



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

**Blackman Charter Township
Downtown Development Authority
Board Meeting**
Wednesday, February 12, 2025
7:00 a.m.
Blackman Charter Township Meeting Hall

Agenda

1. Call to Order By Chair
2. Public Comment
3. *Approval of the Blackman DDA Board Meeting Minutes from December 11, 2024
4. *Approval of the Blackman DDA Invoices and Budget Reports through January 31, 2025
5. *Review & consider approval of the Shared Use Path between Wayland Dr. & Springport Rd.
6. Discuss wetland delineation study and property clean up to prepare for marketing.
7. Chairman and Board Comments
8. Next BDDA Board Meeting: Wednesday, May 14, 2025 at 7:00 a.m.
9. Adjourn To The Call Of The Chair

**indicates attachment*



The Enterprise Group
of Jackson, Inc.

**Blackman Charter Township
Downtown Development Authority**
Staffed and Served by The Enterprise Group of Jackson, Inc.

**BDDA Annual Board Meeting Minutes
December 11, 2024, at 7:00 a.m.
Blackman Charter Township Meeting Hall**

Members Present (9): Mike Ambs, Kevin Ganton, Don Hoadley, Pete Jancek, Jeff Kinney, Roger Auwers, Rebecca Stewart, Steve Shotwell and Greg Vogt.

Members Absent (1): Dan Decker.

Others Present: Jack Ripstra, Blackman Township Engineer.

Staff: Debbie Kelly and Sara Owen, The Enterprise Group of Jackson.

Chairman Jancek called the meeting to order at 7:02 a.m.

Public Comment:

None.

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

Ms. Kelly reminded the Board that the Recodified Tax Increment Financing Act 57 requires the Blackman DDA Board to hold two semi-annual informational meetings per year. Chairman Jancek provided an update that Keith Gillenwater, Juan Zapata, Steve Shotwell, and himself have been meeting on the County Airport and DDA properties. Looking at ways to market them. They agreed that the first step is to get them cleaned up. Mr. Zapata is getting quotes. Chairman Jancek also provided an updated regarding Airport Road. There will be a fifth lane from County Farm Road to the highway. He has had two meetings with JCDOT in favor of a 10ft sidewalk.

BDDA Meeting Minutes of May 8, 2024:

Mr. Shotwell moved to approve the BDDA Meeting Minutes of May 8, 2024, as presented, with Mr. Ambs supporting. Unanimously approved.

BDDA Invoices and Budget Reports through November 30, 2024:

The BDDA has a balance available of \$1,042,259.24. Chairman Jancek explained the painting, electricity, and JCDOT invoices to the Board. *Mr. Vogt moved to approve the BDDA invoices, totaling \$8,525.00, and budget reports through November 30, 2024, as presented, with Mr. Auwers supporting. Unanimously approved by roll call vote.*

2025 BDDA Budget/2024 Amended Budget

Chairman Jancek presented the budget and noted that loans and bonds will be paid off in May. *Mr. Auwers moved to approve the BDDA 2025 Budget/Amended Budget, as presented, with Mr. Vogt supporting. Unanimously approved by roll call vote.*

Updates regarding property development:

a. BDDA and County Property Update:

Chairman Jancek stated he had a conversation with a board member regarding snow removal on the properties by Meijer down to the church, and he told them he would bring it to the board for discussion. Mr. Shotwell questioned what the agreement would entail, i.e. frequency of removal during snowstorms, and what the property owners would be responsible for. Chairman Jancek suggested he talk to their attorney first. *Mr. Shotwell brought a motion to authorize Township engineer and supervisor to seek bids for costs to maintain BDDA property sidewalks with Mr. Kinney supporting. Unanimously approved.*

b. Bond pay-off discussion

Chairman Jancek stated the plan is to have the bonds paid off by May of 2025 and as a result, the Township will be debt free. He will contact a bond attorney by February to draft a resolution.

2024 End-of-Year Report:

Ms. Kelly presented the 2024 End of Year Report, noting that the 2024 approved Scope of Work is used to report on how the BDDA reaches its annual goals. Ms. Kelly added that The Enterprise Group has added some new employees, introduced Sara Owen, and mentioned Keith Gillenwater, the new President and CEO. She stated there will be a lot of exciting things to look forward to in 2025, including a rebrand.

2025 Scope of Work:

Ms. Kelly stated that the 2025 Scope of Work mirrors the 2024 Scope of Work. *Mr. Auwers moved to approve the 2024 End-of-Year Report and the 2025 Scope of Work with Ms. Stewart supporting. Unanimously approved.*

Recommend Term Renewal for Mr. Jancek, Mr. Ganton, Mr. Ambs and Ms. Stewart, if they are willing to serve another four-year term:

All four agreed to serve another four-year term. *Mr. Shotwell moved to approve the recommendation of staff to request term renewals for Mr. Jancek, Mr. Ganton, Mr. Ambs and Ms. Stewart, with Mr. Auwers supporting. Unanimously approved.*

2025 Election of Officers and Term Renewals:

Ms. Kelly offered two options: keep the current slate of Officers for 2025 or open nominations. *Mr. Auwers moved to approve keeping the current slate of Officers for 2025 with Mr. Jancek as Chairman, Mr. Shotwell as Vice Chairman, Mr. Hoadley as Treasurer, and Mr. Vogt as Secretary. Mr. Ambs supported. Unanimously approved by roll call vote.*

2025 EG/Blackman DDA Management Agreement:

Ms. Kelly shared that the EG/BDDA Management Agreement mirrors last year's, stating that the agreement is for \$15,000 per calendar year and that the management agreement is signed by both Chairman Jancek and Mr. Gillenwater, President & CEO of The Enterprise Group. *Mr. Hoadley moved to approve the 2025 EG/Blackman DDA Management Agreement with Mr. Ambs supporting. Unanimously approved.*

2025 BDDA Board Meeting Schedule:

Ms. Kelly stated that the Blackman DDA will continue to meet on a quarterly basis. *Mr. Kinney moved to approve the 2025 BDDA Board Meeting schedule, as presented, with Mr. Auwers supporting. Unanimously approved.*

Chairman and Board Comments/Updates:

Chairman Jancek updated the Board on the BLDFFA properties, noting that Midbrook had their groundbreaking last week. A possible second tenant for JTPN is being presented for approval at the BLDFFA Annual Board meeting. Chairman Jancek noted the Marino's construction was awarded to a local company, A&E, and it will begin in 2025.

Next Meeting:

The next Blackman Charter Township DDA Board Meeting is scheduled for Wednesday, February 12, 2025, at 7:00 a.m. at the Blackman Charter Township Meeting Hall.

The meeting adjourned at 8:15 a.m.

Respectfully submitted by Sara Owen, The Enterprise Group of Jackson, Inc.

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

Invoices for the February 2025 Meeting

Vendor	Description	Amount
Ripstra	Professional Services	\$ 280.10
Wolverine Sealcoating LLC	Snow Plowing	<u>\$ 1,800.00</u>
		\$ 2,080.10

Invoices Paid in January 2025

Consumers Energy	2000 Bondsteel	\$ 56.97
Wolverine Sealcoating	Snow Plowing	\$ 995.00
		<u>\$ 1,051.97</u>



RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING - LAND SURVEYING

2535 SPRING ARBOR ROAD
JACKSON, MI 49203
OFFICE 517-789-9898
FAX 517-789-6065
www.ripstra-schepelman.com

RECEIVED
JAN 15 2025

BY:.....

To: Charter Township of Blackman DDA Date: January 10, 2025
1990 W. Parnall Road Invoice No. 06108-149
Jackson, MI 49201 Terms: Net 30 Days

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

For Services in connection with the DDA Board meeting.

For Services 11-24-24 to 12-21-24

Table with 4 columns: CLASSIFICATION, HOURS, RATE, TOTAL. Rows include Project Engineer (2.0 hours, \$130.00 rate, \$260.00 total) and Mileage Expenses (30 miles, \$0.67 rate, \$20.10 total). Total amount due is \$280.10.

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

RECEIVED
JAN 31 2025

BY:.....

Invoice

Date	Invoice #
1/15/2025	16604

Bill To

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

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

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	2/14/2025		
Description	Qty	Rate	Amount	
Veterans memorial park			0.00	
1-11-2025 plow lot 6:15AM	1	25.00	25.00	
<i>BDDA OKP</i>				
Total			\$25.00	
Payments/Credits			\$0.00	
Balance Due			\$25.00	

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

RECEIVED
JAN 31 2025

Date	Invoice #
1/15/2025	16603

Bill To

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

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	2/14/2025		
Description	Qty	Rate	Amount	
127/94 interchange walks			0.00	
1-12-2025 clear walks 4:40AM	1	170.00	170.00	
1-13-2025 clear walks 8AM	1	170.00	170.00	
1-14-2025 clear walks 6:10AM	1	170.00	170.00	
1-15-2025 clear walks 9:10AM	1	170.00	170.00	
BDDK OKPJ				
Total			\$680.00	
Payments/Credits			\$0.00	
Balance Due			\$680.00	

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

RECEIVED
JAN 31 2025

Date	Invoice #
1/15/2025	16593

Bill To

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

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	2/14/2025		
Description	Qty	Rate	Amount	
Boardman Walks			0.00	
1-12-2025 clear walks 4:30AM	1	75.00	75.00	
1-13-2025 clear walks 7:20AM	1	75.00	75.00	
1-14-2025 clear walks 5:55AM	1	75.00	75.00	
1-15-2025 clear walks 9:00AM	1	75.00	75.00	
BDDA ok PJ				
Total			\$300.00	
Payments/Credits			\$0.00	
Balance Due			\$300.00	

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

RECEIVED
JAN 31 2025

L.Y.

Invoice

Date	Invoice #
1/15/2025	16592

Bill To

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

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	2/14/2025		
Description	Qty	Rate	Amount	
Airport Road Walks			0.00	
1-12-2025 clear walks 4:35AM	1	70.00	70.00	
1-13-2025 clear walks 7:25AM	1	70.00	70.00	
1-14-2025 clear walks 4:50PM	1	70.00	70.00	
1-15-2025 clear walks 8:50AM	1	70.00	70.00	
BDDA OK PJ				
Total			\$280.00	
Payments/Credits			\$0.00	
Balance Due			\$280.00	

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

Date	Invoice #
1/31/2025	16751

Bill To

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

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	3/2/2025		
Description	Qty	Rate	Amount	
Vetrans Memorial Park			0.00	
1-23-2025 clear walks	1	25.00	25.00	
DOA				
Total			\$25.00	
Payments/Credits			\$0.00	
Balance Due			\$25.00	

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

Date	Invoice #
1/31/2025	16750

Bill To

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

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	3/2/2025		
Description	Qty	Rate	Amount	
127/I-94 interchange			0.00	
1-21-2025 clear walks 9AM	1	170.00	170.00	
1-23-2025 clear walks 10AM	1	170.00	170.00	
DDA				
Total			\$340.00	
Payments/Credits			\$0.00	
Balance Due			\$340.00	

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

Date	Invoice #
1/31/2025	16740

Bill To

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

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	3/2/2025		
Description		Qty	Rate	Amount
Boardman Walks				0.00
1-21-2025 clear walks 10:10AM		1	75.00	75.00
1-23-2025 clear walks 11:25AM		1	75.00	75.00
DOA				
Total				\$150.00
Payments/Credits				\$0.00
Balance Due				\$150.00



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

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

Account: [REDACTED]
Amount Due: **\$28.69**
Please pay by: **January 17, 2025**

Jan

▶ Thank You - We received your last payment of \$28.76 on December 05, 2024

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

248 728 934

January Energy Bill

Service dates: November 23, 2024 - December 25, 2024 (33 days)



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



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



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

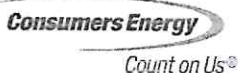
Efficient energy is reliable energy.

Count on us for ways to make your business more energy efficient, which saves you money and helps keep your service reliable. Check out rebates on efficiency upgrades, as well as programs to help manage your energy use and reduce your carbon footprint.

Energy Efficiency: www.ConsumersEnergy.com/StartSaving
Renewable Energy Solutions: www.ConsumersEnergy.com/Bus-Renewable
Business Programs: www.ConsumersEnergy.com/Business

Not sure where to start? Access your Energy Dashboard for more insights on how you use energy: www.ConsumersEnergy.com/MyEnergyDashboard

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



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

Account: [REDACTED]

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

PAYMENT CENTER
PO BOX 740309
CINCINNATI OH 45274-0309

Amount Due: **\$28.69**
Please pay by: **January 17, 2025**
Enclosed:

I 103051241364 000000028696 0000 2056 1 000000000000 H



Account: [REDACTED]

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

Amount Due: **\$28.28**
Please pay by: **February 18, 2025**

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

▶ **Thank You** - We received your last payment of \$28.69 on January 09, 2025

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

248 728 934

February Energy Bill

Service dates: December 26, 2024 - January 26, 2025 (32 days)



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



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



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

Count on us for ways to stay safe while using energy.

Did you know generators and natural gas appliances can produce carbon monoxide (CO)? CO is an invisible, toxic gas that can be produced by faulty or inadequately vented fuel-burning appliances. It's odorless, colorless and tasteless. Install a CO detector on every floor and check batteries regularly. CO poisoning symptoms can easily be mistaken for the flu. Seek prompt medical attention if you feel light-headed, nauseous or have a headache and think you've been exposed. If you suspect CO poisoning, leave the area immediately and call 9-1-1.

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

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



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

Account: [REDACTED]

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

PAYMENT CENTER
PO BOX 740309
CINCINNATI OH 45274-0309

Amount Due: **\$28.28**
Please pay by: **February 18, 2025**
▶ Enclosed:

I 103051241364 000000028282 0000 2056 0 000000000000 H

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

RECEIVED
DEC 04 2024

BY:

Invoice

Date	Invoice #
11/30/2024	16215

Bill To

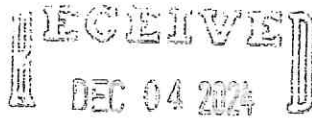
Blackman Charter Township
Peter Jancek
1990 West Parnall Rd
Jackson, MI 49201-8612

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	12/30/2024		
Description	Qty	Rate	Amount	
Vetrans Memorial Park		0.00	0.00	
11-29-2024 plow lot 12:12PM	1	25.00	25.00	
11-30-2024 plow lot 4:50AM	1	25.00	25.00	
248 728 934				
Total				\$50.00
Payments/Credits				\$0.00
Balance Due				\$50.00

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501



BY:

Invoice

Date	Invoice #
12/2/2024	16274

Bill To

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

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/1/2025		
Description	Qty	Rate	Amount	
127 - I-94 interchange walks			0.00	
11-29-2024 clear walks 2:30PM <i>BDDA ok PJ</i>	1	170.00	170.00	
<i>248 728 934</i>				
Total			\$170.00	
Payments/Credits			\$0.00	
Balance Due			\$170.00	

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

PAID
DEC 04 2024

BY:

Invoice

Date	Invoice #
12/2/2024	16278

Bill To

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

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/1/2025		
Description	Qty	Rate	Amount	
Boardman Road walks			0.00	
11-29-2024 plow walks 2:15AM	1	75.00	75.00	
<i>BDDA OK PJ</i>				
<i>248 728 934</i>				

Total	\$75.00
Payments/Credits	\$0.00
Balance Due	\$75.00

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

PAID
FEB 04 2025

Date	Invoice #
12/2/2024	16279

Bill To

BY:

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

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/1/2025		
Description	Qty	Rate	Amount	
Airport Road walks			0.00	
11-29-2024 2:45AM clear walks	1	70.00	70.00	
<i>BDDA ok PG.</i>				
<i>248 728 934</i>				
Total			\$70.00	
Payments/Credits			\$0.00	
Balance Due			\$70.00	

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

RECEIVED
DEC 16 2024

Date	Invoice #
12/15/2024	16333

Bill To

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

BY:

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/14/2025		
Description	Qty	Rate	Amount	
Airport Road Walks			0.00	
12-5-2024 clear walks	1	70.00	70.00	
12-12-2024 clear walks 9AM	1	70.00	70.00	
<i>OK by BDDA</i>				
Total			\$140.00	
Payments/Credits			\$0.00	
Balance Due			\$140.00	

248 728 934

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

Date	Invoice #
12/15/2024	16334

RECEIVED
DEC 16 2024

Bill To

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

BY:-----

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/14/2025		
Description	Qty	Rate	Amount	
Boardman Road Walks			0.00	
12-5-2024 clear walks 11:15AM	1	75.00	75.00	
12-12-2024 clear walks 8:30AM	1	75.00	75.00	
OK BDDA				
Total			\$150.00	
Payments/Credits			\$0.00	
Balance Due			\$150.00	

248 728 934

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

RECEIVED
DEC 16 2024

Date	Invoice #
12/15/2024	16345

Bill To

BY:.....

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

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/14/2025		
Description	Qty	Rate	Amount	
127/ I-94 Interchange walks			0.00	
12-5-2024 clear walks	1	170.00	170.00	
12-12-2024 clear walks 10:30AM	1	170.00	170.00	
BDDA OKPJ-				
Total			\$340.00	
Payments/Credits			\$0.00	
Balance Due			\$340.00	

248 928 934

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

RECEIVED
DEC 16 2024

Date	Invoice #
12/15/2024	16346

Bill To

BY:.....

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

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/14/2025		
Description		Qty	Rate	Amount
Vetrans Memorial park				0.00
12-5-2024 plow lot 4:15AM		1	25.00	25.00
BODA ok <i>ok</i>				
Total				\$25.00
Payments/Credits				\$0.00
Balance Due				\$25.00

248 728 934

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

Date	Invoice #
12/31/2024	16455

Bill To

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

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/30/2025		
Description	Qty	Rate	Amount	
Airport Road Walks			0.00	
12-20-2024 clear walks 1PM	1	70.00	70.00	
			0.00	
BDDA OK				
Total			\$70.00	
Payments/Credits			\$0.00	
Balance Due			\$70.00	

248 728 934

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

Date	Invoice #
12/31/2024	16456

Bill To

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

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/30/2025		
Description		Qty	Rate	Amount
Boardman Street Walks				0.00
12-20-2024 clear walks 1:10PM		1	75.00	75.00
BDDA okay				
Total				\$75.00
Payments/Credits				\$0.00
Balance Due				\$75.00

248 728 934

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

Invoice

Date	Invoice #
12/31/2024	16465

Bill To

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

517-962-4261 Office
 517-513-8065 Fax
www.sales@wolverineseal.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/30/2025		
Description		Qty	Rate	Amount
127 / 1-94 walks				0.00
12-20-2024 clear walks 1:05AM		1	170.00	170.00
BDDA OK PJ				
Total				\$170.00
Payments/Credits				\$0.00
Balance Due				\$170.00

248 728 934

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

Invoice

Date	Invoice #
12/31/2024	16466

Bill To

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

517-962-4261 Office
 517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/30/2025		
Description		Qty	Rate	Amount
Vetrans memorial park				0.00
12-20-2024 plow lot 1:40PM		1	25.00	25.00
BDDA ok <i>[initials]</i>				
Total				\$25.00
Payments/Credits				\$0.00
Balance Due				\$25.00

248 728 934

User: LINDA

DB: Blackman

PERIOD ENDING 01/31/2025

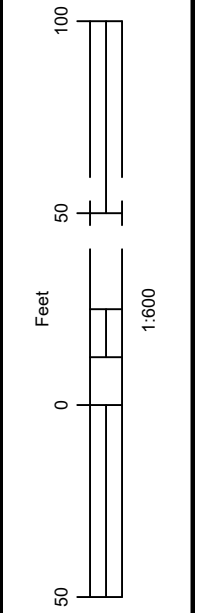
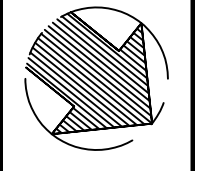
GL NUMBER	DESCRIPTION	2025		YTD BALANCE 01/31/2025 NORM (ABNORM)	ACTIVITY FOR MONTH 01/31/25 INCR (DECR)	AVAILABLE		% BGD USED
		ORIGINAL BUDGET	2025 AMENDED BUDGET			BALANCE NORM (ABNORM)		
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Revenues								
Dept 000 - CASH RECEIPTS								
248-000-414.000	TAX TRIBUNAL/REFUNDS ORDERED	(11,965.64)	(11,965.64)	0.00	0.00	(11,965.64)	0.00	
248-000-440.000	DDA PROPERTY TAXES	522,000.00	522,000.00	0.00	0.00	522,000.00	0.00	
248-000-525.200	FEDERAL GOV'T INTEREST CREDIT	29,510.95	29,510.95	0.00	0.00	29,510.95	0.00	
248-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	31,212.00	31,212.00	0.00	0.00	31,212.00	0.00	
248-000-665.000	INVESTMENT/INTEREST	2,601.00	2,601.00	0.00	0.00	2,601.00	0.00	
248-000-672.000	MISCELLANEOUS REVENUE	3,121.20	3,121.20	0.00	0.00	3,121.20	0.00	
Total Dept 000 - CASH RECEIPTS		576,479.51	576,479.51	0.00	0.00	576,479.51	0.00	
TOTAL REVENUES		576,479.51	576,479.51	0.00	0.00	576,479.51	0.00	
Expenditures								
Dept 728 - DEBT SERVICE FUND								
248-728-801.000	PROFESSIONAL SERVICES	53,000.00	53,000.00	0.00	0.00	53,000.00	0.00	
248-728-900.000	PRINTING/PUBLISHING	140.00	140.00	0.00	0.00	140.00	0.00	
248-728-934.000	REPAIR/MAINTENANCE	10,000.00	10,000.00	28.69	28.69	9,971.31	0.29	
248-728-955.000	MISCELLANEOUS EXPENSE	250.00	250.00	0.00	0.00	250.00	0.00	
Total Dept 728 - DEBT SERVICE FUND		63,390.00	63,390.00	28.69	28.69	63,361.31	0.05	
Dept 901 - CAPITAL DETAIL								
248-901-970.000	CONSTRUCTION COSTS	103,000.00	103,000.00	0.00	0.00	103,000.00	0.00	
Total Dept 901 - CAPITAL DETAIL		103,000.00	103,000.00	0.00	0.00	103,000.00	0.00	
Dept 906 - BOND PAYMENTS								
248-906-991.000	BOND PAYMENTS PRINCIPAL	816,500.00	816,500.00	0.00	0.00	816,500.00	0.00	
248-906-993.000	BOND PAYMENT INTEREST	23,000.00	23,000.00	0.00	0.00	23,000.00	0.00	
Total Dept 906 - BOND PAYMENTS		839,500.00	839,500.00	0.00	0.00	839,500.00	0.00	
TOTAL EXPENDITURES		1,005,890.00	1,005,890.00	28.69	28.69	1,005,861.31	0.00	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:								
TOTAL REVENUES		576,479.51	576,479.51	0.00	0.00	576,479.51	0.00	
TOTAL EXPENDITURES		1,005,890.00	1,005,890.00	28.69	28.69	1,005,861.31	0.00	
NET OF REVENUES & EXPENDITURES		(429,410.49)	(429,410.49)	(28.69)	(28.69)	(429,381.80)	0.01	

O'NEILL ROAD

AIRPORT ROAD



BOARDMAN ROAD
STA. 21+00 TO STA. 29+00



CALCULATED
CHECKED

ROAD PLAN 2
AIRPORT ROAD CORRIDOR IMPROVEMENTS

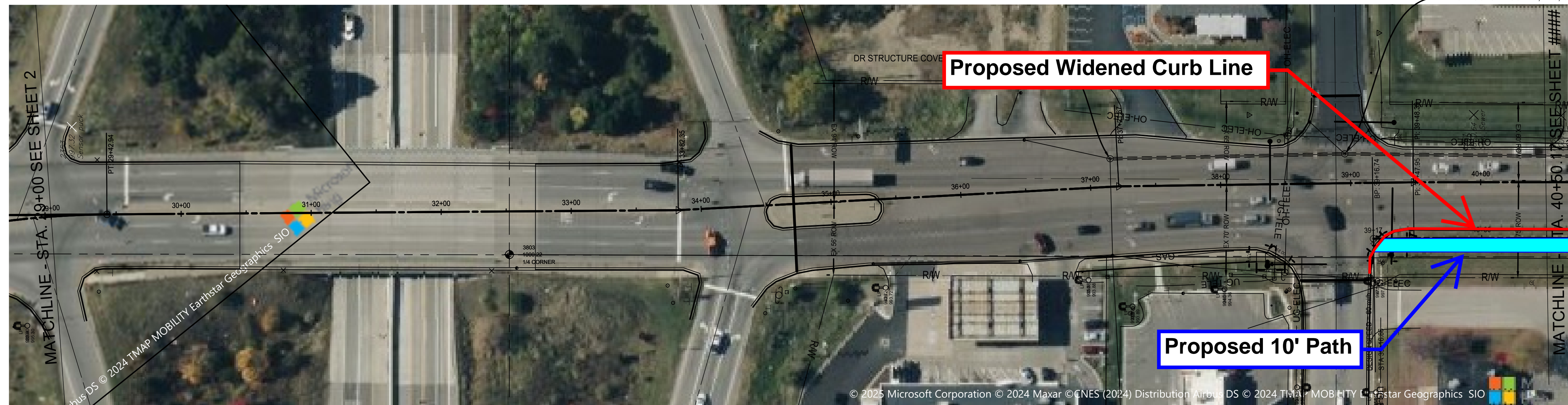
JACKSON COUNTY DOT
BLACKMAN TWP.

EB I94 OFF RAMP

WB I94 ON RAMP

WAYLAND DRIVE

AIRPORT ROAD

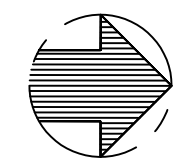


EB I94 ON RAMP

WB I94 OFF RAMP

BOB McCLAIN DRIVE

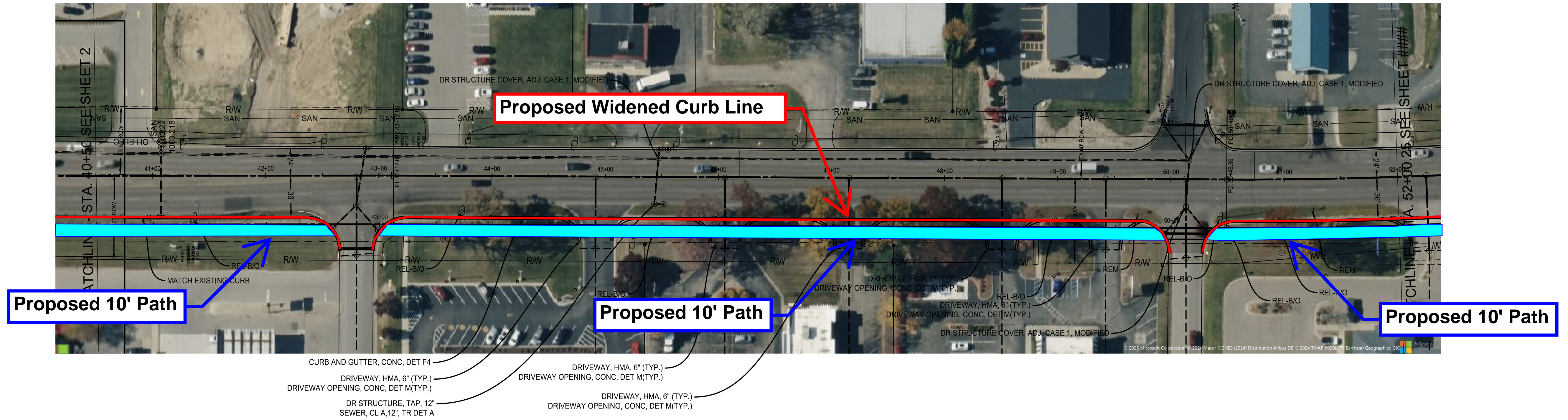
STA. 29+00 TO STA. 40+50



SCHEELE DRIVE

AIRPORT ROAD

AIRPORT ROAD

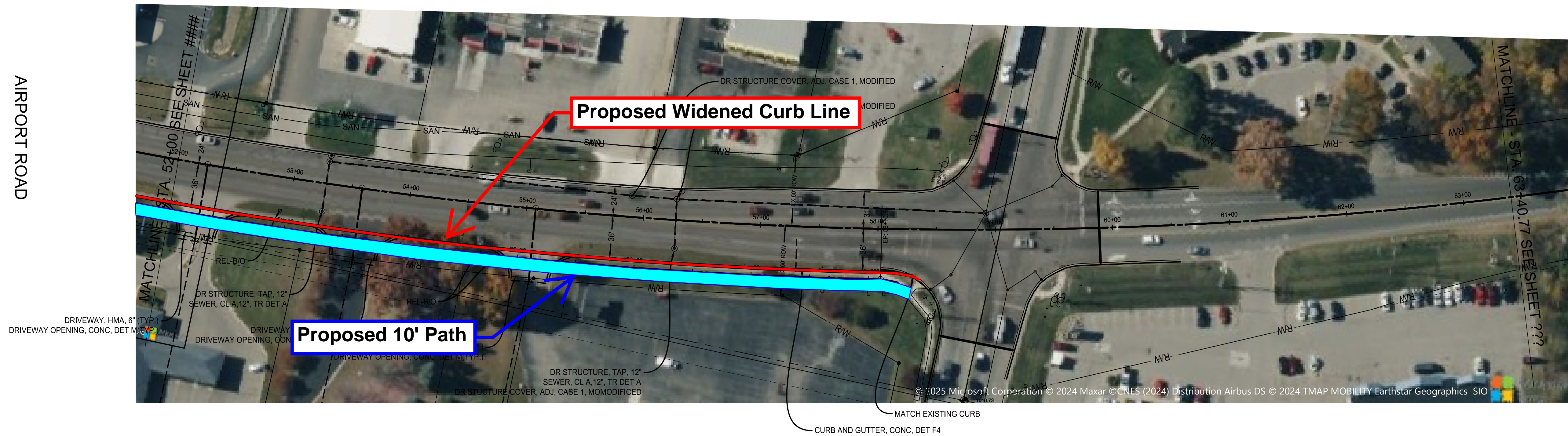


STA. 40+50 TO STA. 52+00

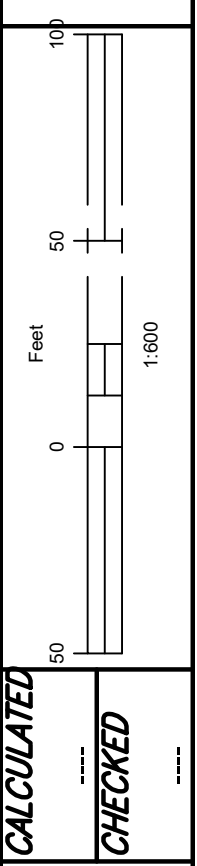
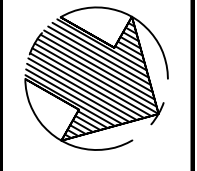
COUNTY FARM ROAD

AIRPORT ROAD

SPRINGPORT ROAD



SPRINGPORT ROAD
STA. 52+00 TO STA. 59+00



ROAD PLAN 3
AIRPORT ROAD CORRIDOR IMPROVEMENTS

JACKSON COUNTY DOT
BLACKMAN TWP.

Engineer's Opinion of Costs

Project Number: 220301 Estimate Number: 3: Non-Motorized Path, Conc Miscellaneous Project Type: Location: Airport Rd Blackman Township Description:	Project Engineer: Michael C. Anderson Date Created: 9/3/2024 Date Edited: 9/3/2024 Fed/State #: Fed Item: Control Section:
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Line	Pay Item	Description	Quantity	Units	Unit Price	Total
0001	2020002	Tree, Rem, 19 inch to 36 inch	5.000	Ea	\$1,750.00	\$8,750.00
0002	2020003	Tree, Rem, 37 inch or Larger	5.000	Ea	\$3,000.00	\$15,000.00
0003	2020004	Tree, Rem, 6 inch to 18 inch	3.000	Ea	\$1,250.00	\$3,750.00
0004	3020016	Aggregate Base, 6 inch	1,876.000	Syd	\$10.00	\$18,760.00
0005	8020001	Curb, Conc, Det E1	100.000	Ft	\$24.00	\$2,400.00
0006	8030010	Detectable Warning Surface	50.000	Ft	\$60.00	\$3,000.00
0007	8030030	Curb Ramp Opening, Conc	210.000	Ft	\$35.00	\$7,350.00
0008	8032002	Curb Ramp, Conc, 6 inch	750.000	Sft	\$15.00	\$11,250.00
0009	8060020	Shared use Path, Conc	1,876.000	Syd	\$55.00	\$103,180.00
0010	8060030	Shared use Path, Grading	1,700.000	Ft	\$15.00	\$25,500.00
0011	8100371	Post, Steel, 3 pound	200.000	Ft	\$9.00	\$1,800.00
0012	8100404	Sign, Type IIIA	50.000	Sft	\$25.00	\$1,250.00
0013	8100405	Sign, Type IIIB	50.000	Sft	\$25.00	\$1,250.00
0014	8162001	Slope Restoration, Non-Freeway, Type A	1,240.000	Syd	\$5.00	\$6,200.00

Line	Pay Item	Description	Quantity	Units	Unit Price	Total
Estimate Total: \$209,440.00						

Engineer's Opinion of Costs

Project Number: 220301 Estimate Number: 2: Non-Motorized Path, HMA Project Type: Miscellaneous Location: Airport Rd Blackman Township Description:	Project Engineer: Michael C. Anderson Date Created: 9/3/2024 Date Edited: 9/3/2024 Fed/State #: Fed Item: Control Section:
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Line	Pay Item	Description	Quantity	Units	Unit Price	Total
0001	2020002	Tree, Rem, 19 inch to 36 inch	5.000	Ea	\$1,750.00	\$8,750.00
0002	2020003	Tree, Rem, 37 inch or Larger	5.000	Ea	\$3,000.00	\$15,000.00
0003	2020004	Tree, Rem, 6 inch to 18 inch	3.000	Ea	\$1,250.00	\$3,750.00
0004	3020016	Aggregate Base, 6 inch	1,876.000	Syd	\$10.00	\$18,760.00
0005	8020001	Curb, Conc, Det E1	100.000	Ft	\$24.00	\$2,400.00
0006	8030010	Detectable Warning Surface	50.000	Ft	\$60.00	\$3,000.00
0007	8030030	Curb Ramp Opening, Conc	210.000	Ft	\$35.00	\$7,350.00
0008	8032002	Curb Ramp, Conc, 6 inch	750.000	Sft	\$15.00	\$11,250.00
0009	8060030	Shared use Path, Grading	1,700.000	Ft	\$15.00	\$25,500.00
0010	8060040	Shared use Path, HMA	325.000	Ton	\$170.00	\$55,250.00
0011	8100371	Post, Steel, 3 pound	200.000	Ft	\$9.00	\$1,800.00
0012	8100404	Sign, Type IIIA	50.000	Sft	\$25.00	\$1,250.00
0013	8100405	Sign, Type IIIB	50.000	Sft	\$25.00	\$1,250.00
0014	8162001	Slope Restoration, Non-Freeway, Type A	1,240.000	Syd	\$5.00	\$6,200.00

Line	Pay Item	Description	Quantity	Units	Unit Price	Total
Estimate Total: \$161,510.00						
