adopt the June 12, 2024, meeting minutes.*

***The motion passed unanimously by voice vote.***

**V. Public Comment and Correspondence**

None

**VI. New Business**

**A. Election of Officers**

Board member Wood nominated Chairman Greer to serve for the following year as Chairman, seconded by Board member Greene.

Hearing no further nominations, Chairman Greer closed nominations

***The motion passed unanimously by voice vote.***

Board member Green nominated Vice-Chairman wood to serve for the following year as Vice-Chairman, seconded by Chairman Greer.

Hearing no further nominations, Chairman Greer closed nominations

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***The motion passed unanimously by voice vote***

Board member Wood nominated Treasurer Ehnis to serve for the following year as Treasurer, seconded by Board member Greene.

Hearing no further nominations, Chairman Greer closed nominations

***The motion passed unanimously by voice vote.***

**B. Blue Fig Project**

Dave Stegink provided project information and preliminary renderings for the redevelopment of the former Gatshall Transmission located at 224 S Mechanic.

Board Member Greene made a motion to authorize the JBRA to submit an EGLE Brownfield Grant proposal for the Blue Fig Project and authorize the City Manager to sign and execute any documents related to the application.

***The motion passed unanimously by roll call vote.***

**C. Brown Floral Project**

John O'Connor and Dave Stegink provided the details regarding the possible collaboration with the county BRA for the completion of a phase 2 assessment and informed the board that the new owner is performing ground penetrating radar to locate possible gas tanks in the ground.

*Board Member Green moved to authorize the Board to contribute 50% or up to \$10,000.00 for the phase 2 assessment, contingent on the Jackson County Brownfield Authority Approval for the Brown Floral Project with support from Board Member Wood.*

***The motion passed unanimously by roll call vote.***

**D. USEPA Budget Update**

Dave Stegink shared the remaining budget at \$110,372.58 with all but \$2,190.96 left to allocate.

**VII. Old Business**

None

**VIII. Board Members Concerns and Comments**

Chairman Greer stated he was happy the grant funding was fully allocated and thought that the board and staff are doing a great job.

**IX. Adjournment**

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*Board Member Wood moved, with support from Board Member Ehnis, to adjourn May 14, 2025, JBRA meeting at 9:42 am.*

***The motion passed unanimously by voice vote.***

Respectfully,



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R. John O'Connor  
Planning Director, City of Jackson

Act 381 Brownfield Plan

BROWN FLORAL  
908 GREENWOOD AVENUE

City of Jackson Brownfield Redevelopment  
Authority

Project No. 2501283  
October 2, 2025

## **Act 381 Brownfield Plan**

**BROWN FLORAL  
908 GREENWOOD AVENUE**

**Prepared For:  
City of Jackson Brownfield Redevelopment Authority  
Jackson, Michigan**

**October 2, 2025  
Project No. 2501283**

**Recommended for Approval by Brownfield Redevelopment Authority on: \_\_\_\_\_**

**Adopted by City Council on: \_\_\_\_\_**

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**List of Abbreviations/Acronyms**

Act 381	Brownfield Redevelopment Financing Act, 1996 PA 381, as amended
FTE	full-time equivalent
LBRF	Local Brownfield Revolving Fund
PA	Public Act
QLGU	qualified local governmental unit
TIF	tax increment financing

## 1.0 Introduction

The City of Jackson Brownfield Redevelopment Authority (the “JBRA”) was established by the Jackson City Council pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act (PA) 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic development incentives through tax increment financing (TIF) for certain eligible properties.

This Brownfield Plan includes the eligible property described in Sections 1.1 and 1.2 below and permits the use of TIF to reimburse Debra Faust/Brown Floral (“Developer”) for the cost of eligible activities required to redevelop the eligible property. See Appendix 1 for copies of plan resolutions.

### 1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The future property owner is proposing the revitalization of the Brown Floral site at 908 Greenwood Avenue, a prominent 1.25-acre parcel located in the heart of Jackson, Michigan. The site includes a two-story commercial building with an attached greenhouse, a residential structure, and associated parking areas. The future owner intends to preserve the property's current use as a floral shop, retaining the Brown Floral name, while expanding its role as a community hub through events such as DIY terrarium workshops, seasonal wreath-making, organic seed starting, and sustainable gardening classes. Additionally, the greenhouse will be used to grow fresh produce, helping to expand food access in underserved areas of the community.

Historically, the property operated as a gasoline station and currently contains two underground storage tanks (USTs) associated with that former use. The environmental liabilities associated with the property have introduced unforeseen costs, creating financial obstacles that jeopardize the continued operation of this well-established local business. This Brownfield Plan aims to address those challenges by supporting the removal of the USTs, facilitating necessary environmental remediation, and enabling the successful revitalization of the site. The proposed redevelopment will preserve a valued community asset.

The Proposed Site Plan is included in Figure 3.

### 1.2 Eligible Property Information

Parcel ID: 4-1170.0100  
 Address: 908 Greenwood Avenue, Jackson, Michigan 49203  
 Size: Approximately 1.25 acres

The 1.25-acre Property is in a mixed residential commercial area just outside of downtown Jackson in Jackson, Jackson County, Michigan. The Property has been developed as a commercial greenhouse since at least the 1800s. Greenhouse operations peaked in the 1920s and 1930s, when approximately half of the Subject Property was covered by them. Most of the greenhouses were removed by 1950, and these areas have been primarily undeveloped since that time. Based on a recent Phase I ESA completed in April 2025, a gas station was present on the Subject Property at 918 Greenwood Avenue in at least the 1930s, which may have had a repair shop based on the presence of an attached cinder block structure. A Plus Environmental contracted FMCI to perform ground penetrating radar on the property and two potential USTs were identified (Figure 2). Alluvial Earth performed soil sampling in the area of the former gas station, which identified the presence of petroleum contamination.

Given the known contamination, the property is a “facility” pursuant to Part 201 of NREPA. As such, it is considered an “eligible property” as defined by the Michigan Redevelopment Financing Act, Act 381 of 1996.

Maps depicting the location and layout of the Property are attached as Figure 1 and 2. Environmental data tables are provided in Attachment C.

## **2.0 Information Required by Section 13(2) of the Statute**

### **2.1 Description of Costs to be Paid for with Tax Increment Revenues**

This Brownfield Plan has been developed to support the revitalization of the Brown Floral, which has been hindered by contamination caused by the former gasoline station, into a vibrant floral shop and community gathering space. The project will support the removal of the USTs and associated due care activities.

New local and state tax increment revenues will be captured to reimburse eligible brownfield costs incurred by the future property owner, following the approval of this Brownfield Plan. Base local and state taxes will continue to be distributed to the appropriate tax jurisdictions. No local debt or special assessments will be used for reimbursement. Eligible activities will support the cleanup and reuse of the contaminated property, which is in alignment with the City's vision of restoring and maintaining productive use of properties within the City.

The total cost of eligible activities anticipated to be incurred by the future Property owner, including contingencies, is \$88,537 as described in Section 2.2 and summarized in Table 1. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be up to \$41,464.

#### **Brownfield Plan/Work Plan Preparation and Development**

A Brownfield Plan is required prior to collection and disbursement of taxes. Costs will include preparation and development of this Brownfield Plan, as required per Act 381 of 1996, as amended. Preparation of the Brownfield Plan is estimated to cost \$5,000, a cost that is being borne by the City of Jackson.

#### **Brownfield Plan/Work Plan Implementation**

Brownfield Plan implementation is not included for this project.

#### **Pre-Approved Department Activities**

Pre-approved Department Activities are included for this project. They include conducting Phase I and II Environmental Site Assessments, developing a Baseline Environmental Assessment (BEA)/Due Care Activities, and the removal of two USTs that were associated with the former gasoline station on the Property. Environmental activities, such as the Phase I and II ESA's, BEA's, and Due Care are estimated to cost \$9,757 for Brown Floral. The removal of the underground storage tanks, transportation and disposal of any related wastes, backfill and restoration of the site is estimated to cost \$64,156 for Brown Floral.

#### **Contingencies**

A 15% contingency (\$9,623) is included for all eligible activities not already completed to accommodate unexpected conditions encountered during this project.

#### **Interest**

Interest expense is an eligible expense under this Plan and the amount of interest will be calculated following completion of project activities. Nonetheless, it is the intent of this Plan that the total amount of tax increment revenues collected for all eligible project costs not to exceed \$88,537.

#### **Authority Administration Cost**

Eligible administrative costs incurred by the JCBRA are included in this plan as an eligible expense of 10% of annual local tax increment capture per year. These expenses will be reimbursed with local tax increment revenues only and are estimated to total as much as \$11,014.

### **Local Brownfield Revolving Fund**

Up to five years may be captured for deposit into the LBRF. The estimated deposits to the LBRF are calculated to be \$41,464.

## **2.2 Summary of Eligible Activities**

### **Brownfield Plan/Work Plan Preparation and Development**

A Brownfield Plan is required prior to collection and disbursement of taxes. Costs will include preparation and development of this Brownfield Plan, as required per Act 381 of 1996, as amended.

### **Brownfield Plan/Work Plan Implementation**

Brownfield Plan implementation is not included for this project.

### **Pre-Approved Department Activities**

Pre-approved Department Activities are included for this project. They include conducting Phase I and II Environmental Site Assessments, developing a Baseline Environmental Assessment (BEA)/Due Care Activities, and the removal of two USTs that were associated with the former gasoline station on the Property.

### **Contingencies**

A 15% contingency is included for all eligible activities not already completed to accommodate unexpected conditions encountered during this project.

### **Interest**

To the extent interest expenses can be charged within the limits of this Plan, such an expense is eligible for reimbursement.

## **2.3 Estimate of Captured Taxable Value and Tax Increment Revenues**

The initial taxable value will be the 2025 taxable value of \$84,402. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available tax increment revenues, including real and personal property tax increment revenues.

The project is intended to start construction in late 2025 and be completed in the year of 2026. Collection of the tax increment will start immediately with 2026 taxes. It is anticipated that the Taxable Value will be \$185,000 in 2026.

After the completion of this project and expiration of the proposed tax exemption, the projected taxable value is estimated at \$185,000. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (table 2). The JBRA may capture up to five full years of the tax increment and deposit the revenues into the LBRF or an amount not to exceed the total cost of eligible activities. The plan also includes a flat fee of 10% of the local tax increment for administrative and operation expense of the JBRA. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year in aggregate is presented in Table 3.

## **2.4 Method of Financing and Description of Advances Made by the Municipality**

The eligible activities contemplated under this plan will be financed by a combination of Brown Floral, the Jackson County BRA, and the JBRA., Environmental due diligence costs have been financed by Brown Floral. Future Baseline Environmental Assessment/Due Care activities will be financed by the JBRA. The Jackson County BRA is providing a loan to Brown Floral in an amount not to exceed \$86,500 to reimburse costs of the UST removal and site restoration which will be financed by Brown Floral.

**2.5 Maximum Amount of Note or Bonded Indebtedness**

The Jackson County BRA is providing a loan in an amount not to exceed \$86,500 to reimburse eligible costs incurred by Brown Floral.

**2.6 Duration of Brownfield Plan**

The Authority intends to begin the capture of tax increment as early as 2026. This plan will then remain in place for 30 years, or until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF (not to exceed the cost of eligible activities), whichever occurs sooner. An analysis showing the reimbursement schedule is attached in Table 3.

**2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail in Table 2.

**2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property**

The Subject Property consists of one parcel addressed 908 Greenwood Avenue, Jackson, Michigan, occupying approximately 1.25 acres. The parcel ID number for the property is listed below. A Site Map is attached as Figure 2. No personal property is anticipated to be created; therefore, no personal property is included as eligible property.

The legal description for the parcel is as follows:

Parcel ID No.: 4-1170.0100

*BEG AT SE COR OF BLK 6, HARWOOD'S ADD TH N 89°52'36" W 104.01 FT ALG S LINE OF SD BLK 6 TH N 00°30'56" E 186.05 FT TH S 89°49'13" E 54.00 FT TH N 00°30'56" E 143.06 FT TO N LN OF SD BLK 6 TH S 89°42'57" E 211.00 FT ALG SD N LN TH S 30°53'25" E 10.35 FT TO E LN OF SD BLK 6 TH S 27°56'06" W 361.32 FT ALG E LN OF BLK 6 TO POB. BLK 6 HARWOOD'S ADD. SPLIT/COMBINED ON 12/07/2022 FROM 4-117000000, 4-1170.1000, 4-117100000, 4-117200000, 4-117300000, 4-117400000, 4-117500000, 4-117600000, 4-118400000, 4-1184.1000 INTO 4-1176.0100*

A map showing eligible property dimensions is attached in Figure 1.

The property is an eligible property due to the presence of contamination on the site that makes it a facility as defined in the Act.

**2.9 Estimates of Residents and Displacement of Individuals/Families**

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

**2.10 Plan for Relocation of Displaced Persons**

No persons reside on the eligible property. Therefore, this section is not applicable.

**2.11 Provisions for Relocation Costs**

No persons reside on the eligible property. Therefore, this section is not applicable.

**2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law**

No persons reside on the eligible property. Therefore, this section is not applicable.

**2.13 Other Material that the Authority or Governing Body Considers Pertinent**

N/A

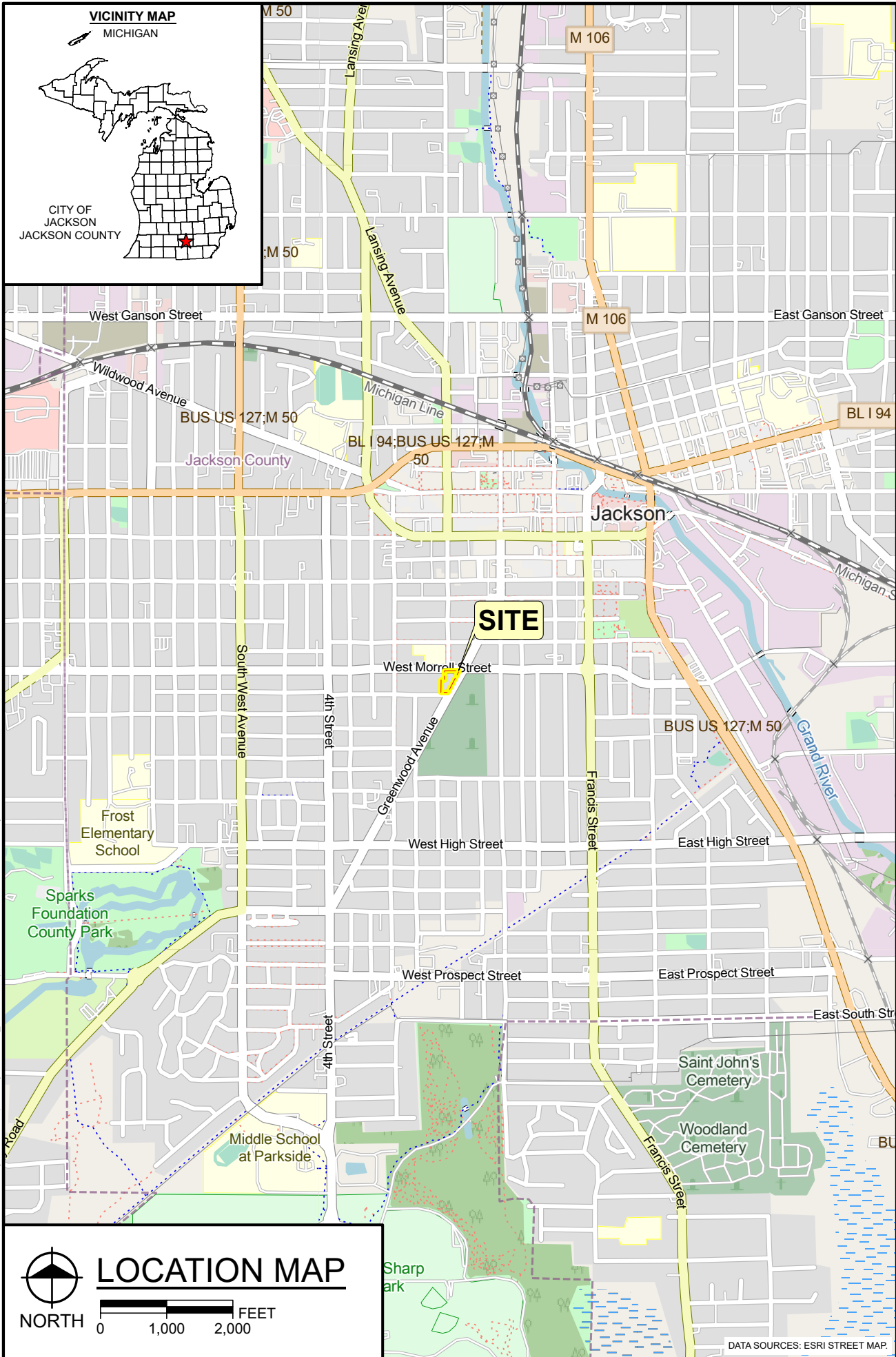
Figure 1 – Location Map

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**Brown Floral**  
 908 Greenwood Avenue, Jackson, Michigan  
 Act 381 Brownfield Plan

PROJECT NO.  
2501283

FIGURE NO.  
**1**



PLOT INFO: Z:\2025\2501283\CAD\GIS\Proj\Brownfield.aprx Layout: FIG01\_Location Map Date: 9/18/2025 2:59 PM User: ebuyc

Figure 2 – Site Map of the Eligible Activities

PLOT INFO: Z:\2025\2501283\CAD\GIS\Proj\Brownfield.aprx Layout: FIG02\_Site Plan Date: 9/18/2025 2:59 PM User: ebuyce



**LEGEND**

- UST
- Approximate Property Boundary



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**Brown Floral**  
 908 Greenwood Avenue, Jackson, Michigan  
**Act 381 Brownfield Plan**

**SITE PLAN**

NORTH

0 30 60 FEET

DATA SOURCES: ESRI HYBRID REFERENCE LAYER & GOOGLE EARTH IMAGERY.

PROJECT NO.  
2501283

FIGURE NO.  
**2**

Table 1 – Summary of Eligible Activities

**Table 1 – Summary of Eligible Costs**  
 Act 381 Brownfield Plan  
 Brown Floral, Jackson, Michigan

**EGLE Eligible Activities Costs and Schedule**

EGLE Eligible Activities	Cost	Completion Season/Year
<b>Pre-Approved Departmental Activities</b>	\$ 9,757	2025
<i>Phase I ESA</i>	\$ 2,500	
<i>GPR</i>	\$ 1,880	
<i>A+ GPT Oversight</i>	\$ 500	
<i>Soil Sampling</i>	\$ 2,008	
	\$ 1,300	
	\$ 1,569	
<i>BEA/Due Care</i>	\$ -	
<b>UST Removal</b>	\$ 64,156	2025
<i>Small UST Removal</i>	\$ 11,411	
<i>Large UST Removal</i>	\$ 16,755	
<i>Vac Truck (\$150/hr + \$0.95/gal)</i>	\$ 1,600	
<i>Field Time</i>	\$ 3,000	
<i>Laboratory Analyses</i>	\$ 990	
<i>Restoration of Parking Lot</i>	\$ 27,900	
<i>Project Planning</i>	\$ 2,500	
<b>EGLE Eligible Activities Subtotal</b>	\$ 73,913	
<b>Contingency (15%)</b>	\$ 9,623	
<b>Interest Expense</b>	TBD	
<b>Brownfield Plan/Work Plan Preparation</b>	\$ 5,000	City Funded/EPA
<b>Brownfield Plan/Work Plan Implementation</b>	\$ -	
<b>EGLE Eligible Activities Total Costs</b>	\$ 88,537	

**Table 1 – Summary of Eligible Costs**  
 Act 381 Brownfield Plan  
 Brown Floral, Jackson, Michigan

**MEDC Eligible Activities Costs and Schedule**

MEDC Eligible Activities	Cost	Completion Season/Year
<b>Activity</b>	\$ -	
<i>Activity</i>	\$ -	
<b>Activity</b>	\$ -	
<i>Activity</i>	\$ -	
<i>Activity</i>	\$ -	
<b>Activity</b>	\$ -	
<i>Activity</i>	\$ -	
<i>Activity</i>	\$ -	
<b>Activity</b>	\$ -	
<i>Activity</i>	\$ -	
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<i>Activity</i>	\$ -	
<i>Activity</i>	\$ -	
<i>Activity</i>	\$ -	
<i>Activity</i>	\$ -	
<i>Activity</i>	\$ -	
<b>MEDC Eligible Activities Subtotal</b>	\$ -	
<b>Contingency (15%)</b>	\$ -	
<b>Interest Expense</b>	\$ -	
<b>Brownfield Plan/Work Plan Preparation</b>	\$ -	
<b>Brownfield Plan/Work Plan Implementation</b>	\$ -	
<b>MEDC Eligible Activities Total Costs</b>	\$ -	

**Table 1 – Summary of Eligible Costs**  
 Act 381 Brownfield Plan  
 Brown Floral, Jackson, Michigan

**MSHDA Eligible Activities Costs and Schedule**

MSHDA Eligible Activities	Cost	Completion Season/Year
<b>Activity</b>	\$ -	
<i>Activity</i>	\$ -	
<b>Activity</b>	\$ -	
<i>Activity</i>	\$ -	
<i>Activity</i>	\$ -	
<b>Activity</b>	\$ -	
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<i>Activity</i>	\$ -	
<i>Activity</i>	\$ -	
<i>Activity</i>	\$ -	
<i>Activity</i>	\$ -	
<b>MSHDA Eligible Activities Subtotal</b>	\$ -	
<b>Contingency (15%)</b>	\$ -	
<b>Interest Expense</b>	\$ -	
<b>Brownfield Plan/Work Plan Preparation</b>	\$ -	
<b>Brownfield Plan/Work Plan Implementation</b>	\$ -	
<b>MSHDA Eligible Activities Total Costs</b>	\$ -	

**Table 1 – Summary of Eligible Costs**  
 Act 381 Brownfield Plan  
 Brown Floral, Jackson, Michigan

**Local Only Eligible Activities Costs and Schedule**

Local Only Eligible Activities	Cost	Completion Season/Year
<b>Activity</b>	\$ -	
<i>Activity</i>	\$ -	
<b>Authority Administration Fee (10%)</b>	\$ -	
<b>Local Only Eligible Activities Subtotal</b>	\$ -	
<b>Contingency (0%)</b>	\$ -	
<b>Interest Expense</b>	\$ -	
<b>Brownfield Plan/Work Plan Preparation</b>	\$ -	
<b>Local Only Eligible Activities Total Costs</b>	\$ -	

Table 2 – Total Captured Incremental Taxes Estimates

Table 2 – Total Captured Incremental Taxes Schedule

Act 381 Brownfield Plan  
Brown Floral, Jackson, Michigan

Estimated Taxable Value (TV) Increase Rate: 1% increase per year

Plan Year	1	2	3	4	5	6	7
Calendar Year	2026	2027	2028	2029	2030	2031	2032
*Base Taxable Value	\$ 84,402	\$ 84,402	\$ 84,402	\$ 84,402	\$ 84,402	\$ 84,402	\$ 84,402
Future Taxable Value	\$ 185,000	\$ 186,850	\$ 188,719	\$ 190,606	\$ 192,512	\$ 194,437	\$ 196,381
Incremental Difference (New TV - Base TV)	\$ 100,598	\$ 102,448	\$ 104,317	\$ 106,204	\$ 108,110	\$ 110,035	\$ 111,979

School Capture	Millage Rate														
State Education Tax (SET)	6.0000	\$	604	\$	615	\$	626	\$	637	\$	649	\$	660	\$	672
School Operating Tax	18.0000	\$	1,811	\$	1,844	\$	1,878	\$	1,912	\$	1,946	\$	1,981	\$	2,016
<b>School Total</b>	<b>24.0000</b>	<b>\$</b>	<b>2,414</b>	<b>\$</b>	<b>2,459</b>	<b>\$</b>	<b>2,504</b>	<b>\$</b>	<b>2,549</b>	<b>\$</b>	<b>2,595</b>	<b>\$</b>	<b>2,641</b>	<b>\$</b>	<b>2,688</b>

Local Capture	Millage Rate														
Med Care	0.2476	\$	25	\$	25	\$	26	\$	26	\$	27	\$	27	\$	28
Senior Services	0.5966	\$	60	\$	61	\$	62	\$	63	\$	64	\$	66	\$	67
Lifeways	0.4947	\$	50	\$	51	\$	52	\$	53	\$	53	\$	54	\$	55
County Parks	0.4954	\$	50	\$	51	\$	52	\$	53	\$	54	\$	55	\$	55
Animal Control	0.2476	\$	25	\$	25	\$	26	\$	26	\$	27	\$	27	\$	28
Library	1.7411	\$	175	\$	178	\$	182	\$	185	\$	188	\$	192	\$	195
Jackson IDD	2.7411	\$	276	\$	281	\$	286	\$	291	\$	296	\$	302	\$	307
Jackson ISD Oper	0.1700	\$	17	\$	17	\$	18	\$	18	\$	18	\$	19	\$	19
Jackson ISD Voc	1.0643	\$	107	\$	109	\$	111	\$	113	\$	115	\$	117	\$	119
Jackson ISD Spec	2.0643	\$	208	\$	211	\$	215	\$	219	\$	223	\$	227	\$	231
Jackson ISD Sp12	0.7704	\$	78	\$	79	\$	80	\$	82	\$	83	\$	85	\$	86
JTA	0.9897	\$	100	\$	101	\$	103	\$	105	\$	107	\$	109	\$	111
City Operating	6.6828	\$	672	\$	685	\$	697	\$	710	\$	722	\$	735	\$	748
City Pub Imp	1.9092	\$	192	\$	196	\$	199	\$	203	\$	206	\$	210	\$	214
City Pol/Fire	8.4500	\$	850	\$	866	\$	881	\$	897	\$	914	\$	930	\$	946
Jackson College	1.1327	\$	114	\$	116	\$	118	\$	120	\$	122	\$	125	\$	127
JPS Oper Pub Rec	0.4952	\$	50	\$	51	\$	52	\$	53	\$	54	\$	54	\$	55
County Oper	5.0660	\$	510	\$	519	\$	528	\$	538	\$	548	\$	557	\$	567
<b>Local Total</b>	<b>35.3587</b>	<b>\$</b>	<b>3,557</b>	<b>\$</b>	<b>3,622</b>	<b>\$</b>	<b>3,688</b>	<b>\$</b>	<b>3,755</b>	<b>\$</b>	<b>3,823</b>	<b>\$</b>	<b>3,891</b>	<b>\$</b>	<b>3,959</b>

Non-Capturable Millages	Millage Rate														
JPS Debt 2004	1.1205	\$	113	\$	115	\$	117	\$	119	\$	121	\$	123	\$	125
JPS Debt 2009	1.6038	\$	161	\$	164	\$	167	\$	170	\$	173	\$	176	\$	180
JPS Debt 2018	2.6038	\$	262	\$	267	\$	272	\$	277	\$	281	\$	287	\$	292
City Hall Debt	3.6038	\$	363	\$	369	\$	376	\$	383	\$	390	\$	397	\$	404
<b>Non-Capturable Total</b>	<b>8.9319</b>	<b>\$</b>	<b>274</b>	<b>\$</b>	<b>279</b>	<b>\$</b>	<b>284</b>	<b>\$</b>	<b>289</b>	<b>\$</b>	<b>295</b>	<b>\$</b>	<b>300</b>	<b>\$</b>	<b>305</b>

**Total Tax Increment Revenue (TIR) Available for Capture** \$ 5,971 \$ 6,081 \$ 6,192 \$ 6,304 \$ 6,417 \$ 6,532 \$ 6,647

NOTES:

Table 2 – Total Captured Incremental Taxes Schedule

Act 381 Brownfield Plan  
Brown Floral, Jackson, Michigan

Estimated Taxable Value (TV) Increase Rate:

Plan Year	8	9	10	11	12	13	14
Calendar Year	2033	2034	2035	2036	2037	2038	2039
*Base Taxable Value	\$ 84,402	\$ 84,402	\$ 84,402	\$ 84,402	\$ 84,402	\$ 84,402	\$ 84,402
Future Taxable Value	\$ 198,345	\$ 200,328	\$ 202,332	\$ 204,355	\$ 206,399	\$ 208,463	\$ 210,547
Incremental Difference (New TV - Base TV)	\$ 113,943	\$ 115,926	\$ 117,930	\$ 119,953	\$ 121,997	\$ 124,061	\$ 126,145

School Capture	Millage Rate														
State Education Tax (SET)	6.0000	\$	684	\$	696	\$	708	\$	720	\$	732	\$	744	\$	757
School Operating Tax	18.0000	\$	2,051	\$	2,087	\$	2,123	\$	2,159	\$	2,196	\$	2,233	\$	2,271
<b>School Total</b>	<b>24.0000</b>	<b>\$</b>	<b>2,735</b>	<b>\$</b>	<b>2,782</b>	<b>\$</b>	<b>2,830</b>	<b>\$</b>	<b>2,879</b>	<b>\$</b>	<b>2,928</b>	<b>\$</b>	<b>2,977</b>	<b>\$</b>	<b>3,027</b>

Local Capture	Millage Rate														
Med Care	0.2476	\$	28	\$	29	\$	29	\$	30	\$	30	\$	31	\$	31
Senior Services	0.5966	\$	68	\$	69	\$	70	\$	72	\$	73	\$	74	\$	75
Lifeways	0.4947	\$	56	\$	57	\$	58	\$	59	\$	60	\$	61	\$	62
County Parks	0.4954	\$	56	\$	57	\$	58	\$	59	\$	60	\$	61	\$	62
Animal Control	0.2476	\$	28	\$	29	\$	29	\$	30	\$	30	\$	31	\$	31
Library	1.7411	\$	198	\$	202	\$	205	\$	209	\$	212	\$	216	\$	220
Jackson IDD	2.7411	\$	312	\$	318	\$	323	\$	329	\$	334	\$	340	\$	346
Jackson ISD Oper	0.1700	\$	19	\$	20	\$	20	\$	20	\$	21	\$	21	\$	21
Jackson ISD Voc	1.0643	\$	121	\$	123	\$	126	\$	128	\$	130	\$	132	\$	134
Jackson ISD Spec	2.0643	\$	235	\$	239	\$	243	\$	248	\$	252	\$	256	\$	260
Jackson ISD Sp12	0.7704	\$	88	\$	89	\$	91	\$	92	\$	94	\$	96	\$	97
JTA	0.9897	\$	113	\$	115	\$	117	\$	119	\$	121	\$	123	\$	125
City Operating	6.6828	\$	761	\$	775	\$	788	\$	802	\$	815	\$	829	\$	843
City Pub Imp	1.9092	\$	218	\$	221	\$	225	\$	229	\$	233	\$	237	\$	241
City Pol/Fire	8.4500	\$	963	\$	980	\$	997	\$	1,014	\$	1,031	\$	1,048	\$	1,066
Jackson College	1.1327	\$	129	\$	131	\$	134	\$	136	\$	138	\$	141	\$	143
JPS Oper Pub Rec	0.4952	\$	56	\$	57	\$	58	\$	59	\$	60	\$	61	\$	62
County Oper	5.0660	\$	577	\$	587	\$	597	\$	608	\$	618	\$	628	\$	639
<b>Local Total</b>	<b>35.3587</b>	<b>\$</b>	<b>4,029</b>	<b>\$</b>	<b>4,099</b>	<b>\$</b>	<b>4,170</b>	<b>\$</b>	<b>4,241</b>	<b>\$</b>	<b>4,314</b>	<b>\$</b>	<b>4,387</b>	<b>\$</b>	<b>4,460</b>

Non-Capturable Millages	Millage Rate														
JPS Debt 2004	1.1205	\$	128	\$	130	\$	132	\$	134	\$	137	\$	139	\$	141
JPS Debt 2009	1.6038	\$	183	\$	186	\$	189	\$	192	\$	196	\$	199	\$	202
JPS Debt 2018	2.6038	\$	297	\$	302	\$	307	\$	312	\$	318	\$	323	\$	328
City Hall Debt	3.6038	\$	411	\$	418	\$	425	\$	432	\$	440	\$	447	\$	455
<b>Non-Capturable Total</b>	<b>8.9319</b>	<b>\$</b>	<b>310</b>	<b>\$</b>	<b>316</b>	<b>\$</b>	<b>321</b>	<b>\$</b>	<b>327</b>	<b>\$</b>	<b>332</b>	<b>\$</b>	<b>338</b>	<b>\$</b>	<b>344</b>

**Total Tax Increment Revenue (TIR) Available for Capture** \$ 6,764 \$ 6,881 \$ 7,000 \$ 7,120 \$ 7,242 \$ 7,364 \$ 7,488

NOTES:

Table 2 – Total Captured Incremental Taxes Schedule

Act 381 Brownfield Plan  
Brown Floral, Jackson, Michigan

Estimated Taxable Value (TV) Increase Rate:

Plan Year	15	16	17	18	19	20	21
Calendar Year	2040	2041	2042	2043	2044	2045	2046
*Base Taxable Value	\$ 84,402	\$ 84,402	\$ 84,402	\$ 84,402	\$ 84,402	\$ 84,402	\$ 84,402
Future Taxable Value	\$ 212,653	\$ 214,779	\$ 216,927	\$ 219,096	\$ 221,287	\$ 223,500	\$ 225,735
Incremental Difference (New TV - Base TV)	\$ 128,251	\$ 130,377	\$ 132,525	\$ 134,694	\$ 136,885	\$ 139,098	\$ 141,333

School Capture	Millage Rate										
State Education Tax (SET)	6.0000	\$	770	\$	-	\$	-	\$	-	\$	-
School Operating Tax	18.0000	\$	2,309	\$	-	\$	-	\$	-	\$	-
<b>School Total</b>	<b>24.0000</b>	<b>\$</b>	<b>3,078</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>

Local Capture	Millage Rate														
Med Care	0.2476	\$	32	\$	32	\$	33	\$	33	\$	34	\$	34	\$	35
Senior Services	0.5966	\$	77	\$	78	\$	79	\$	80	\$	82	\$	83	\$	84
Lifeways	0.4947	\$	63	\$	64	\$	66	\$	67	\$	68	\$	69	\$	70
County Parks	0.4954	\$	64	\$	65	\$	66	\$	67	\$	68	\$	69	\$	70
Animal Control	0.2476	\$	32	\$	32	\$	33	\$	33	\$	34	\$	34	\$	35
Library	1.7411	\$	223	\$	227	\$	231	\$	235	\$	238	\$	242	\$	246
Jackson IDD	2.7411	\$	352	\$	357	\$	363	\$	369	\$	375	\$	381	\$	387
Jackson ISD Oper	0.1700	\$	22	\$	22	\$	23	\$	23	\$	23	\$	24	\$	24
Jackson ISD Voc	1.0643	\$	136	\$	139	\$	141	\$	143	\$	146	\$	148	\$	150
Jackson ISD Spec	2.0643	\$	265	\$	269	\$	274	\$	278	\$	283	\$	287	\$	292
Jackson ISD Sp12	0.7704	\$	99	\$	100	\$	102	\$	104	\$	105	\$	107	\$	109
JTA	0.9897	\$	127	\$	129	\$	131	\$	133	\$	135	\$	138	\$	140
City Operating	6.6828	\$	857	\$	871	\$	886	\$	900	\$	915	\$	930	\$	945
City Pub Imp	1.9092	\$	245	\$	249	\$	253	\$	257	\$	261	\$	266	\$	270
City Pol/Fire	8.4500	\$	1,084	\$	1,102	\$	1,120	\$	1,138	\$	1,157	\$	1,175	\$	1,194
Jackson College	1.1327	\$	145	\$	148	\$	150	\$	153	\$	155	\$	158	\$	160
JPS Oper Pub Rec	0.4952	\$	64	\$	65	\$	66	\$	67	\$	68	\$	69	\$	70
County Oper	5.0660	\$	650	\$	660	\$	671	\$	682	\$	693	\$	705	\$	716
<b>Local Total</b>	<b>35.3587</b>	<b>\$</b>	<b>4,535</b>	<b>\$</b>	<b>4,610</b>	<b>\$</b>	<b>4,686</b>	<b>\$</b>	<b>4,763</b>	<b>\$</b>	<b>4,840</b>	<b>\$</b>	<b>4,918</b>	<b>\$</b>	<b>4,997</b>

Non-Capturable Millages	Millage Rate														
JPS Debt 2004	1.1205	\$	144	\$	146	\$	148	\$	151	\$	153	\$	156	\$	158
JPS Debt 2009	1.6038	\$	206	\$	209	\$	213	\$	216	\$	220	\$	223	\$	227
JPS Debt 2018	2.6038	\$	334	\$	339	\$	345	\$	351	\$	356	\$	362	\$	368
City Hall Debt	3.6038	\$	462	\$	470	\$	478	\$	485	\$	493	\$	501	\$	509
<b>Non-Capturable Total</b>	<b>8.9319</b>	<b>\$</b>	<b>349</b>	<b>\$</b>	<b>355</b>	<b>\$</b>	<b>361</b>	<b>\$</b>	<b>367</b>	<b>\$</b>	<b>373</b>	<b>\$</b>	<b>379</b>	<b>\$</b>	<b>385</b>

**Total Tax Increment Revenue (TIR) Available for Capture** \$ 7,613 \$ 4,610 \$ 4,686 \$ 4,763 \$ 4,840 \$ 4,918 \$ 4,997

NOTES:

Table 2 – Total Captured Incremental Taxes Schedule

Act 381 Brownfield Plan  
Brown Floral, Jackson, Michigan

Estimated Taxable Value (TV) Increase Rate:

Plan Year	22	23	24	25	Totals
Calendar Year	2047	2048	2049	2050	
*Base Taxable Value	\$ 84,402	\$ 84,402	\$ 84,402	\$ 84,402	\$ 84,402
Future Taxable Value	\$ 227,993	\$ 230,272	\$ 232,575	\$ 234,901	\$ 249,352

Incremental Difference (New TV - Base TV) \$ 143,591 \$ 145,870 \$ 148,173 \$ 150,499 \$ -

School Capture	Millage Rate	22	23	24	25	Totals
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ -	\$ -	\$ 10,271
School Operating Tax	18.0000	\$ -	\$ -	\$ -	\$ -	\$ 30,814
<b>School Total</b>	<b>24.0000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,085</b>

Local Capture	Millage Rate	22	23	24	25	Totals
Med Care	0.2476	\$ 36	\$ 36	\$ 37	\$ 37	\$ 771
Senior Services	0.5966	\$ 86	\$ 87	\$ 88	\$ 90	\$ 1,858
Lifeways	0.4947	\$ 71	\$ 72	\$ 73	\$ 74	\$ 1,541
County Parks	0.4954	\$ 71	\$ 72	\$ 73	\$ 75	\$ 1,543
Animal Control	0.2476	\$ 36	\$ 36	\$ 37	\$ 37	\$ 771
Library	1.7411	\$ 250	\$ 254	\$ 258	\$ 262	\$ 5,423
Jackson IDD	2.7411	\$ 394	\$ 400	\$ 406	\$ 413	\$ 8,538
Jackson ISD Oper	0.1700	\$ 24	\$ 25	\$ 25	\$ 26	\$ 530
Jackson ISD Voc	1.0643	\$ 153	\$ 155	\$ 158	\$ 160	\$ 3,315
Jackson ISD Spec	2.0643	\$ 296	\$ 301	\$ 306	\$ 311	\$ 6,430
Jackson ISD Sp12	0.7704	\$ 111	\$ 112	\$ 114	\$ 116	\$ 2,400
JTA	0.9897	\$ 142	\$ 144	\$ 147	\$ 149	\$ 3,083
City Operating	6.6828	\$ 960	\$ 975	\$ 990	\$ 1,006	\$ 20,817
City Pub Imp	1.9092	\$ 274	\$ 278	\$ 283	\$ 287	\$ 5,947
City Pol/Fire	8.4500	\$ 1,213	\$ 1,233	\$ 1,252	\$ 1,272	\$ 26,321
Jackson College	1.1327	\$ 163	\$ 165	\$ 168	\$ 170	\$ 3,528
JPS Oper Pub Rec	0.4952	\$ 71	\$ 72	\$ 73	\$ 75	\$ 1,543
County Oper	5.0660	\$ 727	\$ 739	\$ 751	\$ 762	\$ 15,780
<b>Local Total</b>	<b>35.3587</b>	<b>\$ 5,077</b>	<b>\$ 5,158</b>	<b>\$ 5,239</b>	<b>\$ 5,321</b>	<b>\$ 110,140</b>

Non-Capturable Millages	Millage Rate	22	23	24	25	Totals
JPS Debt 2004	1.1205	\$ 161	\$ 163	\$ 166	\$ 169	\$ 3,490
JPS Debt 2009	1.6038	\$ 230	\$ 234	\$ 238	\$ 241	\$ 4,996
JPS Debt 2018	2.6038	\$ 374	\$ 380	\$ 386	\$ 392	\$ 8,111
City Hall Debt	3.6038	\$ 517	\$ 526	\$ 534	\$ 542	\$ 11,226
<b>Non-Capturable Total</b>	<b>8.9319</b>	<b>\$ 391</b>	<b>\$ 397</b>	<b>\$ 404</b>	<b>\$ 410</b>	<b>\$ 8,486</b>

Total Tax Increment Revenue (TIR) Available for Capture \$ 5,077 \$ 5,158 \$ 5,239 \$ 5,321 \$ 151,226

NOTES:

Table 3 – Estimates Reimbursement Schedule

**Table 3 – Estimated Reimbursement Schedule**

Act 381 Brownfield Plan  
Brown Floral, Jackson, Michigan

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	40.4%	\$ 15,257	\$ -	\$ 15,257
Local	59.6%	\$ 73,280	\$ -	\$ 73,280
<b>TOTAL</b>				
EGLE	100.0%	\$ 88,537	\$ -	\$ 88,537
MEDC	0.0%	\$ -	\$ -	\$ -
MSHDA	0.0%	\$ -	\$ -	\$ -

Estimated Total	30
Years of Plan:	

	1	2	3	4	5	6	7	8
	2026	2027	2028	2029	2030	2031	2032	2033
Total State Incremental Revenue	\$ 2,414	\$ 2,459	\$ 2,504	\$ 2,549	\$ 2,595	\$ 2,641	\$ 2,688	\$ 2,735
State Brownfield Redevelopment Fund (50% of SET)	\$ 302	\$ 307	\$ 313	\$ 319	\$ 324	\$ 330	\$ 336	\$ 342
<b>State TIR Available for Reimbursement</b>	<b>\$ 2,113</b>	<b>\$ 2,151</b>	<b>\$ 2,191</b>	<b>\$ 2,230</b>	<b>\$ 2,270</b>	<b>\$ 2,311</b>	<b>\$ 2,352</b>	<b>\$ 2,393</b>
Total Local Incremental Revenue	\$ 3,557	\$ 3,622	\$ 3,688	\$ 3,755	\$ 3,823	\$ 3,891	\$ 3,959	\$ 4,029
BRA Administrative Fee	\$ 356	\$ 362	\$ 369	\$ 376	\$ 382	\$ 389	\$ 396	\$ 403
<b>Local TIR Available for Reimbursement</b>	<b>\$ 3,201</b>	<b>\$ 3,260</b>	<b>\$ 3,320</b>	<b>\$ 3,380</b>	<b>\$ 3,440</b>	<b>\$ 3,502</b>	<b>\$ 3,563</b>	<b>\$ 3,626</b>
<b>Total State &amp; Local TIR Available</b>	<b>\$ 5,314</b>	<b>\$ 5,412</b>	<b>\$ 5,510</b>	<b>\$ 5,610</b>	<b>\$ 5,711</b>	<b>\$ 5,812</b>	<b>\$ 5,915</b>	<b>\$ 6,019</b>
<b>Brownfield Redevelopment Authority (BRA)</b>								
Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEVELOPER</b>								
Reimbursement Balance	\$ 88,537	\$ 83,223	\$ 77,812	\$ 72,301	\$ 66,691	\$ 60,981	\$ 55,168	\$ 49,253
<b>MSHDA Costs</b>								
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Total MSHDA Reimbursement Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EGLE Environmental Costs</b>								
State Tax Reimbursement	\$ 88,537	\$ 88,537	\$ 83,223	\$ 77,812	\$ 72,301	\$ 66,691	\$ 60,981	\$ 55,168
Local Tax Reimbursement	\$ 15,257	\$ 2,113	\$ 2,151	\$ 2,191	\$ 2,230	\$ 2,270	\$ 2,311	\$ 2,352
<b>Total EGLE Reimbursement Balance</b>	<b>\$ 83,223</b>	<b>\$ 77,812</b>	<b>\$ 72,301</b>	<b>\$ 66,691</b>	<b>\$ 60,981</b>	<b>\$ 55,168</b>	<b>\$ 49,253</b>	<b>\$ 45,627</b>
<b>MEDC Non-Environmental Costs</b>								
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total MEDC Reimbursement Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Local-Only Costs</b>								
Local Tax Reimbursement	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Total Local-Only Reimbursement Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Annual Developer Reimbursement</b>	<b>\$ 5,314</b>	<b>\$ 5,412</b>	<b>\$ 5,510</b>	<b>\$ 5,610</b>	<b>\$ 5,711</b>	<b>\$ 5,812</b>	<b>\$ 5,915</b>	<b>\$ 3,626</b>
<b>LOCAL BROWNFIELD REVOLVING FUND</b>								
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,393
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total LBRF Capture</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from state and local TIR.

**Table 3 – Estimated Reimbursement Schedule**

Act 381 Brownfield Plan  
Brown Floral, Jackson, Michigan

Estimated Capture	
Administrative Fees	\$ 11,014
State Brownfield Redevelopment Fund	\$ 5,136
Local Brownfield Revolving Fund	\$ 41,464

	9	10	11	12	13	14	15	16	17
	2034	2035	2036	2037	2038	2039	2040	2041	2042
Total State Incremental Revenue	\$ 2,782	\$ 2,830	\$ 2,879	\$ 2,928	\$ 2,977	\$ 3,027	\$ 3,078	\$ -	\$ -
State Brownfield Redevelopment Fund (50% of St	\$ 348	\$ 354	\$ 360	\$ 366	\$ 372	\$ 378	\$ 385	\$ -	\$ -
State TIR Available for Reimbursement	\$ 2,434	\$ 2,477	\$ 2,519	\$ 2,562	\$ 2,605	\$ 2,649	\$ 2,693	\$ -	\$ -
Total Local Incremental Revenue	\$ 4,099	\$ 4,170	\$ 4,241	\$ 4,314	\$ 4,387	\$ 4,460	\$ 4,535	\$ 4,610	\$ 4,686
BRA Administrative Fee	\$ 410	\$ 417	\$ 424	\$ 431	\$ 439	\$ 446	\$ 453	\$ 461	\$ 469
Local TIR Available for Reimbursement	\$ 3,689	\$ 3,753	\$ 3,817	\$ 3,882	\$ 3,948	\$ 4,014	\$ 4,081	\$ 4,149	\$ 4,217
<b>Total State &amp; Local TIR Available</b>	<b>\$ 6,124</b>	<b>\$ 6,229</b>	<b>\$ 6,336</b>	<b>\$ 6,444</b>	<b>\$ 6,553</b>	<b>\$ 6,663</b>	<b>\$ 6,775</b>	<b>\$ 4,149</b>	<b>\$ 4,217</b>
<b>Brownfield Redevelopment Authority (BRA)</b>									
Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>BF Implementation Costs</b>									
State Tax Reimbursement	0	0	0	0	0	0	0	0	0
Local Tax Reimbursement	0	0	0	0	0	0	0	0	0
<b>Total Reimbursement Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Annual BRA Reimbursement</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>DEVELOPER</b>									
Reimbursement Balance	\$ 41,938	\$ 38,185	\$ 34,368	\$ 30,486	\$ 26,538	\$ 22,523	\$ 18,442	\$ 14,293	\$ 10,076
<b>MSHDA Costs</b>									
State Tax Reimbursement	-	-	-	-	-	-	-	-	-
Local Tax Reimbursement	0	0	0	0	0	0	0	0	0
<b>Total MSHDA Reimbursement Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EGLE Environmental Costs</b>									
State Tax Reimbursement	\$ 45,627	\$ 41,938	\$ 38,185	\$ 34,368	\$ 30,486	\$ 26,538	\$ 22,523	\$ 18,442	\$ 14,293
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 3,689	\$ 3,753	\$ 3,817	\$ 3,882	\$ 3,948	\$ 4,014	\$ 4,081	\$ 4,149	\$ 4,217
<b>Total EGLE Reimbursement Balance</b>	<b>\$ 41,938</b>	<b>\$ 38,185</b>	<b>\$ 34,368</b>	<b>\$ 30,486</b>	<b>\$ 26,538</b>	<b>\$ 22,523</b>	<b>\$ 18,442</b>	<b>\$ 14,293</b>	<b>\$ 10,076</b>
<b>MEDC Non-Environmental Costs</b>									
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total MEDC Reimbursement Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Local-Only Costs</b>									
Local Tax Reimbursement	0	0	0	0	0	0	0	0	0
<b>Total Local-Only Reimbursement Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Annual Developer Reimbursement</b>	<b>\$ 3,689</b>	<b>\$ 3,753</b>	<b>\$ 3,817</b>	<b>\$ 3,882</b>	<b>\$ 3,948</b>	<b>\$ 4,014</b>	<b>\$ 4,081</b>	<b>\$ 4,149</b>	<b>\$ 4,217</b>
<b>LOCAL BROWNFIELD REVOLVING FUND</b>									
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ 2,434	\$ 2,477	\$ 2,519	\$ 2,562	\$ 2,605	\$ 267	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total LBRF Capture</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from state and local TIR.

**Table 3 – Estimated Reimbursement Schedule**

Act 381 Brownfield Plan  
Brown Floral, Jackson, Michigan

	18 2043	19 2044	20 2045	21 2046	22 2047	23 2048	24 2049	25 2050	TOTAL
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,085
State Brownfield Redevelopment Fund (50% of SI)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,136
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,950
Total Local Incremental Revenue	\$ 4,763	\$ 4,840	\$ 4,918	\$ 4,997	\$ 5,077	\$ 5,158	\$ 5,239	\$ 5,321	\$ 110,140
BRA Administrative Fee	\$ 476	\$ 484	\$ 492	\$ 500	\$ 508	\$ 516	\$ 524	\$ 532	\$ 11,014
Local TIR Available for Reimbursement	\$ 4,286	\$ 4,356	\$ 4,426	\$ 4,498	\$ 4,569	\$ 4,642	\$ 4,715	\$ 4,789	\$ 99,126
<b>Total State &amp; Local TIR Available</b>	<b>\$ 4,286</b>	<b>\$ 4,356</b>	<b>\$ 4,426</b>	<b>\$ 4,498</b>	<b>\$ 4,569</b>	<b>\$ 4,642</b>	<b>\$ 4,715</b>	<b>\$ 4,789</b>	<b>\$ 135,076</b>
<b>Brownfield Redevelopment Authority (BRA)</b>									
Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>BF Implementation Costs</b>									
State Tax Reimbursement	0	0	0	0	0	0	0	0	\$ -
Local Tax Reimbursement	0	0	0	0	0	0	0	0	\$ -
Total Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Annual BRA Reimbursement</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>DEVELOPER</b>									
Reimbursement Balance	\$ 5,790	\$ 1,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MSHDA Costs</b>									
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	0	0	0	0	0	0	0	0	\$ -
Total MSHDA Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>EGLE Environmental Costs</b>									
State Tax Reimbursement	\$ 10,076	\$ 5,790	\$ 1,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 4,286	\$ 4,356	\$ 1,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,617
Total EGLE Reimbursement Balance	\$ 5,790	\$ 1,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,920
<b>MEDC Non-Environmental Costs</b>									
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MEDC Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Local-Only Costs</b>									
Local Tax Reimbursement	0	0	0	0	0	0	0	0	\$ -
Total Local-Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Annual Developer Reimbursement</b>	<b>\$ 4,286</b>	<b>\$ 4,356</b>	<b>\$ 1,433</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 88,537</b>
<b>LOCAL BROWNFIELD REVOLVING FUND</b>									
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,464
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,257
Local Tax Capture	\$ -	\$ -	\$ 2,993	\$ 4,498	\$ 4,569	\$ 4,642	\$ 4,715	\$ 4,789	\$ 26,207
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,464

\*Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from state and local TIR.

**Brownfield Plan Resolution(s)**

**JACKSON, MICHIGAN**

**RESOLUTION ADOPTING A BROWNFIELD PLAN  
OF  
BROWN FLORAL PROPERTY  
BY THE CITY OF JACKSON, MICHIGAN  
PURSUANT TO AND IN ACCORDANCE WITH  
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS  
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the City Council of the City of Jackson, Michigan, held in City Council Chambers, City Hall located at 161 W Michigan Avenue, Jackson, Michigan 49201, on the \_\_\_\_\_ day of \_\_\_\_\_ 2025 at \_\_\_\_ PM.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, the City of Jackson, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of the City of Jackson (the "Authority") and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, and recommended for approval by the Jackson City Council, the Brownfield Plan (the "Plan") attached hereto, to be carried out within the City of Jackson, relating to the development of property located at 908 Greenwood Ave, Jackson, Michigan (the "Site"), as shown in Figures 1 and 2 of the Plan and more particularly described in the legal description of the property contained within the attached Plan; and

WHEREAS, the Jackson City Council have reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14(5) of the Act; and

WHEREAS, the Jackson City Council have noticed and held a public hearing in accordance with Section 14 (1, 2, 3, 4, and 5) of the Act, and

WHEREAS, the City of Jackson Brownfield Redevelopment Authority has passed a resolution supporting the adoption of the Plan;

WHEREAS, the Jackson City Council have made the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
3. The proposed method of financing the costs of the eligible activities, as described in the Plan, was feasible and the Authority has the ability to arrange the financing;
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
5. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of the review of the Plan the Jackson City Council concur with the approval of the individual Plan.

NOW, THEREFORE BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the Jackson City Council, by the Act, the Plan is hereby supported in the form attached to this Resolution.
2. **Severability.** Should any section, clause, or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

AYES:

NAYES:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN )

)§

CITY OF JACKSON )ss:

I, the undersigned, the fully qualified and acting Clerk of the City of Jackson, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City Council at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_ 2025, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature  
this \_\_\_\_ day of \_\_\_\_\_ 2025.

---

Andrea Muray

City of Jackson Clerk

## Notice to Taxing Jurisdictions

NOTICE TO ALL TAXING JURISDICTIONS

THE CITY COMMISSION OF JACKSON, MICHIGAN PROPOSES TO APPROVE A  
BROWNFIELD PLAN FOR THE PROPERTY LOCATED AT  
908 GREENWOOD AVENUE, JACKSON, MICHIGAN  
(TAX IDENTIFICATION NO 4-1170.0100)

The City of Jackson, Jackson, Michigan has established a Brownfield Redevelopment Authority (the "Authority") in accordance with the Brownfield Redevelopment Act, Act No. 381 of the Michigan Public Acts of 1996, as amended (the "Act"). The Act was enacted to provide a means for local units of government to facilitate the revitalization of environmentally impacted, functionally obsolete, or blighted properties. The Act permits the use of the tax increment financing in order to provide the Authority with the means of financing the redevelopment project included in a Brownfield Plan.

The Authority Board has reviewed and recommended the adoption of a Brownfield Plan related to the development of one parcel of property located at 908 Greenwood Avenue, Jackson, Jackson County, Michigan. The property contains one commercial parcel that includes a two-story commercial building with an attached greenhouse, a residential structure, and associated parking areas. The future owner intends to preserve the property's current use as a floral shop, retaining the Brown Floral name, while expanding its role as a community hub through events such as DIY terrarium workshops, seasonal wreath-making, organic seed starting, and sustainable gardening classes. Additionally, the greenhouse will be used to grow fresh produce, helping to expand food access in underserved areas of the community.

The Brownfield condition that qualifies the property as eligible is a "facility" as defined in the Brownfield Redevelopment Financing Act (1996 PA 381).

This Brownfield Plan provides a means for the developer to recover their costs of eligible activities which primarily includes pre-approved department activities, and soil sampling and due care; and underground storage tank (UST) removal.

The plan will be considered for adoption at the \_\_\_\_\_, \_\_\_\_\_ meeting of the City of Jackson City Council held at TIME in the City Hall, Council Chambers, 161 West Michigan Avenue, Jackson, Michigan 49201. If you have any questions or comments concerning the Brownfield Redevelopment Authority or the adoption of the Plan you may attend the meeting and express those concerns during the Public Hearing. You may also direct inquiries to John O'Conno, [joconnor@cityofjackson.org](mailto:joconnor@cityofjackson.org), 517-768-6426

Dated: \_\_\_\_\_, \_\_\_\_\_

## Notice of Public Hearing

**NOTICE OF PUBLIC HEARING**

**THE CITY OF JACKSON BROWNFIELD REDEVELOPMENT AUTHORITY**

**OF JACKSON COUNTY**

**REGARDING ADOPTION OF A BROWNFIELD PLAN  
OF BROWN FLORAL LOCATED AT 908 GREENWOOD AVENUE WITHIN THE CITY OF JACKSON, IN THE  
COUNTY OF JACKSON, MICHIGAN**

**TO ALL INTERESTED PERSONS IN JACKSON COUNTY**

PLEASE TAKE NOTICE that the City Council for the City of Jackson, Michigan will hold a Public Hearing on \_\_\_\_\_, the \_\_\_ day of \_\_\_\_\_, at approximately \_\_\_\_\_, Eastern Daylight time in the Council Chambers within City Hall, 161 W. Michigan Avenue, Jackson, Michigan, to receive public comment on the City's Brownfield Redevelopment Plan to include therein the Brown Floral property site located at 908 Greenwood Avenue, Jackson, Jackson County, Michigan. The following legal parcel is included in the "eligible property":

Parcel ID No.: 4-1170.0100

*BEG AT SE COR OF BLK 6, HARWOOD'S ADD TH N 89°52'36" W 104.01 FT ALG S LINE OF SD BLK 6 TH N 00°30'56" E 186.05 FT TH S 89°49'13" E 54.00 FT TH N 00°30'56" E 143.06 FT TO N LN OF SD BLK 6 TH S 89°42'57" E 211.00 FT ALG SD N LN TH S 30°53'25" E 10.35 FT TO E LN OF SD BLK 6 TH S 27°56'06" W 361.32 FT ALG E LN OF BLK 6 TO POB. BLK 6 HARWOOD'S ADD. SPLIT/COMBINED ON 12/07/2022 FROM 4-117000000, 4-1170.1000, 4-117100000, 4-117200000, 4-117300000, 4-117400000, 4-117500000, 4-117600000, 4-118400000, 4-1184.1000 INTO 4-1176.0100*

The property consists of one commercial parcel consisting of 1.25-acres located in Jackson, Michigan. The site includes a two-story commercial building with an attached greenhouse, a residential structure, and associated parking areas. The future owner intends to preserve the property's current use as a floral shop, retaining the Brown Floral name, while expanding its role as a community hub through events such as DIY terrarium workshops, seasonal wreath-making, organic seed starting, and sustainable gardening classes. This Brownfield Plan aims to address environmental challenges associated with the former use of the property as a gasoline station by supporting the removal of the USTs, facilitating necessary environmental remediation, and enabling the successful revitalization of the site.

The Brownfield condition that qualifies the property as eligible is the presence of contamination that makes the site a facility as defined in the Brownfield Redevelopment Financing Act (1996 PA 381).

The Brownfield Plan, which includes a site map, is available for public inspection at the City Hall, Community Development Department, located at 161 W. Michigan Avenue, Jackson, Michigan. All aspects of the plan are open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the Jackson County Brownfield Redevelopment Authority at (517) 788-4330. THIS NOTICE is given by order of the City Council of the City of Jackson, Michigan.

Andrea Murray, Clerk  
City of Jackson

## Eligibility Documentation

Analytical Summary of Data Collected by A+ Environmental  
Brown Floral

Analyte	GSI Criteria	Soil Volatilization to Indoor Air Inhalation Criteria	Residential Drinking Water Protection Criteria	Direct Contact Criteria	GP 1 (3-5')	GP 1 (8-10')	GP 2 (9-10')	GP 2 (10-12)	GP 2 (13-15')	GP 3 (8-10')	GP 3 (12-15')	GP 6 (8')	GP 6 (12')	GP 7 (7.5')
Lead	-	-	700000	400000	<b>46000</b>	<b>44000</b>	<b>26000</b>	<b>1300</b>	<b>4000</b>	<b>8800</b>	<b>2800</b>	<b>1000</b>	<b>15000</b>	<b>3200</b>
Benzene	4000	1600	100	180000	ND	ND	ND	<b>210</b>	<b>67</b>	ND	ND	ND	ND	ND
Toluene	5400	330000	16000	50000000	ND	ND	ND	<b>140</b>	<b>64</b>	ND	ND	ND	ND	ND
o-Xylene	980	6300000	5600	410000000	ND	ND	ND	<b>180</b>	<b>320</b>	ND	ND	ND	ND	ND
m,p-Xylene	980	6300000	5600	410000000	ND	ND	ND	<b>550</b>	<b>900</b>	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	570	4300000	2100	32000000	ND	ND	ND	ND	<b>820</b>	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	1100	2600000	1800	32000000	ND	ND	ND	ND	<b>210</b>	ND	ND	ND	ND	ND

Notes

Results are reported in µg/Kg-dry

ND = Not detected

**Bold** = Detected

**Highlighted** = Exceeds EGLE Criteria

- **EGLE Brownfields**
  - [Egle-brownfields@michigan.gov](mailto:Egle-brownfields@michigan.gov)
- **State Education Tax (SET)**
  - [treas\\_LocalGov@michigan.gov](mailto:treas_LocalGov@michigan.gov)
- **School Operating Tax**
- **Med Care**
  - 517-782-8500
  - [info@jcmcf.com](mailto:info@jcmcf.com)
- **Senior Services**
  - 517-788-4364
- **Lifeways (mental health authority)**
  - 517-789-1209
  - [Contact Business - LifeWays](#)
- **County Parks**
  - 517-788-4320
  - [kewis@mijackson.org](mailto:kewis@mijackson.org)
- **Animal Control**
  - 517-788-4464
  - [animalshelter@mijackson.org](mailto:animalshelter@mijackson.org)
- **Library**
  - 517-788-4087
  - [breedl@myjdl.com](mailto:breedl@myjdl.com) (director)
- **Jackson ISD (Intermediate School District):**
  - 517-768-5200
  - [communications@jcisd.org](mailto:communications@jcisd.org)
- **JTA (Jackson Transportation Authority)**
  - 517-787-8363
  - [info@mijata.org](mailto:info@mijata.org)
- **City Operating**
- **County Oper**
- **City Public Improvements**
  - 517-788-4170
  - [mosborn@cityofjackson.org](mailto:mosborn@cityofjackson.org) (Director of public works)
- **City Police**
  - 517-788-4100
  - [ksteverson@cityofjackson.org](mailto:ksteverson@cityofjackson.org) (admin)
- **City Fire**
  - 517-788-4150
  - [tgonzales@cityofjackson.org](mailto:tgonzales@cityofjackson.org) (chief)
- **Jackson Public Schools (JPS)**

- **517-841-2187**
- [Todd.Frey@jpsk12.org](mailto:Todd.Frey@jpsk12.org) (District Director)
- **Jackson College**
  - [JCFoundation@jccmi.edu](mailto:JCFoundation@jccmi.edu)
  - 517-787-0244
  - [admissions@jccmi.edu](mailto:admissions@jccmi.edu)
  - 517-796-8425

**Brownfield Assessment Grant**  
**Summary - By Fiscal Years - From FY 2014 - Current**  
**As of 9/30/2025**

	FY 2024	FY 2025	FY 2026	
	Actual		Budget	YTD
<b>Revenues by Project:</b>				
Federal Grant - EPA	246,782	159,947	30,000	-
Total	246,782	159,947	30,000	-
<b>Expenditures:</b>				
Contractual Services	246,782	159,947	30,000	-
Total	246,782		30,000	-
<b>Rev. Over (Under) Exp.</b>	-	159,947	-	-
<b>Balance - Beginning</b>	-	-	-	-
<b>Balance - Ending</b>	-	159,947	-	-

City of Jackson  
Brownfield Redevelopment Authority Fund # 489  
Summary - By Fiscal Years - From FY 2017 - Current  
As of 9/30/2025

	Fiscal Year - Actual									FY 2026	
	2017	2018	2019	2020	2021	2022	2023	2024	2025	Budget	YTD
<b>Revenues:</b>											
Consumers	1,082,966	1,107,256	1,141,408	1,192,814	1,214,642	1,271,668	1,327,361	1,186,054	1,235,826	1,273,095	-
Heat Controller	10,974	11,283	12,039	12,949	13,553	13,945	14,462	15,755	17,093	18,000	-
DNT	5,730	-	-	-	-	-	-	-	-	-	-
GLHHC	58,933	64,309	66,691	71,782	71,053	64,811	61,253	57,431	53,512	67,700	-
Full Spectrum	66,108	67,687	60,763	64,511	65,445	-	-	-	-	-	-
D.E.P. (County)	-	-	-	-	7,340	7,736	9,176	10,643	14,600	15,610	-
Popeye's	-	-	-	-	6,831	28,855	24,745	21,677	16,046	21,140	-
The 200	-	-	-	-	-	123,044	125,962	132,279	123,303	122,305	-
ACME	-	-	-	-	-	-	1,744	1,813	1,278	1,365	-
Objective	-	-	-	-	-	-	308,358	242,975	169,663	172,085	-
The Vault	-	-	-	-	-	-	-	-	19,328	52,470	-
State Grant - EGLE (Pass-Thru)	-	-	-	-	-	-	-	46,008	243,841	-	-
Interest	4,007	7,686	19,369	14,364	2,867	5,996	59,857	92,469	76,254	40,000	3,100
Charges for Serv./Misc.	-	-	-	-	3,599	-	-	-	-	-	-
<b>Total</b>	<b>1,228,718</b>	<b>1,258,221</b>	<b>1,300,270</b>	<b>1,356,420</b>	<b>1,385,330</b>	<b>1,516,055</b>	<b>1,932,918</b>	<b>1,807,104</b>	<b>1,970,744</b>	<b>1,783,770</b>	<b>3,100</b>
<b>Expenditures:</b>											
Personnel	19,357	20,330	21,566	22,412	28,307	20,746	11,932	12,454	8,051	7,186	3,058
Contractual Services	2,996	-	-	403	5,860	8,281	96,493	(95,881)	1,108	10,000	-
Heat Controller	-	-	46,442	13,197	13,553	13,945	14,462	15,755	17,093	17,990	-
GLHHC	45,293	64,309	64,382	74,090	58,367	-	-	-	-	-	-
DEP (County)	-	-	-	-	7,340	7,736	9,176	10,643	14,600	15,610	13,144
Popeye's	-	-	-	-	-	32,114	14,894	12,344	12,198	12,125	-
The 200	-	-	-	-	-	122,044	125,173	131,279	122,303	121,310	-
ACME (County)	-	-	-	-	-	-	1,748	1,813	1,278	1,365	1,157
Objective	-	-	-	-	-	-	261,858	241,975	169,663	172,085	-
The Vault	-	-	-	-	-	-	-	-	18,640	50,774	-
Administration	12,269	12,059	176	334	336	112	84	73	59	1,000	7
Miscellaneous - EGLE (Pass-Thru)	-	-	-	-	-	-	-	46,008	243,841	-	-
Contrib.-LSRRF	71,837	67,687	58,659	66,614	78,131	64,811	114,659	61,479	54,589	67,700	-
Cont.-BRA TIF D/S	1,120,307	1,131,636	1,154,989	1,174,637	1,202,892	1,174,404	1,193,068	1,211,983	1,803,192	1,862,009	-
<b>Total</b>	<b>1,272,059</b>	<b>1,296,021</b>	<b>1,346,214</b>	<b>1,351,687</b>	<b>1,394,786</b>	<b>1,444,193</b>	<b>1,843,547</b>	<b>1,649,925</b>	<b>2,466,615</b>	<b>2,339,154</b>	<b>17,366</b>
<b>Rev. Over (Under) Exp.</b>	<b>(43,341)</b>	<b>(37,800)</b>	<b>(45,944)</b>	<b>4,733</b>	<b>(9,456)</b>	<b>71,862</b>	<b>89,371</b>	<b>157,179</b>	<b>(495,871)</b>	<b>(555,384)</b>	<b>(14,266)</b>
<b>Balance - Beginning</b>	<b>1,468,323</b>	<b>1,424,982</b>	<b>1,387,182</b>	<b>1,341,238</b>	<b>1,345,971</b>	<b>1,336,515</b>	<b>1,408,377</b>	<b>1,497,748</b>	<b>1,654,927</b>	<b>1,159,056</b>	<b>1,159,056</b>
<b>Balance - Ending</b>	<b>1,424,982</b>	<b>1,387,182</b>	<b>1,341,238</b>	<b>1,345,971</b>	<b>1,336,515</b>	<b>1,408,377</b>	<b>1,497,748</b>	<b>1,654,927</b>	<b>1,159,056</b>	<b>603,672</b>	<b>1,144,790</b>
<b>Components of Ending Fund Balance at 6/30:</b>											
Reserved for CE Debt Service	1,236,777	1,212,397	1,198,816	1,216,993	1,228,743	1,326,007	1,460,300	1,434,371	867,005		
Undistributed TIF Collections	23,368	32,717	-	-	-	-	-	-	-		
Interest earnings	419,270	426,956	446,325	460,689	463,556	469,552	529,409	621,878	698,132		
Net BRA Administration (Rev.- Exp.)	(254,431)	(284,886)	(303,901)	(331,707)	(355,779)	(387,177)	(491,957)	(401,322)	(406,081)		
<b>Total</b>	<b>1,424,984</b>	<b>1,387,184</b>	<b>1,341,240</b>	<b>1,345,975</b>	<b>1,336,520</b>	<b>1,408,382</b>	<b>1,497,752</b>	<b>1,654,927</b>	<b>1,159,056</b>		

Local Site Remediation Revolving Fund  
 Summary - By Fiscal Years - From FY 2017 - Current  
 As of 9/30/2025

Fiscal Year	Fiscal Year - Actual									FY 2026		
	2017	2018	2019	2020	2021	2022	2023	2024	2025	Budget	YTD	
<b>Revenues by Project:</b>												
Die-Namic Tool - Local Tax	5,730	-	-	-	-	-	-	-	-	-	-	-
Full Spectrum	66,108	67,687	58,659	66,614	78,131	-	-	-	-	-	-	-
GLHHC	-	-	-	-	-	64,811	61,253	57,431	53,512	67,700	-	-
Objectiv	-	-	-	-	-	-	45,500	-	-	-	-	-
Popeye's	-	-	-	-	-	-	7,906	4,048	1,077	-	-	-
Interest	910	2,152	2,748	2,408	188	700	8,297	19,999	17,670	15,000	688	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>72,748</b>	<b>69,839</b>	<b>61,407</b>	<b>69,022</b>	<b>78,319</b>	<b>65,511</b>	<b>122,956</b>	<b>81,478</b>	<b>72,259</b>	<b>82,700</b>	<b>688</b>	
<b>Expenditures:</b>												
From Local Tax:												
Contractual Services	14,850	-	-	-	1,409	-	22,500	-	200,000	20,000	-	-
Contribution to Cortland St Redev. Proj.	-	251,510	-	208,000	-	-	-	-	-	-	-	-
<b>Total</b>	<b>14,850</b>	<b>251,510</b>	<b>-</b>	<b>208,000</b>	<b>1,409</b>	<b>-</b>	<b>22,500</b>	<b>-</b>	<b>200,000</b>	<b>20,000</b>	<b>-</b>	
<b>Rev. Over (Under) Exp.</b>	<b>57,898</b>	<b>(181,671)</b>	<b>61,407</b>	<b>(138,978)</b>	<b>76,910</b>	<b>65,511</b>	<b>100,456</b>	<b>81,478</b>	<b>(127,741)</b>	<b>62,700</b>	<b>688</b>	
<b>Balance - Beginning</b>	<b>267,626</b>	<b>325,524</b>	<b>143,853</b>	<b>205,260</b>	<b>66,282</b>	<b>143,192</b>	<b>208,703</b>	<b>309,159</b>	<b>390,637</b>	<b>262,896</b>	<b>262,896</b>	
<b>Balance - Ending</b>	<b>325,524</b>	<b>143,853</b>	<b>205,260</b>	<b>66,282</b>	<b>143,192</b>	<b>208,703</b>	<b>309,159</b>	<b>390,637</b>	<b>262,896</b>	<b>325,596</b>	<b>263,584</b>	