AGENDA – CITY COUNCIL MEETING

December 8th, 2020
6:30 p.m.

1. CALL TO ORDER.

2. PLEDGE OF ALLEGIANCE – Invocation will be given by Second Ward Councilmember Freddie Dancy

3. ROLL CALL.

4. ADOPTION OF AGENDA.

5. PRESENTATIONS/PROCLAMATIONS.

a. Presentation by Jackson School of the Arts

6. PUBLIC HEARINGS.

Confirmation of Special Assessment Rolls Nos. 4297, 4298, 4299 and 4300. Recess as a City Council and convene as a Board of Review.

A. Public Hearing on Special Assessment Roll No. 4297 Delinquent Miscellaneous 101 General Fund Accounts Receivable

1. Resolution Confirming Roll No. 4297

B. Public Hearing on Special Assessment Roll No. 4298 Delinquent Miscellaneous 641 Public Works Fund Accounts Receivable.

1. Resolution Confirming Roll No. 4298

C. Public Hearing on Special Assessment Roll No. 4299 Delinquent Miscellaneous 241 Housing Code Fund Accounts Receivable

1. Resolution Confirming Roll No. 4299

D. Public Hearing on Special Assessment Roll No. 4300 Delinquent Miscellaneous 590 Wastewater Fund Accounts Receivable

1. Resolution Confirming Roll No. 4300

Adjourn as a Board of Review and Reconvene as City Council.

E. Public Hearing and Resolution determining the necessity for street reconstruction and water and sewer main replacement on Douglas Street from West Avenue to Mound Avenue.
Recommendation: *Public hearing of necessity for street reconstruction and water and sewer main replacement on Douglas Street, from West Avenue to Mound Avenue.*

F. Conduct a Public Hearing to Receive Citizen Comment for CDBG/HOME Program Performance and Authorize Submission of the 2019 – 2020 Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD) Recommendation:
Conduct a Public Hearing to receive citizen comment for CDBG/HOME Program Performance and authorize submission of the 2019 – 2020 CAPER to HUD.

7. CITIZEN COMMENTS. (3-Minute Limit)

8. PETITIONS & COMMUNICATION FROM CITY STAFF AND OTHER GOVERNMENTAL ENTITIES. (Accept & Place on File).

A. Accept and place on file the CDBG, HOME, and CDBG-CV Homeless Prevention Financial Summaries through October 31,2020
Recommendation: *Accept and place on file the CDBG, HOME and CDBG-CV Homeless Prevention Financial Summaries through October 31, 2020.*

B. Letter from 3rd Ward Councilmember Jeromy Alexander

9. CONSENT CALENDAR.

A. Minutes of the Regular Meeting of November 24, 2020:
*Approve the minutes of the regular City Council meeting of November 24, 2020***.**

B. Environmental Commission Ex-Officio Appointment
Recommendation: *Approve the Mayor's recommendation to reappoint Jill Ramsey to the Environmental Commission as an ex-officio member for a one-year term beginning January 01, 2021 and ending December 31, 2021.ent*

C. Administrative Hearings Bureau Reappointment: *Approve the Mayor's recommendation to reappoint Charles J. Falahee, as administrative hearings bureau officer for the City of Jackson Administrative Hearings Bureau for a two-year term, beginning January 1, 2021, and ending December 31, 2022.*

D. MERS Retirement: *Approve the Michigan Employee Retirement System Defined Contribution Addendum.*

10. OTHER BUSINESS.

A. Second Reading and Final Adoption of Ordinance 2020-21
RECOMMENDATION: *Adopt Ordinance No. 2020-21 to amend Chapter 28 of the City of Jackson Code of Ordinances to modify regulations for Medical Marihuana Facilities and Adult-Use Marihuana Faculties for the health, safety, and welfare of the citizens of Jackson***.**

B. Second Reading and Final Adoption of Ordinance 2020-20
Recommendation*: Adopt Ordinance No. 2020-20 to amend Article XVIII of Chapter 16 of the City of Jackson Code of Ordinances requirements for Medical Marihuana Facilities and Adult-Use Marihuana Faculties to protect the public health, safety, and welfare of the City of Jackson; to set licensing fees for the purpose of defraying the costs associated with the implementation and enforcements, and to provide penalties for violations.*

11. NEW BUSINESS.

A. Contract Renewal for Traffic Signal Work.
Recommendation: *Approval of Contract Renewal with J. Ranck Electric, Inc. for Traffic Signal Work.*

B. 2021 Meeting Dates Resolution.

Recommendation: *Resolution establishing City Council meeting dates for 2021.*

C. Waive the Local Emergency Hazard Rehabilitation Loan Limit of $25,000 and Award an Emergency Hazard Rehabilitation Contract in the Amount of $32,625 to Weiler Excavating LLC ($26,000) and J. Wrozek Roofing Co. ($6,625) for 160 W. Mansion St.
Recommendation: *Waive the local emergency hazard rehabilitation loan limit of $25,000 and award an emergency hazard rehabilitation contract in the amount of $32,625 to Weiler Excavating LLC ($26,000) and J. Wrozek Roofing Co. ($6,625) for 160 W. Mansion St.*

D. Consideration of the sale of city owned property located at 135 W. Cortland St., otherwise known as Vermuelen's Building.

E. Approve Conditional Phase One Facility License for a Medical/Adult Use Marihuana Establishment as per Ordinance No. 2020-15.
Recommendation: *Approve conditional phase one facility license for JARS Holding LLC Medical/Adult Use Marihuana Provisioning Center at 156 Cooper as per Ordinance No. 2020-15***.**

F. Approve Conditional Phase One Facility License for a Medical/Adult Use Marihuana Establishment as per Ordinance No. 2020-15.
Recommendation: *Approve conditional phase one facility license for Objectiv Growth Michigan LLC Medical/Adult Use Marihuana Class C Grow and Processing Facility at 811 East Washington and abutting property owned by Pennsylvania Lines LLC as per Ordinance No. 2020-15.*

G. Approve a Resolution to Exercise the City Of Jackson's Second Right of First Refusal Opportunity under PA 123 of 1999 to Take Control of Twelve (12) Tax Foreclosed Parcels, Forgo its Right to Nine (9) Vacant Lots, and Authorize the City Manager to Sign Any and All Documents Necessary to Effectuate the Transfer.
Recommendation: *Approve a resolution to exercise the City of Jackson's second right of first refusal opportunity under PA 123 of 1999 to take control of twelve (12) tax foreclosed parcels, forgo its right to nine (9) vacant lots, and authorize the City Manager to sign any and all documents necessary to effectuate the transfer.*

12. EXECUTIVE SESSION
(To Discuss Collective Bargaining Agreement)

13. CITY COUNCILMEMBER'S COMMENTS

14. MANAGER'S COMMENTS.

15. ADJOURNMENT.

JACKSON
Founded 1829

City Clerk's Office
161 W. Michigan Ave. • Jackson, MI 49201
Phone: (517) 788-4025

MEMO TO: Mayor and City Councilmembers

FROM: Andrea Muray, City Clerk

DATE: December 8, 2020

SUBJECT: Confirmation of Special Assessment Rolls Nos. 4297, 4298, 4299 and 4300

Recommendation:

Recess as a City Council and convene as a Board of Review.

A. Public Hearing on Special Assessment Roll No. 4297 Delinquent Miscellaneous 101 General Fund Accounts Receivable

    1. Resolution Confirming Roll No. 4297

B. Public Hearing on Special Assessment Roll No. 4298 Delinquent Miscellaneous 641 Public Works Fund Accounts Receivable.

    1. Resolution Confirming Roll No. 4298

C. Public Hearing on Special Assessment Roll No. 4299 Delinquent Miscellaneous 241 Housing Code Fund Accounts Receivable

    1. Resolution Confirming Roll No. 4299

D. Public Hearing on Special Assessment Roll No. 4300 Delinquent Miscellaneous 590 Wastewater Fund Accounts Receivable

    1. Resolution Confirming Roll No. 4300

Adjourn as a Board of Review and Reconvene as City Council.

The attached resolutions are preliminary because payments can be made until 5 p.m. on December 8, 2020 Therefore, if in the event the amount of the Special Assessment Roll is changed, final copies of each resolution will be in provided via email prior to the meeting

A notification letter was sent to each property owner included on the rolls. It is my recommendation that the resolutions be adopted after the public hearings are held.

CITY OF JACKSON
Founded 1829

City Assessor's Office
161 W. Michigan Ave. • Jackson, MI 49201
Phone: (517) 788-4033 • Facsimile: (866) 902-7891

November 18, 2020

AMENDED

Andrea Muray, City Clerk
City of Jackson
161 W. Michigan Avenue
Jackson, MI 49201

Please place on the agenda for Tuesday, November 10, 2020, the following special assessment roll(s), setting a public hearing for December 8, 2020:

ROLL NUMBER	ROLL PURPOSE	AMOUNT ASSESSED	INSTALLMENTS
4297	Del'q Misc 101 General Fund Accounts Receivable	$ 39,835.74	1
4298	Del'q Misc 641 Public Works Fund Accounts Receivable	$ 25,594.23	1
4299	Del'q Misc 251 Housig Code Fund Accounts Receivable	$ 807.44	1
4300	Del'q Misc 590 Wastewater Fund Accounts Receivable	$ 411.67	1

The above special assessment roll(s) will be confirmed by the City Council on said Tuesday, December 8, 2020.

For each roll, prior to mailing, please provide our office with a sample of the letter that will be sent to property owners.

Thank you,

-Assessor's office

Copy: City Manager's Office, Engineering, Public Works Department, Water Department, Wastewater Treatment Plant, NEO; Finance/Sue, File.

Sec. 26-75. - Cutting and removing grass, noxious weeds, rank vegetation and trees; duty of owner and occupant.

(a) It shall be unlawful for the occupant or owner of every property within the city to permit, allow, or otherwise cause any of the following activities upon property so owned or occupied:

(1) Growth of any noxious weed, grass, or other rank vegetation of a height greater than eight (8) inches on average .

(2) Accumulation of dead weeds, grass, brush, leaves, on the property.

(b) It shall be the duty of every owner or occupant of such property to cause the weeds, brush, leaves, rank vegetation, trees, branches, or grass to be cut, destroyed or removed and disposed of according to recommendations for that species by the State of Michigan guidelines of invasive species. In general, the plan should be pulled and bagged prior to setting seed according to the State of Michigan guideline of invasive species.

(c) For purposes of this article, "noxious weeds" includes "invasive species" and "watch list species" as listed on the State of Michigan Invasive Species webpage (https://www.michigan.gov/invasives/), as amended.

(d) For purposes of this article, *"rank vegetation"includes,* but is not necessarily limited to, cultivated, non-cultivated, ornamental, non-ornamental unmaintained woody plants, or shrubs.

(e) For purposes of this article, *"fallen* trees"includes, but is not necessarily limited to, those trees, branches, or other portions of trees that hang low, lean, lie upon the ground, or cause hazardous conditions whether on public or private property.

(Ord. No. 2013-24, § 2, 11-26-13, eff. 12-26-13; Ord. No. 2020-04, § 2, 4-28-20)

Sec. 26-77. - Notice; when city to do work; penalties .

(a) If the provisions of section 26-75 and section 26-76 are not complied with, the director of public works, or his or her designee, must notify the occupant or owner of the property to comply with this article; such notice shall:

(1) Be given to each owner or occupant in accordance with section 1-15 of this Code; and

(2)

Require compliance with this article within ten (10) days after the mailing of such notice. In lieu of the above notice, the city may publish notice during the month of March of each year, in a newspaper of general circulation within the county, advising the general public that the provisions of city ordinances adopted under the authority of Act No. 359 of the Public Acts of Michigan of 1941 (MCL 247.61 et se q.), as amended, will be enforced within the city.

(b) If the occupant or owner of the premises does not then remove, destroy, spray, or cut all weeds, brush, leaves, rank vegetation, trees, branches, or grass in a manner consistent with section 26-75 and section 26-76, the director of public works, or his or her designee, will cause the weeds, brush, leaves, rank vegetation, trees, branches, or grass to be cut, removed, sprayed, or destro yed. The costs incurred by the city shall be billed to the owner. The director of public works shall cause an invoice to be directed to the owner of the property which shall be due and payable within thirty (30) days. If the owner fails to pay the invoiced charges within thirty (30) days of mailing of the invoice, the city may cause the cost reflected in the invoice to be assessed against the premises as a special assessment, and the city may institute an action against the owner for the collection of the costs in any court of competent jurisdiction. However, the city's attempt to collect such costs shall not invalidate or waive any lien filed against the property. The levy or collection of the special assessment will not relieve any person offending against this article from the penalties prescribed in section 26-80.

(Ord. No. 2013-24, § 2, 11-26-13, eff. 12-26-13)

Sec. 26-79. - Right of entry for inspection and removal; interference.

The director of public works shall have the authority to enter upon private property and premises for the purpose of examining and inspecting any trees, tree stumps, branches, shrubs, bushes, plants, vines, weeds, brush, leaves, rank vegetation, grass, and all other woody vegetation to determine if the vegetation complies with this article. The director of public works shall have the authority to enter upon private property and premises for the purpose of cutting, destroying, spraying, treating, grinding, or removing any trees, tree stumps, branches, shrubs, bushes, plants, vines, weeds, brush, leaves, rank vegetation, grass, and all other woody vegetation under this article. No person shall impede, interfere with, or obstruct the director of public works, or his authorized representatives, while they are engaged in carrying out the provisions of this article. No damages shall be awarded to any property owner, individual, or other legal entity for the destruction or injury of any tree, shrub or plant, fruit, or other vegetation, if done by the director of public works or under his direction, in accordance with this article.

(Ord. No. 2013-24, § 2, 11-26-13, eff. 12-26-13)

Sec. 26-80. - Penalties.

Any occupant or owner of any premises who fails to comply with this article is subject, upon adjudication, to the penalty provided for under Chapter 2.5 of this Code.

(Ord . No. 2013-24, § 2, 11-26-13, eff. 12-26-13)

MEMO TO: Jason Yoakam/City Assessor

FROM: Jennifer Morris, Director of Neighborhood and Economic Operations

DATE: November 23, 2020

REFERENCE: Securing Open and Accessible Private Property (Board Ups)

SUMMARY

The City of Jackson has enforced the Chapter 14 - Housing Ordinance, Sec. 14-408 (Duty to Maintain and Secure) since its adoption in early 2012.

BUDGETARY CONSIDERATIONS

Ensuring that a property is maintained and secured is the responsibility of the property owner and as such the cost to secure a structure is billed to the property owner through the means outlined in Sec. 14-410 (Abatement). However, if said invoices remain delinquent, City Council annually writes off these charges when deemed uncollectable.

HISTORY, BACKGROUND and DISCUSSION

The City of Jackson has utilized a private contractor(s) dating back to 2012 to secure any privately held open and accessible structure in the City of Jackson. The department continues to recommend this approach since it is the only means of ensuring that an open and accessible structure does not become a safety concern and potentially result in additional damage to the home.

DISCUSSION OF THE ISSUE

Continuing to board up all such structures is essential in maintaining the safety and appearance of our neighborhoods.

MEMO TO: Jason Yoakam/City Assessor

FROM: Wastewater Treatment Plant/tmc

DATE: November 18, 2020

REFERENCE: IPP Sampling Explanation

SUMMARY

The City of Jackson is required by EGLE (Michigan Department of Environment, Great Lakes and Energy) to test the 22 industrial properties that discharge into the city's Wastewater Treatment Facility.

BUDGETARY CONSIDERATIONS

This project is included in the annual budget and all work performed is charged back to property owners.

HISTORY, BACKGROUND and DISCUSSION

The City of Jackson Wastewater Treatment Facility routinely checks via physical sampling all 22 industrial dischargers on the city's wastewater system. This testing maintains that the industrial dischargers are using treatment techniques and management practices to reduce or eliminate the discharge of harmful pollutants into the city's sanitary system. This also confirms that they are complying with both the city ordinance and Michigan State's Industrial Pretreatment Program (IPP).

DISCUSSION OF THE ISSUE

This work is vital to maintaining that our Wastewater Treatment Facility is not receiving harmful pollutants and then releasing them unknowingly into the environment and the waters of the State of Michigan.

MEMO TO: Jason Yoakam/City Assessor

FROM: Tina Clark/Public Works

DATE: November 12, 2020

REFERENCE: Private Property (Weed Mowing) Enforcement Explanation

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SUMMARY

The City of Jackson has enforced the Noxious Weed Ordinance Sections 26-75 and 26-77 for more than 20 years.

BUDGETARY CONSIDERATIONS

This project is included in the annual budget, and all work performed is charged back to property owners.

HISTORY, BACKGROUND and DISCUSSION

The City of Jackson has utilized a contractor for the last 20 years to remove weeds, grass, woody weeds and overgrowth site distance issues from unkempt private properties in the City of Jackson. It has been the recommendation of both the department head and the City Manager each year to utilize a contractor to aid in the enforcement of the city's Noxious Weed Ordinance.

DISCUSSION OF THE ISSUE

This work is vital to maintaining the appearance of our neighborhoods by enforcing the Noxious Weed Ordinance when necessary.

RESOLUTION- Roll No. 4297

BY THE CITY COUNCIL:

WHEREAS, the Assessor, in accordance with the direction of the City Council, did make assessments for Delinquent Miscellaneous 101 General Fund Accounts Receivable which assessments were by him placed on Assessment Roll No. 4297 in the amount of **$39,835.74**; and

WHEREAS, notice has been duly given that the City Council and Assessor will sit as a Board of Review in the Council Chambers in the City of Jackson on Tuesday, the 8th day of December, 2020, at 6:30 p.m. and hear any and all objections and suggestions by interested parties to said special assessments as contained in said Assessment Roll, and the matter of said review having come on to be heard and the City Council and Assessor sitting as a Board of Review having heard all objections and suggestions made thereto and having fully considered same;

NOW, THEREFORE, BE IT RESOLVED that each and all of the assessments as contained in said roll are hereby confirmed and made valid liens against the property and valid claims against the owners thereof, and the City Clerk is hereby directed to make certificates of this determination and attach the same to said roll and to present said roll to the City Treasurer for collection; and

BE IT FURTHER RESOLVED that payment of each individual assessment shall be due and payable sixty (60) days after approval of this resolution.

* * * * *

State of Michigan)
County of Jackson) ss
City of Jackson)

I, Andrea Muray, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City council sitting as a Board of Review on the 8th day of December, 2020.

IN WITNESS WHEREOF, I have hereto affixed my Signature and the Seal of the City of Jackson, Michigan, on this 9th day of December, 2020.

_____
Andrea Muray, City Clerk

Special Assessment Roll for CITY OF JACKSON

Roll for Year 2020
Population: Special Assessment District (4297)
Special Population Both Active and Inactive Parcels

Sp. District / Heading	Parcel # / Owner	Principal / Admin Fee	Interest / Penalty	Addtl Penlty / Cert Fee	Total / Installment	Prin Bal / Payoff Int	Total / Payoff
4297	1-034500000	0.00	0.00		0.00	347.02	347.02
DLQ 101 GEN FUND	WALLACE CLINTON	0.00				0.00	
	5202 DUPONT ST FLINT MI 48505						
N 1/2 OF LOT 5 BLK 4 DURAND'S ADD							
4297	1-034800000	0.00	0.00		0.00	413.25	413.25
DLQ 101 GEN FUND	WEDLOCK MARY M ETAL	0.00				0.00	
	PO BOX 46333 CINCINNATI OH 45240						
E 23 FT OF LOT 3 & W 27 FT OF LOT 4 BLK 4 DURAND'S ADD							
4297	1-054800000	0.00	0.00		0.00	682.58	682.58
DLQ 101 GEN FUND	PATTERSON LAMONT ESTATE	0.00				0.00	
	1288 LENORE AVE COLUMBUS OH 43224						
LOT 19 & W 1/2 OF LOT 20 BLK 5 NORTH STAR ADD							
4297	1-056400000	0.00	0.00		0.00	176.34	176.34
DLQ 101 GEN FUND	BROWNER LEE ROY	0.00				0.00	
	1012 N BLACKSTONE ST JACKSON MI 49202						
COM ON W LN OF BLACKSTONE ST 326 FT S OF N LN OF SEC 34 TH N 72 FT TH W 132 FT TH S 72 FT TH E 132 FT TO BEG NW 1/4 OF NE 1/4 OF SEC 34 T2S R1W							
4297	1-058000000	0.00	0.00		0.00	343.20	343.20
DLQ 101 GEN FUND	BERLANGA PEDRO & JULIA	0.00				0.00	
	6342 LAURA LN FLINT MI 48507						
N 77.25 FT OF LOT 12 LANSING AVE ADD							
4297	1-058600000	0.00	0.00		0.00	170.52	170.52
DLQ 101 GEN FUND	THOMAS JOHN W & EDITH J TRUST	0.00				0.00	
	2326 PIONEER DR JACKSON MI 49201						
E 10 FT OF LOT 15 & W 30 FT OF LOT 16 LANSING AVE ADD							
4297	1-068900000	0.00	0.00		0.00	1,598.66	1,598.66
DLQ 101 GEN FUND	WINN LYNN R	0.00				0.00	
	424 SKYLINE DR HORTON MI 49241						
0690 LOTS 42 & 43 HILLSIDE SUB DIV							
4297	1-075100000	0.00	0.00		0.00	511.84	511.84
DLQ 101 GEN FUND	CURTIS MATTHEW	0.00				0.00	
	711 LEROY ST JACKSON MI 49202						
LOT 107 HILLSIDE SUB DIV							

Sp. District / Heading	Parcel # / Owner	Principal / Admin Fee	Interest / Penalty	Addtl Penlty / Cert Fee	Total / Installment	Prin Bal / Payoff Int	Total / Payoff
4297	2-004700000	0.00	0.00		0.00	170.52	170.52
DLQ 101 GEN FUND	EDGING DAKOTA R ETAL	0.00				0.00	
	320 CLINTON ST JACKSON MI 49201						
E 61.25 FT OF LOT 5 B3N R3W OF THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG							
4297	2-072800000	0.00	0.00		0.00	335.56	335.56
DLQ 101 GEN FUND	PERU JERRY W ESTATE	0.00				0.00	
	4765 BAVARIAN DR JACKSON MI 49201						
N 49 FT OF W 6 RDS OF LOT 9 BLK 2 CARR & PECK'S ADD							
4297	2-0896.1000	0.00	0.00		0.00	601.06	601.06
DLQ 101 GEN FUND	ROSE DAVID ETAL	0.00				0.00	
	16859 TRAIL VIEW CR PARKER CO 80134						
LOT 2 & N 1/2 OF E 5 FT OF LOT 3 BLK 1 STEWARD'S AMENDED ADD							
4297	2-090500000	0.00	0.00		0.00	253.04	253.04
DLQ 101 GEN FUND	KUMY HOLDINGS LLC	0.00				0.00	
	1164 LEXINGTON BLVD JACKSON MI 49202						
W 1/2 OF LOT 11 BLK 1 & E 1 RD OF LOT 12 BLK 1 STEWARD'S AMENDED ADD							
4297	2-095400000	0.00	0.00		0.00	211.78	211.78
DLQ 101 GEN FUND	ONUGOREN IFFET SERPIL	0.00				0.00	
	18750 WOODWARD AVE DETROIT MI 48203						
LOT 10 BLK 6 STEWARD'S AMENDED ADD							
4297	2-104700000	0.00	0.00		0.00	593.42	593.42
DLQ 101 GEN FUND	MESA LISSELY ETAL	0.00				0.00	
	11409 SW 245TH ST HOMESTEAD FL 33032						
BEG AT A PT IN SLY LN OF OAKHILL AVE 264 FT W OF C/L OF STEWARD AVE TH S 176 FT M/L TO NLY LN OF TRAIL ST (FORMERLY EXTENSION ST) AT A PT 238.8 FT WLY MEASURED ALG NLY LN OF TRAIL ST FROM W LN OF STEWARD AVE TH ELY ALG NLY LN OF TRAIL ST 49.5 FT TH NLY 187 FT TO SLY LN OF OAKHILL AVE AT A PT 49.5 FT ELY OF POB TH WLY ALG SLY LN OF OAKHILL AVE 49.5 FT TO BEG BEING LOT 7 AND PARTS OF LOTS 5, 6 & 10 BLK 9 STEWARD'S AMENDED ADD							
4297	2-109700000	0.00	0.00		0.00	253.04	253.04
DLQ 101 GEN FUND	CURTIS MATTHEW G	0.00				0.00	
	711 LEROY ST JACKSON MI 49202						
LOTS 12 & 13 EX E 54 FT OF LOT 12 BLK 13 STEWARD'S AMENDED ADD							

Roll for Year 2020
Population: Special Assessment District (4297)
Special Population Both Active and Inactive Parcels

Sp. District / Heading	Parcel # / Owner	Principal / Admin Fee	Interest / Penalty	Addtl Penlty / Cert Fee	Total / Installment	Prin Bal / Payoff Int	Total / Payoff
4297	2-127900000	0.00	0.00		0.00	170.52	170.52
DLQ 101 GEN FUND	BROWN DANIEL L	0.00				0.00	
	618 W NORTH ST JACKSON MI 49202						
E 1/2 OF LOT 21 BLK 3 FOOTE & BENNETT'S ADD							
4297	2-142600000	0.00	0.00		0.00	209.37	209.37
DLQ 101 GEN FUND	SEKULA BRANDY	0.00				0.00	
	607 W NORTH ST JACKSON MI 49202						
LOT 4 BLK 9 FOOTE & BENNETT'S ADD							
4297	2-146300000	0.00	0.00		0.00	339.38	339.38
DLQ 101 GEN FUND	AVILA JESSICA M	0.00				0.00	
	6346 MORTON ST DETROIT MI 48210						
LOT 17 BLK 10 FOOTE & BENNETT'S ADD							
4297	2-156900000	0.00	0.00		0.00	209.37	209.37
DLQ 101 GEN FUND	BROWN LUCAS R	0.00				0.00	
	612 BUSH ST JACKSON MI 49202						
S 57.75 FT OF 11 & 12 BLK 18 FOOTE & BENNETT'S ADD							
4297	2-202400000	0.00	0.00		0.00	170.52	170.52
DLQ 101 GEN FUND	ARISS MARINILDA	0.00				0.00	
	1011 BACKUS ST JACKSON MI 49202						
LAND COM AT A PT ON E LN OF BACKUS ST 8 RDS S OF S LN OF ADAMS ST TH E 66 FT TH S 132 FT TH W 66 FT TO E LN OF BACKUS ST TH N 132 FT TO BEG BEING PART OF NE 1/4 NW 1/4 SEC 34 T2S R1W							
4297	2-202900000	0.00	0.00		0.00	211.78	211.78
DLQ 101 GEN FUND	DOWNIE KEIRAN D	0.00				0.00	
	3149 ELLINTON CIR SACRAMENTO CA 95825						
2030 BEG AT INTERS OF W LN OF LANSING AV WITH NLY LN OF CLINTON RD TH N ALG W LN OF LANSING AVE 134.36 FT TH W 131.91 FT TH N 151.1 FT TH W 53.76 FT TH S 6 DEG E 163.5 FT TO NLY LN OF CLINTON RD TH SELY ALG NLY LN OF CLINTON RD TO BEG NE 1/4 NW 1/4 SEC 34 T2S R1W							
4297	2-235900000	0.00	0.00		0.00	517.59	517.59
DLQ 101 GEN FUND	WILSON MARY S	0.00				0.00	
	553 COMMONWEALTH AVE JACKSON MI 49202						
LOT 91 LANSING AVE HEIGHTS							

v.1.0.7558.34723

Sp. District / Heading	Parcel # / Owner	Principal / Admin Fee	Interest / Penalty	Addtl Penlty / Cert Fee	Total / Installment	Prin Bal / Payoff Int	Total / Payoff
4297	3-004900000	0.00	0.00		0.00	436.08	436.08
DLQ 101 GEN FUND	REASONABLE HOMEBUYERS & PROP MGMT 4424 GLORIA ST WAYNE MI 48184	0.00				0.00	
LOT 13 EX W 48 1/8 FT BLK 9 LIVERMORE WOOD & EATON'S ADD							
4297	3-013000000	0.00	0.00		0.00	517.60	517.60
DLQ 101 GEN FUND	D'HAENE DANIEL & EVELYN 227 E HAZEL ST LANSING MI 48910	0.00				0.00	
S 49.5 FT OF E 95.315 FT OF LOT 2 BLK 13 LIVERMORE WOOD & EATON'S ADD							
4297	3-018000000	0.00	0.00		0.00	261.68	261.68
DLQ 101 GEN FUND	JABKIEWICZ MARILYN LE 615 W WASHINGTON AVE JACKSON MI 49201	0.00				0.00	
W 1/2 OF LOTS 2 & 3 BLK 15 LIVERMORE WOOD & EATON'S ADD							
4297	3-081900000	0.00	0.00		0.00	214.19	214.19
DLQ 101 GEN FUND	FRANKLIN PARTNERS LLC 30201 ORCHARD LAKE RD #200 FARMINGTON HILLS MI 48334	0.00				0.00	
0820 S 1/2 OF LOTS 15 & 16, ALSO, S 1/2 OF N 1/2 OF LOT 15 & S 1/2 OF N 1/2 OF LOT 16 EX N 6 FT OF W 24 FT OF S 1/2 OF N 1/2 OF SD LOT 16 BLK 14 SHOEMAKER'S ADD							
4297	3-180600000	0.00	0.00		0.00	255.92	255.92
DLQ 101 GEN FUND	DELATER EMILY E & JAMES A 1127 MOUND AVE JACKSON MI 49203	0.00				0.00	
LOT 3 BLK 1 LOESER'S SUB DIV OF BLKS 14, 15, 16 & PART OF BLKS 6, 7 & 8 JACKSON MOUND ADD							
4297	3-190300000	0.00	0.00		0.00	339.38	339.38
DLQ 101 GEN FUND	RATLIFF FIKES PALMA D 7105 ROYAL OAKLAND DR INDIANAPOLIS IN 46236	0.00				0.00	
LOT 1 & NLY 20 FT OF LOT 16 BLK 7 LOESER'S SUB DIV OF BLKS 14, 15 & 16 & PART OF BLKS 6, 7 & 8 JACKSON MOUND ADD							
4297	3-203000000	0.00	0.00		0.00	258.80	258.80
DLQ 101 GEN FUND	MCGERVEY VINCENT G ETAL 8974 FRANKLIN DR NORTH RIDGEVILLE OH 44039	0.00				0.00	
N 38 FT OF S 8 RDS 5 FT OF LOT 6 BLK 4 EATON WEBSTER & HARWOOD'S ADD							

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4297	3-203400000	0.00	0.00		0.00	174.40	174.40
DLQ 101 GEN FUND	HAWKINS RUSSELL T & JANICE L	0.00				0.00	
	113 E BIDDLE ST						
	JACKSON MI 49203						

E 111.10 FT OF S 38.50 FT OF N 92 FT OF LOT 6 BLK 4 EATON WEBSTER & HARWOOD'S ADD

4297	3-208500000	0.00	0.00		0.00	170.52	170.52
DLQ 101 GEN FUND	MOORE SCOTT E III ETAL	0.00				0.00	
	1028 FIRST ST						
	JACKSON MI 49203						

LOT 14 BLK 11 HARWOOD'S ADD

4297	3-234800000	0.00	0.00		0.00	253.04	253.04
DLQ 101 GEN FUND	CHAUDHRI MOHAMMAD IMRAN	0.00				0.00	
	1801 PROBERT RD						
	JACKSON MI 49203						

N 1/2 OF LOT 8 & E 7 FT OF N 1/2 OF LOT 7 BLK 2 DIV 3 AMENDED PLAT OF DIV 1, 2 & 3 OF SUMMITVILLE ADD

4297	3-283200000	0.00	0.00		0.00	307.29	307.29
DLQ 101 GEN FUND	ORLOWSKI DAVID ETAL	0.00				0.00	
	1014 OAKRIDGE DR						
	JACKSON MI 49203						

2833
W 1/2 OF LOT 118 & ALL OF LOT 119 ESSEX HEIGHTS NO 2

4297	4-010000000	0.00	0.00		0.00	470.58	470.58
DLQ 101 GEN FUND	HURON VALLEY ASSOCIATES	0.00				0.00	
	4643 SHOREVIEW DR						
	CANTON MI 48188						

E 6 RDS OF N 1/2 OF LOT 11 B4S R1E THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG

4297	4-018400000	0.00	0.00		0.00	770.64	770.64
DLQ 101 GEN FUND	CASEY BEATRICE	0.00				0.00	
	3750 REYNOLDS RD						
	JACKSON MI 49201						

S 55 FT OF W 80 FT M/L OF LOT 12 B2S R1W THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG

4297	4-022300000	0.00	0.00		0.00	587.66	587.66
DLQ 101 GEN FUND	KOTA INVESTMENTS LLC	0.00				0.00	
	41 WASHINGTON AVE # 250						
	GRAND HAVEN MI 49417						

W 40 FT OF LOT 6 B4S R1W THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG

4297	4-031800000	0.00	0.00		0.00	465.29	465.29
DLQ 101 GEN FUND	INOC LLC	0.00				0.00	
	P O BOX 12587						
	COLUMBIA SC 29201						

E 1/2 OF E 4 RDS OF LOT 6 B4S R2W THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG

v.1.0.7558.34723

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4297	4-031900000	0.00	0.00		0.00	209.37	209.37
DLQ 101 GEN FUND	INOC LLC	0.00				0.00	
	P O BOX 12587						
	COLUMBIA SC 29201						
W 1/2 OF E 4 RDS OF LOT 6 B4S R2W THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG							
4297	4-060700000	0.00	0.00		0.00	331.74	331.74
DLQ 101 GEN FUND	HAMPTON BASIL	0.00				0.00	
	P O BOX 52						
	HORTON MI 49246						
LOT 3 EX N 2 FT ASSESSOR'S SOUTH PLAT							
4297	4-065700000	0.00	0.00		0.00	253.04	253.04
DLQ 101 GEN FUND	HOLMES KEVIN A	0.00				0.00	
	120 LAKEVIEW TER						
	JACKSON MI 49203						
LOT 51 ASSESSOR'S SOUTH PLAT							
4297	4-067100000	0.00	0.00		0.00	258.80	258.80
DLQ 101 GEN FUND	HUGHES TIMIKA R	0.00				0.00	
	4424 GLORIA ST						
	WAYNE MI 48184						
LOT 64 ASSESSOR'S SOUTH PLAT							
4297	4-067300000	0.00	0.00		0.00	558.80	558.80
DLQ 101 GEN FUND	SCHWAB MONIKA C	0.00				0.00	
	PO BOX 124						
	JACKSON MI 49204						
LOT 66 ASSESSOR'S SOUTH PLAT							
4297	4-083000000	0.00	0.00		0.00	339.38	339.38
DLQ 101 GEN FUND	CARROLL SHIRLEY ESTATE	0.00				0.00	
	1112 1/2 CHITTOCK ST						
	JACKSON MI 49203						
LOT 11 WRIGHT H CALKIN'S ALTERATION OF LOTS 31 TO 41 INCL CHITTOCK'S ADD							
4297	4-098000000	0.00	0.00		0.00	339.38	339.38
DLQ 101 GEN FUND	GIBSON MERCEDEES A ETAL	0.00				0.00	
	157 HOLLIS ST						
	JACKSON MI 49203						
LAND COM AT A PT ON E LN OF JACKSON ST 10 RDS S OF S LN OF ROCKWELL ST TH E 8 RDS TH S 2 RDS TH W 8 RDS TH N 2 RDS TO BEG SE 1/4 SE 1/4 SEC 3 T3S R1W							
4297	4-098600000	0.00	0.00		0.00	339.38	339.38
DLQ 101 GEN FUND	BOWNS ROBERT	0.00				0.00	
	1211 S JACKSON ST						
	JACKSON MI 49203						
LAND COM AT A POINT ON E LN OF JACKSON ST 26 RDS S OF S LN OF ROCKWELL ST TH E 8 RDS TH S 3 RDS TH W 8 RDS TH N 3 RDS TO BEG SE 1/4 SE 1/4 SEC 3 T3S R1W							

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4297	4-101800000	0.00	0.00		0.00	514.72	514.72
DLQ 101 GEN FUND	DARROW THOMAS ESTATE 3793 W CHICAGO RD JONESVILLE MI 49250	0.00				0.00	
W 90 FT OF LOT 2 TINKER'S ADD							
4297	4-106200000	0.00	0.00		0.00	427.50	427.50
DLQ 101 GEN FUND	HARBOUR PORTFOLIO VII LP 8214 WESTCHESTER #635 DALLAS TX 75225	0.00				0.00	
LOT 46 TINKER'S ADD							
4297	4-106300000	0.00	0.00		0.00	174.40	174.40
DLQ 101 GEN FUND	HARBOUR PORTFOLIO VII LP 8214 WESTCHESTER #635 DALLAS TX 75225	0.00				0.00	
E 43 FT OF LOTS 47 & 48 TINKER'S ADD							
4297	4-109800000	0.00	0.00		0.00	331.74	331.74
DLQ 101 GEN FUND	NOEL DOUGLAS 559 KINKADE CT AIKEN SC 29805	0.00				0.00	
LOT 81 TINKER'S ADD							
4297	4-120600000	0.00	0.00		0.00	211.78	211.78
DLQ 101 GEN FUND	D'HAENE DANIEL & EVELYN 227 E HAZEL ST LANSING MI 48910	0.00				0.00	
S 54 FT OF LOT 1 BLK 8 HARWOOD'S ADD							
4297	4-124000000	0.00	0.00		0.00	170.52	170.52
DLQ 101 GEN FUND	TALASKI TORI L 1008 WOODBRIDGE JACKSON MI 49203	0.00				0.00	
LOT 3 EX W 18 FT OF LOT 3 BLK 9 HARWOOD'S ADD							
4297	4-124200000	0.00	0.00		0.00	335.56	335.56
DLQ 101 GEN FUND	TALASKI TORI L 1008 WOODBRIDGE ST JACKSON MI 49203	0.00				0.00	
S 37 FT OF LOT 4 & N 13 FT OF LOT 5 BLK 9 HARWOOD'S ADD							
4297	4-166700000	0.00	0.00		0.00	255.92	255.92
DLQ 101 GEN FUND	HILLARD WILLIAM T REVOCABLE TRUST 10130 COOPER RD PLEASANT LAKE MI 49272	0.00				0.00	
LOT 1 BLK 6 HARMON'S ADD							

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4297	4-169300000	0.00	0.00		0.00	343.20	343.20
DLQ 101 GEN FUND	HANKERD CHARLES 153 W EUCLID AVE JACKSON MI 49203	0.00				0.00	
W 10 FT OF LOT 2 & E 30 FT OF LOT 3 BLK 7 HARMON'S ADD							
4297	4-176900000	0.00	0.00		0.00	176.34	176.34
DLQ 101 GEN FUND	DAYCOM INVESTMENTS LLC 4646 PAGE AVE MICHIGAN CENTER MI 49254	0.00				0.00	
1768, 1770, 1770.1 E 162.5 FT OF BLK 8 PROSPECT ADD							
4297	5-006400000	0.00	0.00		0.00	255.92	255.92
DLQ 101 GEN FUND	SONIC INVESTMENTS LLC 808 W LAKE LANSING RD STE 100 EAST LANSING MI 48823	0.00				0.00	
0062 N 32 FT OF LOT 5 & S 34 FT OF N 66 FT OF W 48 FT OF LOT 5 B3S R2E OF ORIGINAL PLAT OF VILLAGE OF JACKSONBURG							
4297	5-034700000	0.00	0.00		0.00	219.01	219.01
DLQ 101 GEN FUND	TRANSCENDENT INVESTMENTS LLC 43460 SCENIC LN NORTHVILLE MI 48167	0.00				0.00	
LOT 17 BLK 2 KNAPP'S ADD							
4297	5-054400000	0.00	0.00		0.00	347.02	347.02
DLQ 101 GEN FUND	D'HAENE EVELYN 227 E HAZEL ST LANSING MI 48910	0.00				0.00	
LOT 13 ORCHARD PLACE							
4297	5-060900000	0.00	0.00		0.00	258.80	258.80
DLQ 101 GEN FUND	VANDERLIP MICHAEL P O BOX 1 MULLIKEN MI 48861	0.00				0.00	
W 45 FT OF LOT 17 COOLEY PLACE							
4297	5-063000000	0.00	0.00		0.00	343.20	343.20
DLQ 101 GEN FUND	PACUNAS ALBAN 228 W BIDDLE ST JACKSON MI 49201	0.00				0.00	
LOT 1 BLK 1 RUSTIC HALL ADD							

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4297	5-078600000	0.00	0.00		0.00	261.68	261.68
DLQ 101 GEN FUND	BLACKWELL SILAS DEANDERSON 1018 CYPRESS DR JACKSON MI 49203	0.00				0.00	
S 1/2 OF LOT 9 BLK 3 MOORE'S ADD							
4297	5-107200000	0.00	0.00		0.00	255.92	255.92
DLQ 101 GEN FUND	PHARMS JOHN L 3011 NORTHE POINTE DR APT M JACKSON MI 49202	0.00				0.00	
LAND COM AT A PT ON N LN OF RIDGEWAY ST (FORMERLY S HILL ST) 112 FT E OF E LN OF FRANCIS ST TH E 48 FT TH N 6 RDS TH W 48 FT TH S 6 RDS TO BEG SW 1/4 SW 1/4 SEC 2 T3S R1W							
4297	5-107300000	0.00	0.00		0.00	214.19	214.19
DLQ 101 GEN FUND	TOKER LLC 2285 S MICHIGAN RD EATON RAPIDS MI 48827	0.00				0.00	
LAND COM AT A PT ON N LN OF RIDGEWAY ST (FORMERLY S HILL ST) 160 FT E OF E LN OF FRANCIS ST TH E 48 FT TH N 6 RDS TH W 48 FT TH S 6 RDS TO BEG SW 1/4 SW 1/4 SEC 2 T3S R1W							
4297	5-110400000	0.00	0.00		0.00	602.94	602.94
DLQ 101 GEN FUND	DARROW THOMAS ESTATE 3793 W CHICAGO RD JONESVILLE MI 49250	0.00				0.00	
LAND COM ON E LN OF S MARTIN LUTHER KING JR DR (FORMERLY FRANCIS ST) 74.25 FT S OF S LN OF RIDGEWAY ST (FORMERLY S HILL ST) TH E 132 FT TH S 66 FT TH W 132 FT TH N ON E LN OF S MARTIN LUTHER KING JR DR 66 FT TO POB SW 1/4 SW 1/4 SEC 2 T3S R1W							
4297	5-122100000	0.00	0.00		0.00	347.02	347.02
DLQ 101 GEN FUND	BRADSHAW PORTER L & MATILDA ESTATE 238 E HIGH ST JACKSON MI 49203	0.00				0.00	
LAND COM AT A PT ON N LN OF HIGH ST 86 7/8 FT W OF W LN OF MERRIMAN ST TH N 8 RDS 4.5 FT TH W 40 FT TH S 8 RDS 4.5 FT TO N LN OF HIGH ST TH E 40 FT TO BEG SE 1/4 SW 1/4 SEC 2 T3S R1W							
4297	5-141900000	0.00	0.00		0.00	335.56	335.56
DLQ 101 GEN FUND	INOC LLC PO BOX 12587 COLUMBIA SC 29201	0.00				0.00	
E 45 FT OF LOT 11 & W 6 FT OF LOT 12 BLK 8 EGGLESTON'S ADD							
4297	5-146000000	0.00	0.00		0.00	613.46	613.46
DLQ 101 GEN FUND	STONE INVESTMENTS LLC 514 E GRAND AVE LARAMIE WY 82070	0.00				0.00	
W 36 FT OF LOT 13 & E 4 FT OF LOT 14 BLK 9 EGGLESTON'S ADD							

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4297	5-152000000	0.00	0.00		0.00	511.90	511.90
DLQ 101 GEN FUND	PRATHER JOE L & TAMMY J	0.00				0.00	
	105 AVONDALE AVE JACKSON MI 49203						
LOT 23 BLK 1 HARMON'S ADD							
4297	5-171700000	0.00	0.00		0.00	1,021.81	1,021.81
DLQ 101 GEN FUND	BARIBOGLU SADIK	0.00				0.00	
	200 W MADISON AVE STE 2100 CHICAGO IL 60606						
1718, 1719 LOTS 11, 12 & 13 BLK 3 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PART OF BLKS 1, 3, 4, 5, 6, 11 & 12 FRANCIS ST ADD							
4297	5-186300000	0.00	0.00		0.00	949.11	949.11
DLQ 101 GEN FUND	FRANCIS & PROSPECT LLC	0.00				0.00	
	29500 TELEGRAPH RD STE 110 SOUTHFIELD MI 48034						
1739 LAND OWNED & USED AS ONE PARCEL & DESC AS ALL OF LOTS 7, 8, 18 & 19 ALSO E 26 FT OF LOT 9 & E 51 FT OF LOT 17 BLK 4 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PART OF BLKS 1, 3, 4, 5, 6, 11 & 12 OF FRANCIS ST ADD & ALSO LOTS 9 & 11 BLK 4 FRANCIS ST ADD							
4297	5-206100000	0.00	0.00		0.00	253.04	253.04
DLQ 101 GEN FUND	ALCARAZ DANIEL & RITA	0.00				0.00	
	319 E PROSPECT ST JACKSON MI 49203						
LOT 128 SOUTH GARDENS SUB DIV							
4297	6-032800000	0.00	0.00		0.00	339.38	339.38
DLQ 101 GEN FUND	BRADSHAW SAMUEL P II	0.00				0.00	
	201 N ELM AVE JACKSON MI 49202						
LOT 27 BLK 1 WILSON'S AMENDED ADD							
4297	6-053700000	0.00	0.00		0.00	347.02	347.02
DLQ 101 GEN FUND	TIFFANY MICHAEL L	0.00				0.00	
	1200 ELLERY AVE APT 303 JACKSON MI 49202						
LOT 7 ASSESSOR'S DEYO PLAT							
4297	6-072200000	0.00	0.00		0.00	819.11	819.11
DLQ 101 GEN FUND	KENMAR PROPERTIES LLC	0.00				0.00	
	215 IRWIN ST BROOKLYN MI 49230						
LOT 9 BLK 4 THE KIRTLAND ADDITION							

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4297	6-080200000	0.00	0.00		0.00	600.06	600.06
DLQ 101 GEN FUND	WILMORT ENTERPRISES LLC	0.00				0.00	
	1339 HORTON RD						
	JACKSON MI 49203						

LAND COM ON NW COR OF LOT 1 BLK 20 TH NELY ALG SLY LN OF MICHIGAN AVE 33.5 FT TH S 64.63 FT TO A PT WHICH IS 89.4 FT W OF W LN OF FORBES ST & 49.5 FT N OF N LN OF LOT 3 TH W 9.6 FT TH S 49.5 FT TO N LN OF LOT 3 AT A PT 99 FT W OF W LN OF FORBES ST TH W 32.5 FT TO W LN OF SD LOT 1 TH N 105 FT TO BEG BLK 20 EAST ADD NO 4

4297	6-081700000	0.00	0.00		0.00	514.72	514.72
DLQ 101 GEN FUND	WILMORT ENTERPRISES LLC	0.00				0.00	
	1339 HORTON RD						
	JACKSON MI 49203						

0818
BEG AT NW COR OF LOT 1 BLK 20 EAST ADD NO 4 TH S 179 FT SD PT BEING 102 FT N OF NE COR OF LOT 11 BLK 20 EAST ADD NO 5 TH W PARA TO N LN OF SD LOT 11 131.6 FT TO E LN OF DWIGHT ST TH N 17.812 FT TH E 24 FT TH N PARA TO E LN OF DWIGHT ST TO SLY LN OF MICHIGAN AVE TH NELY ALG SLY LN OF MICHIGAN AVE TO BEG NE 1/4 SW 1/4 SEC 36 T2S R1W

4297	6-109500000	0.00	0.00		0.00	253.04	253.04
DLQ 101 GEN FUND	HOLLEMAN LAWRENCE	0.00				0.00	
	3340 TACOMA CIR						
	ANN ARBOR MI 48108						

1098
E 31.09 FT OF LOT 8 & W 41.36 FT OF LOT 10 BLK 37 EAST ADD

4297	6-145400000	0.00	0.00		0.00	168.58	168.58
DLQ 101 GEN FUND	THOMAS JOHN W & EDITH J TRUST	0.00				0.00	
	2326 PIONEER DR						
	JACKSON MI 49201						

W 26 FT OF LOT 33 BLK 6 CARR'S EAST ADD

4297	6-145700000	0.00	0.00		0.00	261.68	261.68
DLQ 101 GEN FUND	KRZECZKOWSKI MAK	0.00				0.00	
	9675 GLENN RD						
	GRASS LAKE MI 49240						

LOT 35 BLK 6 CARR'S EAST ADD

4297	6-156400000	0.00	0.00		0.00	211.78	211.78
DLQ 101 GEN FUND	PLASBER INC	0.00				0.00	
	45429 TOURNAMENT DR						
	NORTHVILLE MI 48168						

LAND COM AT A PT ON SLY LN OF PAGE AVE 155.8 FT ELY OF ELY LN OF BEECH ST TH SLY TO A PT ON AN ALLEY 200 FT ELY OF E LN OF BEECH ST TH ELY ON N LN OF SD ALLEY 50 FT TH NLY TO A PT ON SLY LN OF PAGE AVE 300 FT WLY OF W LN OF ELM AVE TH WLY ON SLY LN OF PAGE AVE 50 FT TO BEG BEING PART OF LOTS 10 & 11 BLK 16 MORGAN ADD

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4297	6-162200000	0.00	0.00		0.00	597.24	597.24
DLQ 101 GEN FUND	FINCH JOSEPHINE ESTATE 3670 WOODWARD AVE #312 DETROIT MI 48201	0.00				0.00	
LOT 24 ASSESSOR'S LOCUST PLAT							
4297	6-162300000	0.00	0.00		0.00	597.24	597.24
DLQ 101 GEN FUND	FINCH JOSEPHINE ESTATE 3670 WOODWARD AVE #312 DETROIT MI 48201	0.00				0.00	
LOT 25 ASSESSOR'S LOCUST PLAT							
4297	7-034400000	0.00	0.00		0.00	176.34	176.34
DLQ 101 GEN FUND	THOMAS DANIEL R 307 N PARK AVE JACKSON MI 49201	0.00				0.00	
N 44 FT OF LOT 1 BLK 12 AN EXT OF VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT							
4297	7-059700000	0.00	0.00		0.00	219.01	219.01
DLQ 101 GEN FUND	R & J HOMES LLC 6640 WOLF LAKE RD JACKSON MI 49201	0.00				0.00	
E 26 FT OF W 1/2 OF LOT 4 BLK 4 & E 26 FT OF W 1/2 OF N 24 FT OF LOT 3 BLK 4 & S 42 FT OF W 52 FT OF LOT 3 BLK 4 FORD'S NORTH ADD							
4297	7-071700000	0.00	0.00		0.00	176.34	176.34
DLQ 101 GEN FUND	PENZIEN JACOB A 813 E GANSON ST JACKSON MI 49201	0.00				0.00	
LOT 1 MRS E FREY'S ADD							
4297	7-072900000	0.00	0.00		0.00	176.34	176.34
DLQ 101 GEN FUND	HAMMOND LEW J & MERRILLEE J 3613 MCCAIN RD JACKSON MI 49203	0.00				0.00	
LAND COM ON S LN OF GANSON ST 6 RDS W OF W LN OF STATE ST TH W 3 RDS 13 FT TH S 8 RDS TH E 3 RDS 13 FT TH N 8 RDS TO BEG NE 1/4 SW 1/4 SEC 35 T2S R1W							
4297	7-074700000	0.00	0.00		0.00	211.78	211.78
DLQ 101 GEN FUND	CHASE MATTHEW H 916 BURR ST JACKSON MI 49201	0.00				0.00	
LAND COM AT INTERS OF W LN OF WATERLOO AVE WITH NLY LN OF HAMLIN ST TH N 81.75 FT TH W 66 FT TH S 99 FT TO NLY LN OF HAMLIN ST TH ELY 68.4 FT TO BEG NE 1/4 SW 1/4 SEC 35 T2S R1W							

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4297	7-100900000	0.00	0.00		0.00	176.34	176.34
DLQ 101 GEN FUND	J PROPERTIES LLC	0.00				0.00	
	P O BOX 696 MICHIGAN CENTER MI 49254						
LOT 9 EX E 2 FT & S 3.5 FT OF W 19 FT OF LOT 7 BLK 1 EAST ADD							
4297	7-105100000	0.00	0.00		0.00	514.72	514.72
DLQ 101 GEN FUND	ISAAC AMANDA	0.00				0.00	
	693 HOMER RD APT 1 LITCHFIELD MI 49252						
S 1/2 OF LOT 16 BLK 4 EAST ADD							
4297	7-120100000	0.00	0.00		0.00	176.34	176.34
DLQ 101 GEN FUND	MENDOZA JUAN NINO	0.00				0.00	
	134 N GORHAM ST JACKSON MI 49202						
S 1/2 OF LOT 8 BLK 13 EAST ADD							
4297	7-121000000	0.00	0.00		0.00	261.68	261.68
DLQ 101 GEN FUND	OLIVER LYNARD & LUBERTHA	0.00				0.00	
	858 MEADOWS DR JACKSON MI 49203						
LOT 14 BLK 13 EAST ADD							
4297	8-014100000	0.00	0.00		0.00	339.38	339.38
DLQ 101 GEN FUND	JONES MEGAN R	0.00				0.00	
	250 JOHN ST PARMA MI 49269						
LOT 19 BLK 6 NORTH EASTERN ADD							
4297	8-051000000	0.00	0.00		0.00	511.84	511.84
DLQ 101 GEN FUND	TRIBAL ASSOCIATES GROUP LLC	0.00				0.00	
	37 CHURCHILL RD GOSHEN VA 24439						
LAND COM AT INTERS OF E LN OF ELM AVE WITH N LN OF GANSON ST TH E 3 RDS TH N 117 FT TH W 3 RDS TH S 117 FT TO POB SW 1/4 NW 1/4 SEC 36 T2S R1W							
4297	8-0636.1000	0.00	0.00		0.00	261.68	261.68
DLQ 101 GEN FUND	BLACKWELL THEODORE	0.00				0.00	
	224 ORANGE ST JACKSON MI 49202						
0637.1 N 38 FT OF LOT 1 & A PARCEL OF LAND BEG AT NW COR OF LOT 2 TH S 38 FT TH NELY 22.4 FT TO A PT 19 FT S OF N LN OF LOT 2 & 11.95 FT E OF W LN OF LOT 2 TH N 19 FT TO N LN OF LOT 2 PARA WITH W LN OF LOT 2 TH W ON N LN OF LOT 2 TO BEG BEING PART OF LOTS 1 & 2 ASSESSOR CRARY'S PLAT							

Roll for Year 2020
Population: Special Assessment District (4297)
Special Population Both Active and Inactive Parcels

Sp. District / Heading	Parcel # / Owner	Principal / Admin Fee	Interest / Penalty	Addtl Penlty / Cert Fee	Total / Installment	Prin Bal / Payoff Int	Total / Payoff
4297	8-066300000	0.00	0.00		0.00	219.01	219.01
DLQ 101 GEN FUND	MARR MARY J	0.00				0.00	
	408 EDGEWOOD ST						
	JACKSON MI 49202						
LOT 16 EX E 57 FT ASSESSOR CRARY'S PLAT							
4297	8-139200000	0.00	0.00		0.00	176.34	176.34
DLQ 101 GEN FUND	OLDS PHILIP	0.00				0.00	
	748 KENNEDY ST						
	JACKSON MI 49202						
LOT 4 BLK 7 KENNEDY'S ADD							
4297	8-149100000	0.00	0.00		0.00	253.04	253.04
DLQ 101 GEN FUND	FITZPATRICK ANDREW J	0.00				0.00	
	4845 INDIAN CREEK DR						
	JACKSON MI 49201						
W 32.5 FT OF E 88 FT OF LOT 2 & W 32.5 FT OF E 88 FT OF S 26 FT OF LOT 3 BLK 5 MURPHY'S ADD							
4297	8-162400000	0.00	0.00		0.00	176.34	176.34
DLQ 101 GEN FUND	JEWELL JACQUELYN H ETAL	0.00				0.00	
	717 N STATE ST						
	JACKSON MI 49202						
LOT 9 BLK 10 MURPHY'S ADD							
4297	8-172300000	0.00	0.00		0.00	347.02	347.02
DLQ 101 GEN FUND	LEUTZ BEATRICE	0.00				0.00	
	810 N EAST AVE						
	JACKSON MI 49202						
S 50 FT OF LOT 9 BLK 16 MURPHY'S ADD							
4297	8-172600000	0.00	0.00		0.00	172.46	172.46
DLQ 101 GEN FUND	TYLUTKI JAMES M	0.00				0.00	
	739 WOODFIELD DR						
	JACKSON MI 49202						
LOTS 11 & 12 EX S 22 FT THEREOF BLK 16 MURPHY'S ADD							
4297	8-177500000	0.00	0.00		0.00	261.68	261.68
DLQ 101 GEN FUND	JBJ REAL ESTATE LLC	0.00				0.00	
	1623 E SOUTH ST						
	JACKSON MI 49203						
LOT 23 HOVEY'S SUB DIV OF PART OF BLK 11 MURPHY'S ADD							
4297	8-1989.5000	0.00	0.00		0.00	517.59	517.59
DLQ 101 GEN FUND	HUGHES TIMIKA	0.00				0.00	
	4424 GLORIA ST						
	WAYNE MI 48184						
LAND COM 32 RDS S & 980 FT E OF NW COR OF SW 1/4 OF SEC 26 TH S 264 FT TH E 44 FT TH N 264 FT TH W 44 FT TO BEG NW 1/4 SW 1/4 SEC 26 T2S R1W							

Roll for Year 2020
Population: Special Assessment District (4297)
Special Population Both Active and Inactive Parcels

Sp. District / Heading	Parcel # / Owner	Principal / Admin Fee	Interest / Penalty	Addtl Penlty / Cert Fee	Total / Installment	Prin Bal / Payoff Int	Total / Payoff
4297	8-2066.4000	0.00	0.00		0.00	347.02	347.02
DLQ 101 GEN FUND	DYER CONNOR	0.00				0.00	
	123 E MONROE ST JACKSON MI 49202						

LOT 95 KEYSER WOODFIELD ADD

4297	8-2258.1000	0.00	0.00		0.00	426.11	426.11
DLQ 101 GEN FUND	REALTY INCOME CORPORATION	0.00				0.00	
	500 VOLVO PARKWAY CHESAPEAKE VA 23320						

2253, 2257, 2257.1, 2258, 2259, 2260, 2261.1, 2264.2
BEG AT INTERS OF N LN OF GANSON ST WITH E LN OF N MARTIN LUTHER KING JR DR TH N ALONG E LN OF N MARTIN LUTHER KING JR DR 328.8 FT TO S LN OF GIBSON PL TH E ALONG S LN OF GIBSON PL 87.46 FT TO W LN OF N COOPER ST (FNA N MILWAULKEE ST), TH S ALONG W LN OF SAID ST 237.62 FT, TH S 89 DEG 53'08" W 51.83 FT, TH S 0 DEG 09'38" W 99.01 FT TO N LN OF GANSON ST, TH W ALONG GANSON ST TO POB SW 1/4 NW 1/4 SEC 35 T2S R1W

4297	8-229300000	0.00	0.00		0.00	170.52	170.52
DLQ 101 GEN FUND	WILLIAMS LINDA ESTATE	0.00				0.00	
	614 E GANSON ST JACKSON MI 49201						

N 61.5 FT OF LOT 2 BLK 1 BINGHAM'S ADD

4297	8-231600000	0.00	0.00		0.00	253.04	253.04
DLQ 101 GEN FUND	TRUMBLE CHRISTOPHER M JR ETAL	0.00				0.00	
	512 E GANSON ST JACKSON MI 49201						

LAND COM AT A PT ON N LN OF GANSON ST 42 RDS E OF W LN OF SEC 35 TH E 3.5 RDS TH N 8 RDS TH W 3.5 RDS TH S 8 RDS TO BEG SW 1/4 NW 1/4 SEC 35 T2S R1W

4297	8-248600000	0.00	0.00		0.00	343.20	343.20
DLQ 101 GEN FUND	PEARCE CHRISTOPHER	0.00				0.00	
	717 FIFTH ST JACKSON MI 49203						

LAND COM AT INTERSECTION OF W LN OF COOPER ST WITH N LN OF NORTH ST TH W 132 FT TH N 105.6 FT TH E 132 FT TO W LN OF COOPER ST TH S 105.6 FT TO BEG NE 1/4 NE 1/4 SEC 34 T2S R1W

4297	2-100900000	0.00	0.00		0.00	225.38	225.38
DLQ 101 GEN FUND	DARROW THOMAS ESTATE	0.00				0.00	
	3793 W CHICAGO RD JONESVILLE MI 49250						

W 1/2 OF LOT 33 BLK 7 STEWARD'S AMENDED ADD

4297	4-039300000	0.00	0.00		0.00	201.56	201.56
DLQ 101 GEN FUND	OVERTON JERMAINE L ETAL	0.00				0.00	
	133 WALL ST JACKSON MI 49203						

E 2 FT OF LOT 6 & W 1/2 OF LOT 7 BLK 5 LIVERMORE WOOD & EATON'S ADD

Roll for Year 2020
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Special Population Both Active and Inactive Parcels

Sp. District / Heading	Parcel # / Owner	Principal / Admin Fee	Interest / Penalty	Addtl Penlty / Cert Fee	Total / Installment	Prin Bal / Payoff Int	Total / Payoff
4297	5-110100000	0.00	0.00		0.00	184.10	184.10
DLQ 101 GEN FUND	WHITE WARREN E	0.00				0.00	
	PO BOX 1911 JACKSON MI 49204						
LAND COM AT PT ON E LN OF S MARTIN LUTHER KING JR DR (FORMERLY FRANCIS ST) 82.5 FT N OF N LN OF STANLEY AVE TH E 195 FT TH N 66 FT TH W 195 FT TH S ON E LN OF S MARTIN LUTHER KING JR DR 66 FT TO BEG SW 1/4 SW 1/4 SEC 2 T3S R1W							
4297	7-056000000	0.00	0.00		0.00	1,716.00	1,716.00
DLQ 101 GEN FUND	DJW REAL ESTATE CO LLC	0.00				0.00	
	603 LANSING AVE JACKSON MI 49202						
LD COM AT INTERS OF N LN OF PEARL ST WITH W LN OF WATERLOO AVE TH N TO SLY LN OF DETROIT ST TH WLY TO ELY LN OF STATE ST TH SLY TO NLY LN OF PEARL ST TH ELY TO POB THIS IS STATE HOUSE SQUARE & IS DEDICATED AS A PUBLIC SQUARE FOR PUBLIC USE & NO OTHER. UNION SCHOOL DISTRICT NO 1. SE 1/4 SW 1/4 SEC 35 T2S R1W							
4297	8-106400000	0.00	0.00		0.00	713.14	713.14
DLQ 101 GEN FUND	NEWMAN CHRISTOPHER L	0.00				0.00	
	800 N ELM AVE JACKSON MI 49202						
E 92 FT OF LOT 50 BLAKELY HEIGHTS SUB DIV							
Total Parcels: 112		0.00	0.00		0.00	40,950.77	40,950.77
		0.00				0.00	

v.1.0.7558.34723

RESOLUTION- Roll No. 4298

BY THE CITY COUNCIL:

WHEREAS, the Assessor, in accordance with the direction of the City Council, did make assessments for Delinquent Miscellaneous 641 Public Works Fund Accounts Receivable which assessments were by him placed on Assessment Roll No. 4298 in the amount of **$23,879.84**; and

WHEREAS, notice has been duly given that the City Council and Assessor will sit as a Board of Review in the Council Chambers in the City of Jackson on Tuesday, the 8th day of December, 2020, at 6:30 p.m. and hear any and all objections and suggestions by interested parties to said special assessments as contained in said Assessment Roll, and the matter of said review having come on to be heard and the City Council and Assessor sitting as a Board of Review having heard all objections and suggestions made thereto and having fully considered same;

NOW, THEREFORE, BE IT RESOLVED that each and all of the assessments as contained in said roll are hereby confirmed and made valid liens against the property and valid claims against the owners thereof, and the City Clerk is hereby directed to make certificates of this determination and attach the same to said roll and to present said roll to the City Treasurer for collection; and

BE IT FURTHER RESOLVED that payment of each individual assessment shall be due and payable sixty (60) days after approval of this resolution.

* * * * *

State of Michigan)
County of Jackson) ss
City of Jackson)

I, Andrea Muray, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City council sitting as a Board of Review on the 8th day of December, 2020.

IN WITNESS WHEREOF, I have hereto affixed my Signature and the Seal of the City of Jackson, Michigan, on this 9th day of December, 2020.

_____
Andrea Muray, City Clerk

Special Assessment Roll for CITY OF JACKSON

Roll for Year 2020
Population: Special Assessment District (4298)
Special Population Both Active and Inactive Parcels

Sp. District / Heading	Parcel # / Owner	Principal / Admin Fee	Interest / Penalty	Addtl Penlty / Cert Fee	Total / Installment	Prin Bal / Payoff Int	Total / Payoff
4298	2-070200000	0.00	0.00		0.00	290.28	290.28
DLQ 641 PUB WORKS	WILLIAMS JOHNNIE L 316 CARR ST JACKSON MI 49201	0.00				0.00	
N 16 FT OF LOT 7 & S 23.5 FT OF LOT 9 & S 23.5 FT OF E 33.75 FT OF LOT 8 & N 16 FT OF E 33.75 FT OF LOT 6 BLK 1 CARR & PECK'S ADD							
4298	2-072800000	0.00	0.00		0.00	290.28	290.28
DLQ 641 PUB WORKS	PERU JERRY W ESTATE 4765 BAVARIAN DR JACKSON MI 49201	0.00				0.00	
N 49 FT OF W 6 RDS OF LOT 9 BLK 2 CARR & PECK'S ADD							
4298	2-123000000	0.00	0.00		0.00	988.54	988.54
DLQ 641 PUB WORKS	CANNON JAMES D ESTATE PO BOX 4060 JACKSON MI 49204	0.00				0.00	
E 4 RDS OF W 8 RDS OF LOTS 8 & 9 BLK 1 FOOTE & BENNETT'S ADD							
4298	2-128900000	0.00	0.00		0.00	300.42	300.42
DLQ 641 PUB WORKS	PHILLIPS MELISSA 933 LINCOLN ST JACKSON MI 49202	0.00				0.00	
LOT 6 BLK 4 FOOTE & BENNETT'S ADD							
4298	2-135400000	0.00	0.00		0.00	580.47	580.47
DLQ 641 PUB WORKS	TOBIN JEFFREY L 807 N WEST AVE JACKSON MI 49202	0.00				0.00	
N 1/2 OF LOT 22 BLK 6 FOOTE & BENNETT'S ADD							
4298	3-009200000	0.00	0.00		0.00	300.42	300.42
DLQ 641 PUB WORKS	COLTON CHRISTOPHER K & NADA 8283 S JACKSON RD CLARK LAKE MI 49234	0.00				0.00	
LOT 10 BLK 11 LIVERMORE WOOD & EATON'S ADD							
4298	3-0410.1000	0.00	0.00		0.00	580.56	580.56
DLQ 641 PUB WORKS	DAVE & JACK LLC 500 FOURTH ST JACKSON MI 49203	0.00				0.00	
0410 0411 LAND COM AT INTERS OF S LN OF FRANKLIN ST WITH W LN OF FOURTH ST TH S 132 FT TH W 66 FT TH N 132 FT TH E 66 FT TO BEG SW 1/4 NW 1/4 SEC 3 T3S R1W							

Sp. District Heading	Parcel # Owner	Principal Admin Fee	Interest Penalty	Addtl Penlty Cert Fee	Total Installment	Prin Bal Payoff Int	Total Payoff
4298	3-195600000	0.00	0.00		0.00	290.28	290.28
DLQ 641 PUB WORKS	ERBAY SUAYIP DOGAN 18750 WOODWARD AVE DETROIT MI 48203	0.00				0.00	
LOT 17 EX W 2 RDS OF N 1/2 OF SD LOT BLK 1 EATON WEBSTER & HARWOOD'S ADD							
4298	3-218200000	0.00	0.00		0.00	3,687.75	3,687.75
DLQ 641 PUB WORKS	AEG PROPERTIES LLC 2501 SPYGLASS CT ANN ARBOR MI 48108	0.00				0.00	
E 71 FT OF LOT 52 & ALL OF LOT 57 ASSESSOR'S GARFIELD PLAT							
4298	3-239800000	0.00	0.00		0.00	2,941.05	2,941.05
DLQ 641 PUB WORKS	MIETELKA JOHN C JR 1620 FIRST ST JACKSON MI 49203	0.00				0.00	
LOT 6 BLK 2 PROSPECT ADD							
4298	4-054100000	0.00	0.00		0.00	1,069.30	1,069.30
DLQ 641 PUB WORKS	LAWSON TROY SR 306 W BIDDLE ST JACKSON MI 49203	0.00				0.00	
E 2 RDS OF W 4 RDS OF LOTS 3 & 4 BLK 7 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B7S R2W							
4298	4-080400000	0.00	0.00		0.00	300.42	300.42
DLQ 641 PUB WORKS	BEACH RICHARD M P O BOX 6371 JACKSON MI 49204	0.00				0.00	
LOT 17 CHITTOCK'S ADD							
4298	4-116300000	0.00	0.00		0.00	300.42	300.42
DLQ 641 PUB WORKS	CANNON JAMES ESTATE PO BOX 4060 JACKSON MI 49204	0.00				0.00	
LAND COM AT INTERS OF E LN OF SHELDON ST F/K/A DELAWARE AVE WITH S LN OF ROCKWELL ST TH S 100 FT TH E 60 FT TH N 100 FT TO S LN OF ROCKWELL ST TH W 60 FT TO BEG SW 1/4 SE 1/4 SEC 3 T3S R1W							
4298	4-119900000	0.00	0.00		0.00	290.28	290.28
DLQ 641 PUB WORKS	CANNON JAMES D ESTATE PO BOX 4060 JACKSON MI 49204	0.00				0.00	
LOT 10 BLK 7 HARWOOD'S ADD							
4298	4-145300000	0.00	0.00		0.00	307.18	307.18
DLQ 641 PUB WORKS	BASTIDA MARIA A 844 VILLAGE GREEN LN APT 2105 WATERFORD MI 48328	0.00				0.00	
N 1/2 OF LOT 6 BLK 3 DIV 3 EX E 6 FT AMENDED PLAT OF DIV 1, 2 & 3 OF SUMMITVILLE ADD							

Roll for Year 2020
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Special Population Both Active and Inactive Parcels

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4298	5-022100000	0.00	0.00		0.00	1,176.86	1,176.86
DLQ 641 PUB WORKS	SAFIYE KAYA	0.00				0.00	
	18750 WOODWARD AVE DETROIT MI 48203						

LAND BEG AT INTERS OF E LN OF MECHANIC ST WITH N LN OF BIDDLE ST TH E ALG N LN OF BIDDLE ST 140 FT TO POB OF THIS DESC TH N PARA WITH E LN OF MECHANIC ST 66 FT TH W PARA WITH N LN OF BIDDLE ST 4 FT TH N 66 FT TH E 56 FT TH S PARA WITH E LN OF MECHANIC ST 132 FT TO N LN OF BIDDLE ST TH W ALG N LN OF BIDDLE ST 56 FT TO POB BEING PART OF LOT 3 BLK 72 AN ADD TO WESTERN PART OF JACKSONBURG KNOWN AS FORD'S WESTERN ADD ALSO PART OF CEMETERY RESERVE & VACATED CLINTON ST

4298	5-023000000	0.00	0.00		0.00	300.42	300.42
DLQ 641 PUB WORKS	MOHAMED ELHAM SADEQ SAEED	0.00				0.00	
	17708 HANNA ST MELVINDALE MI 48122						

LAND COM AT A POINT ON W LN OF S MARTIN LUTHER KING JR DR (FKA FRANCIS ST) 102 FT S OF S LN OF WILKINS ST TH W 148.25 FT M/L TO E LN OF BUFFALO ALLEY TH S ON E LN OF BUFFALO ALLEY 30 FT TH E 148.25 FT M/L TO W LN OF S MARTIN LUTHER KING JR DR TH N ON W LN OF S MARTIN LUTHER KING JR DR TH N 30 FT TO POB BEING S 30 FT OF LOTS 14 & 11 BLK 73 AN ADD TO WESTERN PART OF JACKSONBURG KNOWN AS FORD'S WESTERN ADD

4298	5-050000000	0.00	0.00		0.00	290.28	290.28
DLQ 641 PUB WORKS	CORRY KRISTINA	0.00				0.00	
	927 EVERHARD ST JACKSON MI 49203						

S 1/2 OF LOT 11 BLK 14 KNAPP'S ADD

4298	5-122100000	0.00	0.00		0.00	300.42	300.42
DLQ 641 PUB WORKS	BRADSHAW PORTER L & MATILDA ESTATE	0.00				0.00	
	238 E HIGH ST JACKSON MI 49203						

LAND COM AT A PT ON N LN OF HIGH ST 86 7/8 FT W OF W LN OF MERRIMAN ST TH N 8 RDS 4.5 FT TH W 40 FT TH S 8 RDS 4.5 FT TO N LN OF HIGH ST TH E 40 FT TO BEG SE 1/4 SW 1/4 SEC 2 T3S R1W

4298	5-141300000	0.00	0.00		0.00	542.92	542.92
DLQ 641 PUB WORKS	RICE ANNAMARIE H (KOHN)	0.00				0.00	
	121 WALL ST JACKSON MI 49203						

E 16.5 FT OF LOT 6 & W 24.75 FT OF LOT 7 BLK 8 EGGLESTON'S ADD

4298	5-141900000	0.00	0.00		0.00	290.28	290.28
DLQ 641 PUB WORKS	INOC LLC	0.00				0.00	
	PO BOX 12587 COLUMBIA SC 29201						

E 45 FT OF LOT 11 & W 6 FT OF LOT 12 BLK 8 EGGLESTON'S ADD

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4298	5-169600000	0.00	0.00		0.00	300.42	300.42
DLQ 641 PUB WORKS	E MANSION126 LLC 322 MADISON ST JACKSON MI 49202	0.00				0.00	
1697							
LOTS 25 & 26 BLK 2 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PART OF BLKS 1, 3, 4, 5, 6, 11 & 12 FRANCIS ST ADD							
4298	5-208200000	0.00	0.00		0.00	290.28	290.28
DLQ 641 PUB WORKS	MOODY GARY & TERESA 318 E PROSPECT ST JACKSON MI 49203	0.00				0.00	
LOT 149 SOUTH GARDENS SUB DIV							
4298	6-054700000	0.00	0.00		0.00	1,714.39	1,714.39
DLQ 641 PUB WORKS	WHITE WARREN E & KATHY ANN 311 SUMMIT AVE JACKSON MI 49201	0.00				0.00	
LOT 6 ASSESSOR'S DEYO PLAT							
4298	6-070500000	0.00	0.00		0.00	290.28	290.28
DLQ 641 PUB WORKS	BEMER STEVEN J 1427 JOY AVE JACKSON MI 49203	0.00				0.00	
LOT 23 BLK 3 & A STRIP OF LAND 6 FT N&S & 53 FT E&W ADJ SD LOT ON S FORMERLY PLATTED A ALLEY NOW VACATED THE KIRTLAND ADDITION							
4298	6-081700000	0.00	0.00		0.00	451.56	451.56
DLQ 641 PUB WORKS	WILMORT ENTERPRISES LLC 1339 HORTON RD JACKSON MI 49203	0.00				0.00	
0818							
BEG AT NW COR OF LOT 1 BLK 20 EAST ADD NO 4 TH S 179 FT SD PT BEING 102 FT N OF NE COR OF LOT 11 BLK 20 EAST ADD NO 5 TH W PARA TO N LN OF SD LOT 11 131.6 FT TO E LN OF DWIGHT ST TH N 17.812 FT TH E 24 FT TH N PARA TO E LN OF DWIGHT ST TO SLY LN OF MICHIGAN AVE TH NELY ALG SLY LN OF MICHIGAN AVE TO BEG NE 1/4 SW 1/4 SEC 36 T2S R1W							
4298	6-101900000	0.00	0.00		0.00	1,101.09	1,101.09
DLQ 641 PUB WORKS	MACPHERSON-WINGART BETH ANN 1703 CHAPIN ST JACKSON MI 49203	0.00				0.00	
LOT 11 BLK 31 EAST ADD							
4298	6-142300000	0.00	0.00		0.00	300.42	300.42
DLQ 641 PUB WORKS	CANNON JAMES D & DONNA ESTATE PO BOX 4060 JACKSON MI 49201	0.00				0.00	
S 1/2 OF LOT 8 BLK 6 CARR'S EAST ADD							

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4298	7-059500000	0.00	0.00		0.00	290.28	290.28
DLQ 641 PUB WORKS	CANNON JAMES ESTATE PO BOX 4060 JACKSON MI 49204	0.00				0.00	
E 66 FT OF LOT 3 BLK 4 FORD'S NORTH ADD							
4298	7-063500000	0.00	0.00		0.00	300.42	300.42
DLQ 641 PUB WORKS	LEVAN DAVID A 523 QUARRY ST JACKSON MI 49201	0.00				0.00	
W 41 FT OF LOT 11 BLK 6 FORD'S NORTH ADD							
4298	7-066400000	0.00	0.00		0.00	290.28	290.28
DLQ 641 PUB WORKS	BEACH RICHARD PO BOX 6371 JACKSON MI 49204	0.00				0.00	
S 48 FT OF LOT 5 BLK 8 FORD'S NORTH ADD							
4298	7-0892.1000	0.00	0.00		0.00	290.28	290.28
DLQ 641 PUB WORKS	DORR CATHERINE L PO BOX 772 JACKSON MI 49204	0.00				0.00	
LOT 13 & E 6 FT OF S 80.5 FT OF LOT 14 BLK 9 LOOMIS HOMEWILD ADD NO 2							
4298	7-117600000	0.00	0.00		0.00	300.42	300.42
DLQ 641 PUB WORKS	WHITAKER CRAIG L 213 N PLEASANT ST JACKSON MI 49202	0.00				0.00	
S 1/2 OF LOT 11 BLK 11 EAST ADD							
4298	7-125600000	0.00	0.00		0.00	307.18	307.18
DLQ 641 PUB WORKS	CANNON JAMES D ESTATE PO BOX 4060 JACKSON MI 49204	0.00				0.00	
N 1/2 OF LOT 10 BLK 15 EAST ADD							
4298	8-052100000	0.00	0.00		0.00	307.18	307.18
DLQ 641 PUB WORKS	LITTLEJOHN MONICA 308 ORANGE ST JACKSON MI 49202	0.00				0.00	
N 37 FT OF LOT 4 ALSO N 37 FT OF E 16.5 FT OF LOT 3 & S 3 FT OF E 82.5 FT OF LOT 5 KEENA'S ADD							
4298	8-172300000	0.00	0.00		0.00	290.28	290.28
DLQ 641 PUB WORKS	LEUTZ BEATRICE 810 N EAST AVE JACKSON MI 49202	0.00				0.00	
S 50 FT OF LOT 9 BLK 16 MURPHY'S ADD							

Sp. District / Heading	Parcel # / Owner	Principal / Admin Fee	Interest / Penalty	Addtl Penlty / Cert Fee	Total / Installment	Prin Bal / Payoff Int	Total / Payoff
4298	8-207000000	0.00	0.00		0.00	300.42	300.42
DLQ 641 PUB WORKS	HOLMES KEVIN	0.00				0.00	
	120 LAKEVIEW TER JACKSON MI 49203						
LAND COM AT A PT ON E LN OF COOPER ST 12 RDS N & 2 RDS E OF SW COR OF SEC 26 TH N 2 RDS TO A 2 RD ST OR ALLEY TH E ON S LN OF SD ALLEY 8 RDS TH S 2 RDS TH W 8 RDS TO BEG SW 1/4 SW 1/4 SEC 26 T2S R1W							
4298	8-207200000	0.00	0.00		0.00	300.42	300.42
DLQ 641 PUB WORKS	GILBERT AARON	0.00				0.00	
	116 LARSON ST JACKSON MI 49202						
LAND COM AT A PT ON N LN OF LARSON ST 5 RDS N & 16 RDS E OF SW COR OF SEC 26 TH N 3 RDS TH E 4 RDS TH S 3 RDS TH W 4 RDS TO BEG SW 1/4 SW 1/4 SEC 26 T2S R1W							
4298	8-232700000	0.00	0.00		0.00	290.28	290.28
DLQ 641 PUB WORKS	BRUCE SHIRLEY A ETAL	0.00				0.00	
	824 MALTBY ST JACKSON MI 49202						
COM AT A PT ON W LN OF MALTBY ST 22 RDS N OF N LN OF GANSON ST TH W 11 RDS TH N 2 RDS TH E 11 RDS TH S 2 RDS TO BEG SW 1/4 NW 1/4 SEC 35 T2S R1W							
4298	1-061700000	0.00	0.00		0.00	327.46	327.46
DLQ 641 PUB WORKS	SOLTIS ANGELA M	0.00				0.00	
	403 MCKINLEY ST JACKSON MI 49202						
LOT 52 LANSING AVE ADD							
4298	2-100900000	0.00	0.00		0.00	357.88	357.88
DLQ 641 PUB WORKS	DARROW THOMAS ESTATE	0.00				0.00	
	3793 W CHICAGO RD JONESVILLE MI 49250						
W 1/2 OF LOT 33 BLK 7 STEWARD'S AMENDED ADD							
4298	4-039300000	0.00	0.00		0.00	344.36	344.36
DLQ 641 PUB WORKS	OVERTON JERMAINE L ETAL	0.00				0.00	
	133 WALL ST JACKSON MI 49203						
E 2 FT OF LOT 6 & W 1/2 OF LOT 7 BLK 5 LIVERMORE WOOD & EATON'S ADD							
4298	4-144000000	0.00	0.00		0.00	351.12	351.12
DLQ 641 PUB WORKS	REYNOLDS KEITH	0.00				0.00	
	224 DOUGLAS ST JACKSON MI 49203						
LOT 17 BLK 5 DIV 2 AMENDED PLAT OF DIV 1, 2 & 3 SUMMITVILLE ADD							

Roll for Year 2020
Population: Special Assessment District (4298)
Special Population Both Active and Inactive Parcels

Sp. District / Heading	Parcel # / Owner	Principal / Admin Fee	Interest / Penalty	Addtl Penlty / Cert Fee	Total / Installment	Prin Bal / Payoff Int	Total / Payoff
4298	5-103600000	0.00	0.00		0.00	317.32	317.32
DLQ 641 PUB WORKS	HARREN KAREN PO BOX 345 JACKSON MI 49204	0.00				0.00	
LOT 2 BLK 11 ROOT'S SOUTH ADD							
4298	7-061800000	0.00	0.00		0.00	259.70	259.70
DLQ 641 PUB WORKS	COATES JOWELL L 406 E TRAIL ST JACKSON MI 49201	0.00				0.00	
E 44 FT OF LOT 5 & E 44 FT OF S 24.67 FT OF LOT 6 BLK 5 FORD'S NORTH ADD							
4298	8-139200000	0.00	0.00		0.00	1,051.66	1,051.66
DLQ 641 PUB WORKS	OLDS PHILIP 748 KENNEDY ST JACKSON MI 49202	0.00				0.00	
LOT 4 BLK 7 KENNEDY'S ADD							
Total Parcels: 46		0.00 0.00	0.00		0.00	26,144.21 0.00	26,144.21

RESOLUTION- Roll No. 4299

BY THE CITY COUNCIL:

WHEREAS, the Assessor, in accordance with the direction of the City Council, did make assessments for Delinquent Miscellaneous 251 Housing Code Fund Accounts Receivable which assessments were by him placed on Assessment Roll No. 4299 in the amount of **$807.44**; and

WHEREAS, notice has been duly given that the City Council and Assessor will sit as a Board of Review in the Council Chambers in the City of Jackson on Tuesday, the 8th day of December, 2020, at 6:30 p.m. and hear any and all objections and suggestions by interested parties to said special assessments as contained in said Assessment Roll, and the matter of said review having come on to be heard and the City Council and Assessor sitting as a Board of Review having heard all objections and suggestions made thereto and having fully considered same;

NOW, THEREFORE, BE IT RESOLVED that each and all of the assessments as contained in said roll are hereby confirmed and made valid liens against the property and valid claims against the owners thereof, and the City Clerk is hereby directed to make certificates of this determination and attach the same to said roll and to present said roll to the City Treasurer for collection; and

BE IT FURTHER RESOLVED that payment of each individual assessment shall be due and payable sixty (60) days after approval of this resolution.

* * * * *

State of Michigan)
County of Jackson) ss
City of Jackson)

I, Andrea Muray, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City council sitting as a Board of Review on the 8th day of December, 2020.

IN WITNESS WHEREOF, I have hereto affixed my Signature and the Seal of the City of Jackson, Michigan, on this 9th day of December, 2020.

_____
Andrea Muray, City Clerk

Special Assessment Roll for CITY OF JACKSON

Roll for Year 2020
Population: Special Assessment District (4299)
Special Population Both Active and Inactive Parcels

Sp. District / Heading	Parcel # / Owner	Principal / Admin Fee	Interest / Penalty	Addtl Penlty / Cert Fee	Total / Installment	Prin Bal / Payoff Int	Total / Payoff
4299	2-123000000	0.00	0.00		0.00	399.13	399.13
DLQ 251 HOUSING	C CANNON JAMES D ESTATE PO BOX 4060 JACKSON MI 49204	0.00				0.00	
E 4 RDS OF W 8 RDS OF LOTS 8 & 9 BLK 1 FOOTE & BENNETT'S ADD							
4299	3-194300000	0.00	0.00		0.00	408.31	408.31
DLQ 251 HOUSING	C WINDMAN ANNETTA 310 S GRINNELL ST JACKSON MI 49203	0.00				0.00	
COM AT A PT 51.61 FT W OF INTERS OF S LN OF BIDDLE ST WITH W LN OF THIRD ST TH W 40 FT TH S 78 FT TH E 40 FT TH N 78 FT TO BEG BEING PART OF LOT 8 BLK 1 EATON WEBSTER & HARWOOD'S ADD							
Total Parcels: 2		0.00	0.00		0.00	807.44	807.44
		0.00				0.00	

RESOLUTION- Roll No. 4300

BY THE CITY COUNCIL:

WHEREAS, the Assessor, in accordance with the direction of the City Council, did make assessments for Delinquent Miscellaneous 590 Wastewater Fund Accounts Receivable which assessments were by him placed on Assessment Roll No. 4300 in the amount of **$411.67**; and

WHEREAS, notice has been duly given that the City Council and Assessor will sit as a Board of Review in the Council Chambers in the City of Jackson on Tuesday, the 8th day of December, 2020, at 6:30 p.m. and hear any and all objections and suggestions by interested parties to said special assessments as contained in said Assessment Roll, and the matter of said review having come on to be heard and the City Council and Assessor sitting as a Board of Review having heard all objections and suggestions made thereto and having fully considered same;

NOW, THEREFORE, BE IT RESOLVED that each and all of the assessments as contained in said roll are hereby confirmed and made valid liens against the property and valid claims against the owners thereof, and the City Clerk is hereby directed to make certificates of this determination and attach the same to said roll and to present said roll to the City Treasurer for collection; and

BE IT FURTHER RESOLVED that payment of each individual assessment shall be due and payable sixty (60) days after approval of this resolution.

* * * * *

State of Michigan)
County of Jackson) ss
City of Jackson)

I, Andrea Muray, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City council sitting as a Board of Review on the 8th day of December, 2020.

IN WITNESS WHEREOF, I have hereto affixed my Signature and the Seal of the City of Jackson, Michigan, on this 9th day of December, 2020.

_____
Andrea Muray, City Clerk

Roll for Year 2020
Population: Special Assessment District (4300)
Special Population Both Active and Inactive Parcels

Sp. District / Heading	Parcel # / Owner	Principal / Admin Fee	Interest / Penalty	Addtl Penlty / Cert Fee	Total / Installment	Prin Bal / Payoff Int	Total / Payoff
4300	6-010700000	0.00	0.00		0.00	411.67	411.67
DLQ 590 WASTWATER EATON	AEROQUIP LLC PO BOX 80615 INDIANAPOLIS IN 46280	0.00				0.00	

0108 THRU 0117
LAND OWNED & USED AS ONE PARCEL & DESC AS COM AT INTERS OF W LN OF EAST AVE WITH S LN OF PLYMOUTH ST TH W ALG S LN OF PLYMOUTH ST 440 FT TO C/L OF WATERLOO AVE NOW VACATED TH S ALG C/L OF VACATED WATERLOO AVE 315.95 FT TH SELY 486.55 FT ALG A LN 105 FT SWLY OF & PARA TO LN ESTAB BY MCRR CO & AEROQUIP CORP TO W LN OF EAST AVE SD LN HAVING BEEN ESTAB BY MCRR & AEROQUIP CORP IN AN AGREEMENT DATED JULY 30 1941 RECORDED NOV 4 1941 IN L 397 OF DEEDS ON P 583 & 584 TH N ON W LN OF EAST AVE 516.1 FT TO BEG INCLUDING LOTS 1, 2, 3, 4, 5 & PART OF LOT 6 IN BLK 47 1/2 ELM GROVE ADD NW 1/4 NE 1/4 SEC 2 T3SR R1W

Total Parcels: 1		0.00	0.00		0.00	411.67	411.67
		0.00				0.00	

v.1.0.7558.34723

JACKSON
Founded 1829

City Clerk's Office
161 W. Michigan Ave. • Jackson, MI 49201
Phone: (517) 788-4025

MEMO TO: Honorable Mayor and City Councilmembers

FROM: Andrea Muray, City Clerk

DATE: December 8, 2020

SUBJECT: Public Hearing and Resolution determining the necessity for street reconstruction and water and sewer main replacement on Douglas Street from West Avenue to Mound Avenue.

RECOMMENDATION:

Public hearing of necessity for street reconstruction and water and sewer main replacement on Douglas Street, from West Avenue to Mound Avenue.

A. Resolution ordering the construction and preparation of the special assessment roll.

A public hearing was established at the City Council's October 27, 2020 meeting for December 8, 2020. The required notice was published in the Jackson Citizen Patriot and a notification letter was sent to each property owner.

I recommend approval. Your consideration and concurrence is appreciated.

C: Jonathan Greene, City Manager

RESOLUTION
STREET RECONSTRUCTION AND WATER AND SEWER MAIN REPLACEMENT

BY THE CITY COUNCIL:

WHEREAS, under the authority granted by Ordinance No. 22-8 and 22-12, the City Council has reviewed the report regarding the necessity of street reconstruction and water and sewer main replacement on Douglas Street from West Avenue to Mound Avenue the following estimated costs, to wit:

Street Construction Assessments	**$ 208,846**
Local Street Funds	**$ 502,421**
Sewer Funds	**$ 153,841**
Water Funds	**$ 321,678**
Total Project Cost	**$1,186,786**

WHEREAS, notice has been duly given that the City Council would hold a public hearing in the City of Jackson on Tuesday, the 8th day of December, 2020 at 6:30 p.m. to hear any and all objections and suggestions by interested parties to said public improvement; and

WHEREAS, the City Council and Assessor having heard all suggestions and objections made thereto and having fully considered the same;

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby determines that the street construction is a necessary public improvement and directs staff to proceed with the street construction, in accordance with plans, maps, and specifications in the City Engineer's office; and

BE IT FURTHER RESOLVED that the City Assessor is ordered to assess the cost of said improvement to the property owners who benefit therefrom on a front footage basis and prepare an assessment roll covering this assessment district as soon as possible after the public improvement has been completed.

* * * * *

State of Michigan)
County of Jackson) ss
City of Jackson)

I, Andrea Muray., City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City Council on the 8th day of December, 2020.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the seal of the City of Jackson, Michigan, on this 9th day of December, 2020.

_____
Andrea Muray, City Clerk

CITY OF JACKSON
Founded 1829

City Manager's Office
161 W. Michigan Ave. - Jackson, MI 49201
Phone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: December 8, 2020

SUBJECT: Conduct a Public Hearing to Receive Citizen Comment for CDBG/HOME Program Performance and Authorize Submission of the 2019 – 2020 Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD)

Recommendation:

Conduct a Public Hearing to receive citizen comment for CDBG/HOME Program Performance and authorize submission of the 2019 – 2020 CAPER to HUD.

Attached is a memorandum from Jennifer Morris, Director of the Department of Neighborhood & Economic Operations, requesting City Council conduct a Public Hearing to receive citizen comment for CDBG/HOME Program Performance and authorize submission of the 2019 – 2020 CAPER to HUD before December 31, 2020.

I recommend approval of the request. Your consideration and concurrence is appreciated.

JG

DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: Jennifer L. Morris, Director of Neighborhood & Economic Operations

DATE: December 8, 2020

RECOMMENDATION: Conduct a Public Hearing to Receive Citizen Comment for CDBG/HOME Program Performance and Authorize Submission of the 2019 – 2020 Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD)

SUMMARY

Conduct a Public Hearing to receive citizen comment for CDBG/HOME Program Performance and authorize submission of the 2019 – 2020 CAPER to HUD.

BUDGETARY CONSIDERATIONS

There are no budgetary considerations with this request.

HISTORY, BACKGROUND and DISCUSSION

The attached draft CAPER summarizes the City's progress in accomplishing the goals and objectives for its Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds during the 2019-2020 fiscal year. Federal regulations [24 CFR 91.105(d)] require a public comment period for the CAPER of no less than 15 days. To meet the City's public comment requirement specified by regulation, copies of the draft CAPER have been available for public review since November 25, 2020 in the Department of Neighborhood & Economic Operations, City Clerk's office, the Carnegie Branch of the Jackson District Library, Community Action Agency, and lobbies of the public housing facilities at Shahan-Blackstone North Apartments, Reed Manor and Chalet Terrace, as well as the City's website. As of the date of this memo, staff has not received comments from the public about program performance; the public comment period remains open through December 11, 2020.

DISCUSSION OF THE ISSUE

Federal regulation [24 CFR 105(e)] and the City's Citizen Participation Plan require a Public Hearing to receive citizen comment on program performance. Comments received during the Public Hearing will be incorporated into the CAPER before submission to HUD. Normally required within 90 days after the close of the grant period, HUD waived that requirement and extended the submission date an additional 90 days due to COVID.

All publication requirements and comment periods will be met by December 11, 2020, allowing sufficient time for remittance to HUD by December 31, 2020. Each Councilmember received a draft

copy of the CAPER prior to the November 24, 2020 regular meeting and may request modifications if deemed necessary before submission.

POSITIONS

Requested action is for City Council to conduct a Public Hearing to receive citizen comment regarding the CAPER and authorize submission to HUD before December 31, 2020.

ATTACHMENTS

- CAPER

JACKSON
Founded 1829

Before

After

2019 – 2020 Consolidated Annual Performance and Evaluation Report

Department of Neighborhood & Economic Operations

The attached document is a draft report. Please display until

Friday, December 11, 2020

Citizens are encouraged to provide comments regarding this report in writing to:

Dept of Neighborhood & Economic Operations
ATTN: Michelle L. Pultz-Orthaus
161 W Michigan Ave, Jackson, MI 49201
E-mail: mpultz@cityofjackson.org

NEO
CITY OF JACKSON - NEIGHBORHOOD AND ECONOMIC OPERATIONS

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PR26 – CDBG Financial Summary Report

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This Consolidated Annual Performance and Evaluation Report (CAPER) describes the results of activities completed by the City of Jackson to accomplish the outcomes identified in the 2019 – 2020 Annual Action Plan for the period of July 1, 2019 through June 30, 2020. This is the fifth and final CAPER submitted in association with the 2015 – 2019 Five-Year Consolidated Plan. Some goals in the Annual Action Plan take more than one year to achieve and are ongoing; however, all funded activities continue to further the Consolidated Plan's priorities of providing decent, safe, sanitary, and affordable housing; reducing blighting effects through code enforcement or demolition; and improving the suitable living environment in distressed neighborhoods by sustaining public infrastructure and facilities.

Accomplishments during the 2019 – 2020 Program Year were significantly hampered by the coronavirus pandemic. On December 31, 2019, China reported a cluster of pneumonia cases in Wuhan, Hubei Province which led to the eventual identification of a novel coronavirus dubbed COVID-19. Less than one (1) month later, the United States announced its first confirmed coronavirus case in Washington state. By the end of January 2020, the World Health Organization (WHO) declared the outbreak a global health emergency (pandemic) and the White House banned entry for most foreign nationals who had traveled to China within the prior 14 days. On March 13, 2020, President Donald Trump declared a national state of emergency due to the COVID-19 pandemic.

In Michigan, the first two (2) cases of COVID-19 were confirmed on March 10, 2020, prompting Governor Gretchen Whitmer to declare a state of emergency. By March 13, Governor Whitmer banned gatherings of more than 250 people and requested public bodies to postpone their meetings or conduct them remotely. Two (2) weeks later, Governor Whitmer issued Executive Order 2020-21 requiring all individuals living in Michigan to stay at home and for businesses to suspend normal operations except to the extent workers were necessary to sustain or protect life or to conduct minimum basic operations.

Locally, City Hall closed to the public on March 16, 2020 but provided a means for the public to deliver paperwork and payments through a drop box in the anterior lobby. On March 17, 2020, Mayor Derek Dobies declared a local state of emergency as a precautionary measure. Handwashing stations were provided at various locations within the City. On March 23, 2020, all 16 of the City's playground facilities were closed; however, parks and trails remained open with visitors encouraged to practice social distancing. Upon the issuance of Governor Whitmer's "stay-at-home" order referenced above, a majority of non-essential City employees began working from home with intermittent, staggered office time or were laid off. City Hall did not open to the public again until July 6, 2020.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

					Strategic Plan			Program Year		
Goal	**Category**	**Source / Amount**	**Indicator**	**Unit of Measure**	**Expected**	**Actual**	**Percent Complete**	**Expected**	**Actual**	**Percent Complete**
Acquisition/Rehab/ Resale	Affordable Housing		Homeowner Housing Added	Household Housing Unit	0	0	0.0%	5	0	0.00%
Acquisition/Rehab/ Resale	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	0	0	0.0%	1	0	0.00%
Acquisition/Rehab/ Resale	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	3	0	0.00%	0	0	0.0%
CHDO - New Construction	Affordable Housing	HOME: $718,636	Homeowner Housing Added	Household Housing Unit	4	0	0.00%	4	0	0.00%
CHDO Operating Expenses	CHDO Operating Expenses	HOME: $50,000	Other	Other	n/a	n/a		n/a	n/a	
Code Enforcement	Non-Housing Community Development	CDBG: $28,700	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	1500	1276	85.07%	300	254	84.67%
Downtown Rental Rehabilitation	Affordable Housing		Rental units constructed	Household Housing Unit	2	5	250.00%	0	0	0.00%
Homeless Prevention - CDBG-CV	Homeless	CDBG-CV: $426,020	Homelessness Prevention	Persons Assisted	100	0	0.00%	0	0	0.0%

					Strategic Plan			Program Year		
Goal	**Category**	**Source / Amount**	**Indicator**	**Unit of Measure**	**Expected**	**Actual**	**Percent Complete**	**Expected**	**Actual**	**Percent Complete**
Multi-Family Rehabilitation	Accessible Housing		Homeowner Housing Added	Household Housing Unit	0	0	0.0%	4	0	0.00%
Multi-Family Rehabilitation	Accessible Housing		Other	Other	36	0	0.00%	0	0	0.00%
Public Facilities and Infrastructure Improvements	Non-Housing Community Development	CDBG: $584,927	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	32460	649.20%	600	3840	640.00%
Public Services	Non-Housing Community Development	CDBG: $21,713	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	62	3.10%	500	62	12.40%
Residential Demolition	Non-Housing Community Development	CDBG: $259,000	Buildings Demolished	Buildings	100	45	45.00%	13	4	30.77%
Residential Rehabilitation	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	50	47	94.00%	10	8	80.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Jackson was on track to meet and exceed its timeliness spending requirement until COVID-19 basically nullified the last quarter of the 2019 – 2020 program year. A contract to demolish five (5) residential properties had been awarded at the end of the 2019 calendar year and the contractor was working on asbestos abatement when the project was put on hold. The closing City Hall and the court system lead to the suspension of prosecution and the lay off of staff from the City Attorney's office. Rehabilitation projects, some of them in process, had to be put on hold until after construction crews were allowed to return to work. Public infrastructure projects were finishing the design phase and materials were being ordered to begin constrution once the weather improved sufficiently; projects are now underway but a couple of street reconstruction projects were canceled in their entirety.

Seven (7) CDBG-funded emergency hazard rehabilitation projects were completed during the 2019 program, together with one (1) full rehabilitation project using HOME funds. A full rehabilitation project combining both CDBG and HOME funds began prior to the COVID-19 shutdown and was entering its final phases after close of the fiscal year.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	6	1
Black or African American	1	0
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	**7**	**1**
Hispanic	0	0
Not Hispanic	7	1

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Of the eight (8) households assisted during program year 2019-2020, a total of 15 persons benefited from the assistance. Other notable information includes, but is not limited to, the following:

- One (1) female head of household with four (4) children and two (2) single-headed female households
- Two (2) elderly couples and one (1) elderly single-headed female household
- One (1) single-headed male household
- One (1) married couple with no children at home

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,319,416	963,657
HOME	public - federal	581,497	154,507

Table 3 - Resources Made Available

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
n/a	n/a	n/a	n/a

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Jackson did not specify a target area in its 2019-2020 Annual Action Plan or through its 2015-2019 Five-Year Consolidated Plan. During the years covered by the 2015-2020 Five-Year Consolidated Plan, City leaders concentrated resources to rejuvenate its downtown core and combat blight in residential neighborhoods. CDBG funds also followed this pathway when appropriate, especially in neighborhoods immediately surrounding the downtown. The focus on combatting blight and rejuvenating the downtown generated the interest of private developers.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City's 2018-2019 CAPER described several housing developments under construction in the downtown. One project, Francis Street Lofts, received its Certificate of Occupancy on June 29, 2020. The 200 is nearing completion and significant work has been accomplished on the Albert Kahn Apartments, a LITHC project.

The City of Jackson is exempt from providing 25% match through the HOME program due to its high poverty level, low per capita income, and fiscal distress.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
Not applicable								

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period	**Amount received during reporting period**	**Total amount expended during reporting period**	**Amount expended for TBRA**	**Balance on hand at end of reporting period**
$46,077	$9,277	0	0	$55,354

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
		Minority Business Enterprises				
	Total	**Alaskan Native or American Indian**	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	**White Non-Hispanic**
Contracts						
Dollar Amount	$139,710	0	0	0	0	$139,710
Number	1	0	0	0	0	1
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	$139,710	0	$139,710
Number	1	0	1
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
		Minority Property Owners				
	Total	**Alaskan Native or American Indian**	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	**White Non-Hispanic**
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	1	$3,550

		Minority Property Enterprises				
Households Displaced	**Total**	**Alaskan Native or American Indian**	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	**White Non-Hispanic**
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	6	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**6**	**0**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	4	0
Number of households supported through Rehab of Existing Units	2	8
Number of households supported through Acquisition of Existing Units	0	0
Total	**6**	**8**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

New members of the City's rehabilitation staff spent time in HUD trainings, Michigan Community Development Association (MCDA) conferences, and reviewing local policies and procedures. The rehabilitation policies and procedures manual, last updated in 2014, underwent significant changes. Although full rehabilitation remains in the manual, the cost to fully rehabilitate the City's aged housing stock has become cost prohibitive. To help low-income homeowners remain housed and make that housing affordable to them, the incorporation of a "major components" program was added to the manual. This program allows the City to provide rehabilitation assistance to a homeowner to replace aged major systems, such as a roof, furnace, water heater, etc., before they become an emergency situation. The emergency hazard program remains intact and addresses issues that have escalated to an emergency situation, such as a leaking roof or a non-functioning furnace during the winter months.

Over the years, the City's rehabilitation program has been able to help fewer and fewer families due to the excessive cost. Instead of trying to correct all code violations which may exist in a home, the focus is now to help with the most expensive items a homeowner may face at any given time. Adding the ability to correct a home's major systems and components that are toward the end of their useful life before they become an emergency situation will save homeowners thousands in dollars.

Discuss how these outcomes will impact future annual action plans.

Although work to update the rehabilitation policies and procedures manual began during program year 2019-2020, it did not receive approval from City Council until August 11, 2020. Rehabilitation staff anticipates a significant increase in the number of low-income homeowners who will receive assistance during the 2020-2021 program year.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3	1
Low-income	0	0
Moderate-income	4	0
Total	**7**	**1**

Table 13 – Number of Households Served

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

City of Jackson staff does not specifically reach out to homeless persons and assess their individual needs. However, staff does participate with the Jackson County Continuum of Care (CoC) and, in the past, has served as a co-chairperson to the Board. The CoC is comprised of various community service organizations and governmental entities that meet monthly to discuss emerging needs and strategically plan to address those needs, be it legal, social, practical, or others. On January 20, 2020, members of the CoC participated in the annual Point in Time (PIT) count to document the number of sheltered and unsheltered homeless persons residing in the community. The CoC provides funding to community service providers to screen and evaluate those living in a shelter or are otherwise homeless to assess an individual's or family's acuity. The screening tool is applied across multiple components then prioritizes who to serve next and why, while concurrently identifying areas in ther person/family's life where support is most likely necessary to avoid housing instability.

A designated Housing Assessment and Resource Agency is the primary access point for all homeless persons or those at risk of becoming homeless who are also able to be initially assessed through other avenues, such as emergency shelters, domestic violence shelters, veterans' providers, etc. The CoC uses the same assessment tool at all access points with criteria modifications for specific subpopulations, namely the Service Prioritization Decision Assistance Tool. The Tool determines each household's housing and service needs, but also prioritizes households for housing program referrals for permanent supportive housing, rapid re-housing, or supportive services only.

Addressing the emergency shelter and transitional housing needs of homeless persons

The 2019 PIT count performed by the CoC indicated 84 homeless individuals were documented, an increase of approximately 5.0% from 2018. Of those, 77 were sheltered and 13 were unsheltered. Seven (7) individuals were considered chronically homeless (a decrease of 30.0% from 2018), defined as a single person (or head of household) who experienced four (4) homeless episodes during the previous 12 months; however, all of those persons were sheltered at the time the count was conducted.

The 2019 Housing Inventory Count (HIC) reports 115 year-round beds in shelters for those experiencing homelessness, an increase of 6.5% over the number of beds available in 2018. Forty-seven (47) beds are reserved for households without children and 68 beds are available for households with children. An additional ten (10) beds are available during overflow situations. In addition, the Rapid Re-Housing program reports 76 year-round beds, increasing over 15% from that available in 2018. Permanent Supportive Housing beds also increased from 99 in 2018 to 103 in 2019, or 4.0%.

The Housing Assessment Resource Agency (HARA) screens clients to determine the appropriate housing interventions. Through the "no wrong door" approach, though, the screening can be accomplished by another agency and coordinated through the HARA. The assesment tool quickly evaluates the health and social needs of those experiencing, or at risk of, homelessness to help identify the best type of support and housing intervention by relying on three (3) categories of recommendation:

- *Permanent Supportive Housing* - individuals or families who need permanent housing with ongoing access to services and case management to remain stably housed;

- *Rapid Re-Housing* - individuals or families who are likely to achieve housing stability over a short period of time through a medium or short term rent subsidy and access to support services;
- *Diversion* - individuals or families who do not require intensive supports but may still benefit from access to affordable housing with some light touch services. In these cases, the assessment tool recommends affordable or subsidized housing but no financial assistance.

The Coronavirus Aid, Relief, and Economic Security (CARES) Act provided an influx of Emergency Shelter and CoC grant money, among other CARES Act funding, to the Jackson community to address the needs in prevention, preparing for, and responding to COVID-19. As this global pandemic is still ongoing, and increasing at the time of writing this report, the outcomes of CARES Act spending are not fully known and will be tracked for future reporting requirements.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Members of the CoC constantly evaluate and report gaps in services for Jackson's homeless population. The CoC operates a Coordinated Entry process that standardizes the way individuals and families at risk of homelessness are assessed for, and referred to, the housing and services they need for housing stability. The United Way of Jackson County also funds Central Michigan 2-1-1 which can connect persons in need with health and human resources available in the area simply by dialing 211 on their phone. The United Way also facilitates a monthly Emergency Needs Coalition meeting allowing various community service and faith based organizations to come together to share resources they have available and to problem solve.

The onset of COVID-19 provided great insight into where gaps truly exist in providing key services to the Jackson community. Instead of assuming where these discrepencies existed from anecdotal reporting, the reality and priority of unmet needs became known, and are continuing to materialize, as Jackson deals with the real-time existence and emergence. For its part, the City of Jackson obligated a siginficant portion of its CDBG-CV grant toward Homeless Prevention activities which includes Foreclosure Prevention, Water Shutoff Protection, and Eviction Prevention.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In addition to operating a Coordinated Entry process, the CoC also adopted the Housing First model which prioritizes housing to people experiencing homelessness. By attending to a person's critical needs of food and shelter first, it is believed they will then be able to focus on other needs such as getting a job, learning how to budget properly, or attending to any substance abuse issues. Housing First does not require a person experiencing homelessness to address all of their problems or attend a variety of service programs before receiving assistance. Once housing is stabilized, individuals are offered supportive services but are not required to participate.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Jackson Housing Commission (JHC) has served as the City's Public Housing Authority (PHA) for nearly 60 years and also services all of Jackson County. JHC is considered a medium-sized agency providing 500 public housing units, 40 scattered-site single family homes, and up to 475 Housing Choice Vouchers (HCV).

With a recent change in the top administration of the City, efforts to enhance a collaborative relationship between the City and the JHC is in process. Due to the COVID-19 shutdown during the last quarter of program year 2019, implementation of the planned changes was delayed until after July 1, 2020. Those changes include the reconstruction of streets exclusively serving Chalet Terrace and deeding the land on which the Asset Management Projects are located to the JHC.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Active Resident Advisory Boards are in place at both Reed Manor and Chalet Terrace. Several attempts have been made to initiate a Resident Advisory Board at Shahan but efforts have thus far fallen short of an election as there has been little interest amongst the residents to participate. Another attempt to organize a Resident Board at Shahan will occur within the next six (6) months. Residents are encouraged to attend Board meetings, talk with their housing managers, and even the Executive Director if warranted. Annual surveys are distributed to tenants to get their opinions on real or perceived conditions at their complex and what improvements they would like to be considered. The City of Jackson provides each public housing complex hard copies of its Consolidated Plan, Annual Action Plan, and CAPER during public comment periods for resident review and input.

Actions taken to provide assistance to troubled PHAs

The Jackson Housing Commission is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Jackson does not intentionally create policies, codes, or rules that create barriers to affordable housing, but rather faces the same realities experienced by most municipalities – increasing construction costs, complexity of financing for larger projects, and an affordability gap between incomes and housing costs. Likewise, most policies, ordinances, and/or codes are established to maintain compliance with local, state, and federal guidelines or for health and safety reasons.

Conversations with local housing providers reveals affordable housing in Jackson may not necessarily be limited to a specific type of housing but rather addressing the issues that interfere with obtaining housing. Examples of barriers include, but are not limited to, the following:

- Landlords unaware of the laws governing rental housing, including Fair Housing laws and prohibited discriminatory practices.
- Tenants who do not realize their rights as it pertains to rental housing, including Fair Housing laws and awareness of discriminatory practices.
- Exorbitant security deposits, non-refundable application fees, and unaffordable deposits for utilities.
- Inability to obtain utilities in tenant's name.
- Limited public transportation options.
- Poor credit history, especially for youth just out of college, persons facing unexpected life issues, or ruined as part of a domestic violence situation.
- Rejection of service animals in the unit.
- Refusal to accept Housing Choice Vouchers or charging rents that don't qualify for fair market rent.
- People who are routinely discriminated against often don't notice or identify discrimination. If discrimination is suspected, the tenants are often more interested in finding housing to meet their immediate need rather than going through a lengthy appeal process.

The onset of COVID-19 and subsequent shutdown diverted attention from progressing with landlord advocacy.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

City staff continues to maintain its network of state and local public agencies and non-profit service providers and facilitates meetings when appropriate. The use of CDBG or HOME funds to meet underserved needs is subject to fluctuations in annual funding.

The onset of COVID-19 and subsequent shutdown delayed the exploration of projects with community service providers to meet underserved needs. However, the CARES Act provided sources and levels of funding in the community to address a variety of urgent needs from keeping families housed to supporting small businesses.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

According to the Michigan Department of Health and Human Services (MDHHS), environmental exposure to lead in amounts sufficient to cause illness and neurological damage in children remains a significant concern in Michigan. Jackson County has been identified as one (1) of fourteen (14) counties in Michigan at high risk for childhood lead exposure and poisoning. Lead-based paint hazards are a major concern for the City's young children and pregnant women as over 90% of all housing was constructed prior to 1978.

Housing built prior to 1978 (when federal law banned the use of lead-based paint in residential housing) is considered to be at risk of containing some amount of lead-based paint. The amount of lead pigment in the paint increases with the age of the housing. Housing built prior to 1950 remains a significant concern for lead poisoning as 1950 is often recognized as the "threshold" to lower levels of lead-based paint. Before 1940, paint typically contained high amounts of lead, often 10 to 50 percent. In the early 1950s, paint industry standards voluntarily called for limiting lead content to 1%. With approximately 77% of the housing stock built prior to 1950, Jackson housing units pose a high risk of containing significant lead-based paint hazards. Young children of very low- and low-income households are most likely to reside in older housing, and are disproportionately at risk of lead poisoning. Rental properties make up a large percentage of the City's housing units. If units containing lead-based paint are not properly maintained, the risk of young children coming into contact with lead-paint hazards continues to climb.

Inspections of non-owner occupied housing units assess deteriorated paint and are cited as a violation and ordered repaired before a certificate of compliance is issued to the property owner. Any rehabilitation activities that may disturb painted surfaces in a home receive a combination lead paint inspection/risk assessment and, if hazards exist, treated according to the Lead Safe Housing Rule. All actions taken to remediate an identified lead hazard must be approved through a lead clearance examination.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Jackson has neither the facilities nor resources to carry out programs directly targeted at reducing the number of households at or below the poverty level. However, through the use of CDBG and HOME funds, the City offered services and programs to make housing affordable to its low- to moderate-income homeowners:

- *Rehabilitation* – up to $75,000 is available through a 20-year, zero-interest, deferred loan with a partial low repayment component (10 years) to correct code violations or emergency hazards.
- *Homebuyer New Construction* – currently under development through the City's CHDO, the Greater Jackson Habitat for Humanity.

In addition, the City ensures tenants have decent, safe, and sanitary living conditions through its Housing Code Enforcement (HCE) program (not federally funded). The HCE program also improves neighborhood living conditions through enforcement of various blight ordinances, such as garbage, inoperable vehicles, noxious weeds and trees, and zoning violations.

City leaders collaborate with the United Way of Jackson County and other community service providers in their efforts to reduce the number of impoverished residents.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

City staff actively participates with the CoC and other collaborative meetings as may be necessary to

remain aware of the community's health and emerging needs. Close monitoring of projects implemented by other City departments will ensure compliance with federal rules and regulations and the timely expenditure of CDBG funds. The Greater Jackson Habitat for Humanity will receive technical assistance and guidance by various City staff as its new housing construction project proceeds.

The onset of COVID-19 made the community keenly aware of the need to develop a stronger institutional structure. As the seriousness of the novel coronavirus became evident to Michigan communities, the Mayor and City Manager began regular video conferences with community stakeholders. Among attendees were local health care leaders such as Henry Ford Allegiance Health, the Jackson County Health Department, and the Center for Family Health. The United Way of Jackson County also participated and reported back to the Jackson COVID-19 Action Network (JCAN) it formed to coordinate local non-profits' efforts to address the emerging needs of the community.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Once a year, the Jackson City Council holds a public hearing to specifically gain input from the community on general housing and community development needs prior to the start of the annual funding process. Comments received during the public hearing are considered by the City Council and incorporated into the Annual Action Plan and/or Consolidated Plan. City staff actively participates with the CoC. Members of the CoC represent various public and non-profit agencies in Jackson that provide mainstream and specialized services to homeless, non-homeless special needs, and general populations and subpopulations. Discussion at monthly CoC meetings always includes identification of emerging needs or gaps in service that need attention.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The purpose of an Analysis of Impediments to Fair Housing is to determine if possible discrimination to housing choice exists in the community within the seven (7) federally protected classes of race, religion, sex, color, national origin, disability, or familial status. In early 2017, the Jackson City Council adopted a non-discrimination ordinance and recently updated Jackson's Fair Housing Ordinance, found at Chapter 14, Article IV of the City of Jackson Code of Ordinances to include several additional classes protected from housing discrimination as follows: religion, race, color, national origin, ancestry, age, sex, sexual orientation, gender identity, familial status, marital status, source of income, height, weight, religious or political opinion, union affiliation, and physical or mental handicap.

While the City's Fair Housing ordinance includes protected classes beyond those identified at the federal level, local housing advocates report discriminatory practices are often not pursued legally. Tenants are usually in "survival mode" and are more interested in obtaining housing than proceeding with legal action. The process is intimidating, takes time, and is not clear cut. Oftentimes a discriminatory practice may be the underlying issue but housing is denied for minor legitimate reasons making prosecution especially difficult.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring is completed mainly through desk reviews. With City departments overseeing funded projects, access to immediate review and consultation is easily achieved. Employees with many years of experience managing federally-funded projects oversee these activities. Responsible staff has found few if any issues to address.

All expenditures of CDBG/HOME funds are thoroughly reviewed for eligibility and adequate documentation. Once approved for compliance, invoices are submitted for payment where they are further evaluated before processing. An independent auditor performs a single audit of the City's federal grants annually.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Jackson encourages all citizens, and especially those for whom activities are targeted, to participate in the planning and utilization of CDBG and HOME funds. The City of Jackson also invites active participation by local and regional institutions, the Jackson County Continuum of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations) in developing and implementing the Consolidated Plan and Annual Action Plan. The ability for citizens to participate in community development goes beyond the formal processes described in the Citizen Participation Plan through day-to-day involvement and interaction with City staff, formal boards, planning committees, ad hoc advisory groups, and the Mayor and City Council.

Notice of upcoming public hearings and open comment periods is published in local newspapers at least 10 days in advance. Information is also posted on the City's website and on its social media platforms. The Consolidated Plan and Annual Action Plans provide a 30-day public comment period while the Consolidated Annual Performance and Evaluation Report is 15 days. Comments are taken orally or in writing, are considered by the Jackson City Council, and incorporated into the document to which they pertain.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Staff does not foresee a change in Jackson's program objectives, which include housing rehabilitation, new or converted housing, blight elimination through clearance, and public infrastructure and facility improvements. Concentrating resources within these objectives versus spreading limited funds among a variety of unfocused activities has proven extremely effective in improving the community and local economy.

Funds received from the CARES Act allowed City leaders to provide Homeless Prevention assistance in the form of Foreclosure Prevention, Water Shutoff Prevention, and Eviction Protection.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Jackson has not invested HOME funds in rental housing; rather it has concentrated on low-income homeowners or homebuyers receiving assistance.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City of Jackson has not produced rental or homebuyer projects consisting of five (5) or more units.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During Program Year 2019-2020, the City received program income in the amount of $9,277. This program income derived from HOME-funded rehabilitation loans completed during prior years. No program income was expended during 2019-2020.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City of Jackson ensures landlords maintain housing units to decent, safe, and sanitary conditions through a biennial housing inspection process. City administration helps private developers access funding resources that may be available, such as LIHTC. The City's CHDO is in the planning stages to implement a homebuyer project.

PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,055,869.43
02 ENTITLEMENT GRANT	1,227,866.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	149,862.91
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,433,598.34
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	942,596.23
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	942,596.23
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	157,460.19
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,100,056.42
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,333,541.92
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	881,367.20
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	881,367.20
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	93.50%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2019 PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	21,712.93
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	130,479.07
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	152,192.00
32 ENTITLEMENT GRANT	1,227,866.00
33 PRIOR YEAR PROGRAM INCOME	105,489.86
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,333,355.86
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	11.41%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	157,460.19
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	73,560.79
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	22,087.83
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	(82,219.35)
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	126,713.80
42 ENTITLEMENT GRANT	1,227,866.00
43 CURRENT YEAR PROGRAM INCOME	149,862.91
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,377,728.91
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	9.20%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	10	1678	6287096	Bucky Harris Park Improvement	03F	LMA	$30.00
2017	10	1678	6295959	Bucky Harris Park Improvement	03F	LMA	$2,735.45
2018	8	1693	6295959	Bucky Harris Park Improvement	03F	LMA	$385.86
2018	8	1693	6301883	Bucky Harris Park Improvement	03F	LMA	$690.54
2018	8	1693	6313902	Bucky Harris Park Improvement	03F	LMA	$857.70
2018	8	1693	6330304	Bucky Harris Park Improvement	03F	LMA	$870.57
2018	8	1693	6334338	Bucky Harris Park Improvement	03F	LMA	$30,050.10
2018	8	1693	6342296	Bucky Harris Park Improvement	03F	LMA	$35,912.04
2018	8	1693	6360029	Bucky Harris Park Improvement	03F	LMA	$91.50
2018	13	1708	6346578	Park Lighting - Exchange and Loomis	03F	LMA	$82,085.00
2019	20	1711	6372364	Loomis Park Basketball Court Improvements	03F	LMA	$6,500.00
					03F	Matrix Code	$160,208.76
2017	15	1677	6342296	Street Lighting	03K	LMA	$37,120.20
2017	15	1677	6346576	Street Lighting	03K	LMA	$55,362.50
2018	5	1690	6295959	Steward St from Wildwood to VanBuren	03K	LMA	$11,921.20
2018	5	1690	6346576	Steward St from Wildwood to VanBuren	03K	LMA	$133,294.80
2018	6	1689	6295959	Homecrest from Louis Glick to VanBuren	03K	LMA	$20,376.82
2018	6	1689	6346576	Homecrest from Louis Glick to VanBuren	03K	LMA	$31,761.83
2018	7	1685	6346576	Second St: Washington Ave to Washington NW	03K	LMA	$111,327.08
2019	19	1707	6346576	Street Lighting	03K	LMA	$27,598.40
2019	19	1707	6372364	Street Lighting	03K	LMA	$11,891.84
2019	19	1707	6395628	Street Lighting	03K	LMA	$4,529.67
2019	19	1707	6402476	Street Lighting	03K	LMA	$9,515.98
2019	23	1713	6372765	Street Reconstruction - Steward: RR to Ganson	03K	LMA	$1,558.60
2019	23	1713	6395628	Street Reconstruction - Steward: RR to Ganson	03K	LMA	$8,704.70
2019	23	1713	6402476	Street Reconstruction - Steward: RR to Ganson	03K	LMA	$13,616.38
					03K	Matrix Code	$478,580.00
2019	2	1694	6364819	King Center Summer Youth Program - 2019	05D	LMC	$18,832.08
					05D	Matrix Code	$18,832.08
2019	4	1696	6364819	Loomis Park Playground Program	05L	LMC	$2,880.85
					05L	Matrix Code	$2,880.85
2015	2	1655	6364819	HOMEOWNER REHABILITATION	14A	LMH	$719.93
2015	2	1655	6367953	HOMEOWNER REHABILITATION	14A	LMH	$15,219.45
2016	2	1712	6364819	Homeowner Residential Rehabilitation	14A	LMH	$60.00
2016	2	1712	6367953	Homeowner Residential Rehabilitation	14A	LMH	$21,769.31
2018	2	1686	6287096	Residential Emergency Hazard	14A	LMH	$9,627.00
2018	2	1686	6310309	Residential Emergency Hazard	14A	LMH	$7,389.00
2018	2	1686	6318868	Residential Emergency Hazard	14A	LMH	$180.00
2018	2	1686	6322432	Residential Emergency Hazard	14A	LMH	$206.65
2018	2	1686	6326441	Residential Emergency Hazard	14A	LMH	$150.00
2018	2	1686	6330304	Residential Emergency Hazard	14A	LMH	$14,200.00
2018	2	1686	6334338	Residential Emergency Hazard	14A	LMH	$241.02
2018	2	1686	6342296	Residential Emergency Hazard	14A	LMH	$33,497.74
2018	2	1686	6346576	Residential Emergency Hazard	14A	LMH	$13,440.00
2018	2	1686	6387368	Residential Emergency Hazard	14A	LMH	$690.13
2018	2	1686	6395628	Residential Emergency Hazard	14A	LMH	$13,497.83
					14A	Matrix Code	$130,888.06

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2016	2	1652	6305656	Denied Loans- CDBG (2016)	14H	LMC	$344.66
2016	2	1652	6310309	Denied Loans- CDBG (2016)	14H	LMC	$264.66
2016	2	1652	6330304	Denied Loans- CDBG (2016)	14H	LMC	$21.25
2017	2	1682	6301883	Rehabiliation Adminstration	14H	LMH	$7,577.20
2017	2	1682	6305656	Rehabiliation Adminstration	14H	LMH	$1,750.18
2017	2	1682	6310309	Rehabiliation Adminstration	14H	LMH	$1,749.01
2017	2	1682	6313902	Rehabiliation Adminstration	14H	LMH	$2,170.92
2017	2	1682	6318868	Rehabiliation Adminstration	14H	LMH	$3,243.79
2017	2	1682	6322432	Rehabiliation Adminstration	14H	LMH	$1,761.48
2017	2	1682	6326441	Rehabiliation Adminstration	14H	LMH	$4,168.03
2017	2	1682	6330304	Rehabiliation Adminstration	14H	LMH	$2,199.47
2017	2	1682	6334338	Rehabiliation Adminstration	14H	LMH	$1,812.85
2017	2	1682	6342296	Rehabiliation Adminstration	14H	LMH	$3,622.79
2017	2	1682	6346576	Rehabiliation Adminstration	14H	LMH	$1,768.80
2017	2	1682	6351239	Rehabiliation Adminstration	14H	LMH	$1,893.25
2017	2	1682	6355963	Rehabiliation Adminstration	14H	LMH	$2,008.72
2017	2	1682	6360029	Rehabiliation Adminstration	14H	LMH	$1,992.80
2017	2	1682	6364819	Rehabiliation Adminstration	14H	LMH	$8,852.94
2017	2	1682	6367953	Rehabiliation Adminstration	14H	LMH	$2,487.08
2017	2	1682	6372364	Rehabiliation Adminstration	14H	LMH	$1,537.63
2017	2	1682	6376197	Rehabiliation Adminstration	14H	LMH	$1,279.55
2017	2	1682	6379949	Rehabiliation Adminstration	14H	LMH	$4,188.62
2017	2	1682	6383039	Rehabiliation Adminstration	14H	LMH	$3,975.09
2017	2	1682	6387368	Rehabiliation Adminstration	14H	LMH	$3,152.96
2017	2	1682	6392475	Rehabiliation Adminstration	14H	LMH	$3,937.31
					14H	Matrix Code	$67,761.04
2018	3	1683	6301883	City Attorney - Code Enforcement	15	LMA	$2,829.82
2018	3	1683	6305656	City Attorney - Code Enforcement	15	LMA	$1,978.50
2018	3	1683	6310309	City Attorney - Code Enforcement	15	LMA	$1,855.24
2018	3	1683	6326441	City Attorney - Code Enforcement	15	LMA	$2,508.71
2018	3	1683	6342296	City Attorney - Code Enforcement	15	LMA	$3,382.26
2018	3	1683	6351239	City Attorney - Code Enforcement	15	LMA	$1,135.65
2018	3	1683	6360029	City Attorney - Code Enforcement	15	LMA	$2,557.90
2018	3	1683	6372364	City Attorney - Code Enforcement	15	LMA	$1,783.71
2018	3	1683	6395628	City Attorney - Code Enforcement	15	LMA	$1,235.53
2019	7	1703	6395628	Code Enforcement - Legal Services	15	LMA	$2,949.09
					15	Matrix Code	$22,216.41
Total							$881,367.20

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	**Drawn Amount**
2019	2	1694	6364819	King Center Summer Youth Program - 2019	05D	LMC	$18,832.08
					05D	Matrix Code	$18,832.08
2019	4	1696	6364819	Loomis Park Playground Program	05L	LMC	$2,880.85
					05L	Matrix Code	$2,880.85
Total							$21,712.93

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	**Drawn Amount**
2017	1	1681	6301883	PLANNING AND ADMINSTRATION	21A		$5,275.88
2017	1	1681	6305656	PLANNING AND ADMINSTRATION	21A		$1,430.05

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	**Drawn Amount**
2017	1	1681	6310309	PLANNING AND ADMINSTRATION	21A		$1,473.47
2017	1	1681	6313902	PLANNING AND ADMINSTRATION	21A		$1,852.32
2017	1	1681	6318868	PLANNING AND ADMINSTRATION	21A		$1,507.95
2017	1	1681	6322432	PLANNING AND ADMINSTRATION	21A		$1,327.45
2017	1	1681	6326441	PLANNING AND ADMINSTRATION	21A		$1,790.54
2017	1	1681	6330304	PLANNING AND ADMINSTRATION	21A		$2,900.72
2017	1	1681	6334338	PLANNING AND ADMINSTRATION	21A		$1,722.84
2017	1	1681	6342296	PLANNING AND ADMINSTRATION	21A		$3,195.73
2017	1	1681	6364819	PLANNING AND ADMINSTRATION	21A		$1,978.88
2018	1	1710	6346576	Planning & Administration (44)	21A		$2,239.32
2018	1	1710	6351239	Planning & Administration (44)	21A		$9,050.92
2018	1	1710	6355963	Planning & Administration (44)	21A		$1,695.09
2018	1	1710	6360029	Planning & Administration (44)	21A		$1,669.30
2018	1	1710	6364819	Planning & Administration (44)	21A		$17,847.67
2018	1	1710	6367953	Planning & Administration (44)	21A		$1,717.80
2018	1	1710	6372364	Planning & Administration (44)	21A		$18,425.80
2018	1	1710	6376197	Planning & Administration (44)	21A		$1,977.99
2018	1	1710	6379949	Planning & Administration (44)	21A		$7,560.08
2018	1	1710	6383039	Planning & Administration (44)	21A		$4,513.84
2018	1	1710	6387368	Planning & Administration (44)	21A		$4,056.30
2018	1	1710	6392475	Planning & Administration (44)	21A		$3,773.11
2018	1	1710	6395628	Planning & Administration (44)	21A		$5,700.60
2018	1	1710	6399656	Planning & Administration (44)	21A		$814.14
2019	1	1698	6399656	Admin/Planning - 2019	21A		$3,248.60
2019	8	1704	6372364	Street Reconstruction - Third St Design Xfer to Admin	21A		$889.83
2019	8	1704	6395628	Street Reconstruction - Third St Design Xfer to Admin	21A		$6,959.80
2019	8	1704	6402476	Street Reconstruction - Third St Design Xfer to Admin	21A		$13,742.35
2019	9	1705	6372364	Street Reconstruction - Washington Ave; First to Fourth	21A		$780.32
2019	9	1705	6395628	Street Reconstruction - Washington Ave; First to Fourth	21A		$11,541.66
2019	9	1705	6402476	Street Reconstruction - Washington Ave; First to Fourth	21A		$14,799.84
					21A	Matrix Code	$157,460.19
Total							$157,460.19

CITY OF JACKSON
Founded 1829

City Manager's Office

161 W. Michigan Ave. - Jackson, MI 49201
Phone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: December 8, 2020

SUBJECT: Accept and place on file the CDBG, HOME, and CDBG-CV Homeless Prevention Financial Summaries through October 31, 2020

Recommendation:

Accept and place on file the CDBG, HOME and CDBG-CV Homeless Prevention Financial Summaries through October 31, 2020.

Attached is a memo from Jennifer Morris, the Director of Neighborhood and Economic Operations, regarding accepting and placing on file the CDBG, HOME, and CDBG-CV Homeless Prevention Financial Summaries through October 31, 2020. Monthly expenses includes Personnel Salaries & Expenses, Administration, City Attorney Expenses, Homeowner Rehabilitation, Street Projects, and Demolition Project Cost.

I recommend accepting and placing on file the CDBG, HOME, and CDBG-CV Homeless Prevention Financial Summaries through October 31, 2020. Your consideration and concurrence is appreciated.

JG

DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: Jennifer Morris, Director of Neighborhood and Economic Operations

DATE: December 8, 2020

RECOMMENDATION: To accept and place on file the CDBG, HOME, and CDBG-CV Homeless Prevention Financial Summaries through October 31, 2020

SUMMARY

Attached please find the Financial Summaries for the CDBG, HOME, and CDBG-CV Homeless Prevention funds for the month ending October 31, 2020.

Monthly expenses included:

- Personnel – Salaries & Expenses
- Administration – Rehabilitation Administration Cost
- City Attorney Expenses
- Homeowner Rehabilitation Cost
  - 500 E. Argyle
- Street Lighting Expenses
  - Morrell St.
  - Adrian Ave.
- Street Project Expenses
  - Steward: RR to E Ganson
  - Heather Lane
  - Laurel Lane
- Demolition Project Cost
  - 217 W. Manson St.
  - 520 Wilson St.
  - 450 Cooper St.
  - 740 S. Pleasant St.
  - 1401 N. Blackstone St.
  - 1109 Cooper St.

My recommendation is to accept and place on file the CDBG, HOME, and CDBG-CV Homeless Prevention Financial Summaries through October 31, 2020.

ATTACHMENTS

City of Jackson
Community Development Block Grant
Monthly Financial Summary
For the Four Months Ended October 31, 2020

	Budgeted	Expended Prior Year	Actual Month-to-Date	Actual Year-to-Date	Total Funds Expended-to-Date	Balance	Percent Spent
Administration							
1 Administration & Planning							
FY 2019/2020	78,000	-	49,817	77,950	77,950	50	99.9%
FY 2020/2021	50,000	-	10,310	10,310	10,310	39,690	20.6%
Code Enforcement							
2 City Attorney Office							
FY 2019/2020	28,700	2,949	1,499	1,499	4,448	24,252	15.5%
FY 2020/2021	45,000		-	-	-	45,000	0.0%
Rehabilitation Projects							
3 Rehabilitation Administration							
FY 2017/2018	123,500	105,736	-	17,906	123,642	(142)	100.1%
FY 2019/2020	46,450	-	9,705	19,148	19,148	27,302	41.2%
4 Homeowner Rehabilitation							
FY 2016/2017	75,000	21,829	-	-	21,829	53,171	29.1%
5 City Emergency Hazard Repair Program							
FY 2018/2019	226,635	128,903	-	12,890	141,793	84,842	62.6%
FY 2020/2021	424,056	-	-	-	-	424,056	0.0%
6 Downtown-Investor Rehabilitation							
FY 2016/2017	453,607	386,330	-	-	386,330	67,277	85.2%
FY 2017/2018	69,788	-	-	-	-	69,788	0.0%

City of Jackson
Community Development Block Grant
Monthly Financial Summary
For the Four Months Ended October 31, 2020

	Budgeted	Expended Prior Year	Actual Month-to-Date	Actual Year-to-Date	Total Funds Expended-to-Date	Balance	Percent Spent
Street Projects							
7 Special Assessments (FY 2015/2016)							
FY 2019/2020	25,000	-	-	4,365	4,365	20,635	17.5%
8 Steward: RR to E Ganson							
FY 2019/2020	24,550	23,880	670	670	24,550	(0)	100.0%
FY 2020/2021	170,000	-	12,401	12,401	12,401	157,599	7.3%
9 Street Lighting (FY 2019/2020)	379,924	53,536	199,551	199,551	253,087	126,837	66.6%
10 Street Construction - Chalet Terrance (FY2019/2020)							
FY 2019/2020	480,000	-	1,185	1,185	1,185	478,815	0.2%
FY 2020/2021	220,000	-	-	-	-	220,000	0.0%
11 Pre-construction Design (FY 2020/2021)	151,266	-	-	-	-	151,266	0.0%
Recreation -Other Projects							
12 Loomis Park Court Improvements	312,849	6,500	-	11,536	18,036	294,813	5.8%
13 Park Improvements							
FY 2018/2019	80,000	68,858	-	-	68,858	11,142	86.1%
14 Boo Center Improvements (FY 2020/2021)	230,000	-	-	-	-	230,000	0.0%
Public Service							
15 King Center Summer Youth Program (FY 2019/2020)	18,832	18,832	-	-	18,832	-	100.0%
16 Loomis Park Playground Program (FY 2019/2020)	2,881	2,881	-	2,881	5,762	(2,881)	200.0%
17 Kitchen Incubator Program (FY 2019/2020)	48,686	-	-	-	-	48,686	0.0%
Demolition							
18 Demolition							
FY 2016/2017	136,125	81,092	-	55,033	136,125	0	100.0%
FY 2019/2020	259,000	-	72,950	87,832	87,832	171,168	33.9%
FY 2020/2021	300,000	-	-	-	-	300,000	0.0%

City of Jackson
HOME
Monthly Financial Summary
For the Four Months Ended October 31, 2020

	Budgeted	Total Prior Year Funds Expended	Actual Month-to-Date	Actual Year-to-Date	Total Funds Expended-to-Date	Balance	Percent Spent
1 Rehabilitation Assistance Program							
FY 2018/2019	161,290	146,448	4,122	14,842	161,290	-	100.0%
FY 2019/2020	55,068	-	54,384	54,384	54,384	684	98.8%
2 HOME Administration			-				
FY 2017/2018	26,000	26,000	-	-	26,000	-	100.0%
FY 2018/2019	28,000	28,000	-	-	28,000	-	100.0%
FY 2019/2020	25,000	25,000	-	-	25,000	-	100.0%
FY 2020/2021	33,000	-	-	-	-	33,000	0.0%
3 CHDO Reservation			-				
FY 2017/2018	40,000	-	-	-	-	40,000	0.0%
FY 2018/2019	175,584	-	-	-	-	175,584	0.0%
FY 2019/2020	503,052	-	-	-	-	503,052	0.0%
FY 2020/2021	287,500	-	-	-	-	287,500	0.0%
4 CHDO Operating Expenses							
FY 2017/2018	14,000	-	-	-	-	14,000	0.0%
FY 2018/2019	18,000	-	-	-	-	18,000	0.0%
FY 2019/2020	18,000	-	-	-	-	18,000	0.0%
FY 2020/2021	16,800	-	-	-	-	16,800	0.0%

City of Jackson
2020/8 CV Homeless Prevention
Monthly Financial Summary
For the Four Months Ended October 31, 2020

	Budgeted	Expended Prior Year	Actual Month-to-Date	Actual Year-to-Date	Total Funds Expended-to-Date	Balance	Percent Spent
Administration							
1 CDBG-CV Admin City FY 2020/2021	60,000	-	-	-	-	60,000	0.0%
2 CDBG-CV Admin CAA FY 2020/2021	20,000	-	-	-	-	20,000	0.0%
Homeless Prevention - Public Services							
3 Eviction Prevention FY 2020/2021	120,000		-	71,307	71,307	48,693	59.4%
4 Foreclosure Prevention FY 2020/2021	60,000		-	32,563	32,563	27,437	54.3%
5 Water Shut-off Protection FY 2020/2021	246,020		-	3,731	3,731	242,289	1.5%

December 6, 2020

To the Council of the City of Jackson:

In a myriad of the duties and obligations we each have as members of this council, there may be none more important than the most basic tenet of maintaining the public trust – the public must be able to trust that the actions we take are in their best interests, not our own. To codify that obligation, this Council in 2015 created an Ethics ordinance. I believe now may be the time for it to be applied.

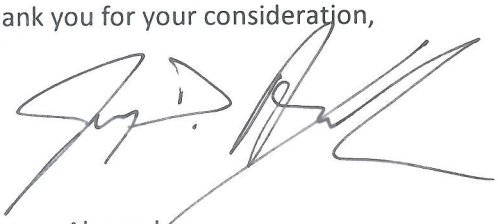
Over the last week, I have become aware of what I feel is a serious violation of the Ethics Ordinance and quite possibly a violation of State Law. It appears that a member of this council has entered into a business arrangement for the personal profit of a large sum of money, and in the process of conducting that business used city resources and her influence as a sitting member of council to meet with more than two other members of council and attempt to influence the council to give her client two city owned properties for $1 each – for which she personally would be paid $25,000.00 by her client.

These actions violate numerous sections of the City Ethics Ordinances, such as Sections 2-556 B, C, E, F, G, & L and I feel they absolutely undermine the very intent of the Ethics Ordinance (Section 2-557,) and have now placed the Council in the precarious position of having to police our own members as we work to protect and restore the public trust in our council.

Per Section 2-558a1, I report this situation to the Council, and as a member of the Council:

I motion and request the support of my colleagues to immediately begin an investigation of the situation per City Charter 8.15 by directing Councilmember Laura Dwyer-Schlecte to answer the attached questions, in writing and provide those answers via email to every member of council no later December 15, 2020, and for the council to then forward this letter, questions and the answers to the Attorney General of the State of Michigan.

Thank you for your consideration,



Jeromy Alexander

Third Ward Councilmember

The City of Jackson, Michigan

QUESTIONS

1. Are you the owner of the business "Thinking Real Estate"?
2. Have you entered into a contract with a developer seeking to do business with the City?
3. Have you met with more than two members of council in regard to a single issue?
4. Have you met with members of council and provided them with a "Thinking Real Estate" branded proposal to incline them to give your client two city owned properties for $2?
5. Have you conducted your real estate business from inside City Hall using City resources?
6. Have you used paid your business' employees to assist you in your role as Councilmember?
7. Did you knowingly render services to a person seeking to purchase property from the City?
8. Did you act as an agent, attorney, or representative with a developer/person/entity that had a matter pending before the City?
9. Did you receive compensation or a promise of future compensation for your services?
10. How much money would you have been paid, had you been successful in your attempt?
11. Did you knowingly participate in the negotiation of the (attempted) transaction with a business entity that employee you or an immediate family member?
12. Did you use, or attempt to use your position and influence on the Downtown Development Board to gain a client for yourself?
13. Did you use, or attempt to use your position and influence on the City Council to gain a client for yourself?
14. Did you use, or attempt to use your position and influence on the City Administration to gain access to clients and city resources to use for your own personal business?
15. Did you use, or attempt to use your position and influence to lobby members of the City Council to vote in favor of your personal business client?
16. Have you filed any Disclosures of Interests with the City Clerk, per the requirements of Section 2-256 L 1 b?
17. Did you conduct a series of meetings, as a representative of your client, with various members of the council with the intent to lobby or solicit their votes in order for your client to obtain two properties from the City of Jackson for $1 each, for which you were to be paid $25,000.00 personally by the developer for closing the sale?
18. For any affirmative answer above, please elaborate on what you did, how you did it, and how much you profited from your role on City Council?

CITY COUNCIL MEETING MINUTES

November 24, 2020

CALL TO ORDER:

The Jackson City Council met virtually, in accordance with State and Federal guidelines designed to mitigate the spread of COVID-19, and was called to order at 6:31 p.m. by Mayor Derek J. Dobies.

PLEDGE OF ALLEGIANCE AND INVOCATION:

Council joined in the Pledge of Allegiance. Vice Mayor Arlene Robinson offered encouraging words regarding the Thanksgiving Holiday and suggested that all take this time to think about the things to be thankful for even during the pandemic.

ROLL CALL:

Present: Mayor Derek Dobies, Vice Mayor Arlene Robinson, Councilmembers Freddie Dancy, Jeromy Alexander, Laura Dwyer Schlecte, Karen Bunnell, and Will Forgrave.

Absent: none.

Also present: City Manager Jonathan Greene, City Attorney Matthew Hagerty, City Assessor Jason Yoakam, City Clerk Andrea Muray, Assistant City Manager Shane LaPorte, Director of Neighborhood and Economic Operations Jennifer Morris, Director of Parks and Recreation Kelli Hoover, Director of Police and Fire Services Elmer Hitt, Downtown Development Authority Director Cory Mays, City Engineer Jon Dowling, and Public Information Officer Aaron Dimick.

ADOPTION OF AGENDA:

Motion was made by Councilmember Schlecte, seconded by Councilmember Alexander to adopt the agenda. Vote – Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

PRESENTATIONS/PROCLAMATIONS:

Director of Neighborhood and Economic Operations Jennifer Morris offered a presentation on the Non Owner Occupied Property Registration Program.

CITIZEN COMMENTS:

Citizen comments submitted were read into the record by City Clerk Andrea Muray.

CONSENT CALENDAR:

A. **Meeting Minutes of November 10, 2020 City Council Meeting**
Recommendation: *Approve the regular Meeting Minutes of the November 10th, 2020 City Council meeting.*

B. **Special Event Application for Kiwanis News Paper Sale**
Recommendation: *Approve a request from the Kiwanis Club of Jackson, Michigan to host the Kiwanis Newspaper Sale on December 11, 2020 from 8:00 am to 4:00 pm on the streets and sidewalks of downtown Jackson.*

C. **Corrective Resolution for the 2020-2021 CDBG and HOME Budgets and Authorize the Mayor to Sign and Resubmit HUD Form SF-424**
Recommendation: *Approve the Corrective Resolution for the 2020-2021 CDBG and HOME budgets and authorize the Mayor to sign HUD Form SF-424 (corrected application).*

D. **Draft Consolidated Annual Performance and Evaluation Report (CAPER) and Authorize Dissemination for Public Comment**
Recommendation: *Receive the draft CAPER and authorize dissemination for public comment.*

E. **Traffic Control Order 2329, Southwest Avenue at West Morrell Street**
Recommendation: *Approval of Traffic Control Order (TCO) 2329 to rescind TCO 2283 and remove a "No Turn On Red" for south bound traffic on South West Avenue at the intersection of South West Avenue at West Morrell Street.*

Motion was made by Councilmember Forgrave, seconded by Councilmember Schlecte to approve the consent calendar. Vote – Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

NEW BUSINESS:

A. First Reading: Amendments to Chapter 16, Article XVIII of the Jackson Code of Ordinances
Recommendation: *Approve amendments to Chapter 16, Article SVIII of the Jackson Code of Ordinances and advance to Second Reading/Final Adoption.*

Motion was made by Mayor Dobies, seconded by Councilmember Schlecte to approve the first reading and advance to a second/final adoption. Vote – Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Alexander, Schlecte, Bunnell, and Forgrave (6). Nays: Councilmember Dancy (1). Motion carried.

B. First reading: Amendments to Chapter 28, Article I, Sec. 28-5, Article III, Sec. 28-71, Article IV, Sec. 28-100, Article V, Sec 28-140 of the Jackson Code of Ordinance
Recommendation: *Approve first reading and advance for second read/final approval the attached Ordinance amendments to Chapter 28, Article I, Sec. 28-5, Article III, Sec. 28-71, Article IV, Sec. 28-100 and Article V, sec. 28-140 of the Code of Ordinances and Advance to Second Reading/Final Adoption*

Motion was made by Councilmember Alexander, seconded by Councilmember Forgrave to approve the first reading and advance to a second reading/final adoption. Vote – Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Alexander, Bunnell, and Forgrave (5). Nays: Councilmembers Dancy and Schlecte (2). Motion carried.

C. Special Assessment
Recommendation: *Consideration of resolution regarding currently existing Special Assessments.*

Motion was made by Councilmember Schlecte, seconded by Councilmember Bunnell to approve the resolution regarding currently existing Special Assessments. Vote – Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

D. Marihuana License Approval
Recommendation: *Approval of a conditional Marihuana License for Attitude Wellness LLC d/b/a Lume Cannabis Co.*

Motion was made by Councilmember Alexander, seconded by Councilmember Schlecte to approve the Marihuana License for Attitude Wellness, LLC, DBA Lume Cannabis Company. Vote – Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Alexander, Schlecte, Bunnell, and Forgrave (6). Nays: Councilmember Dancy (1). Motion carried.

OLD BUSINESS:

A. Approve the Accounts Receivable Write-Off Request.
Recommendation: *Consideration of the request to write off certain Accounts Receivables.*

Motion was made by Councilmember Forgrave, seconded by Councilmember Alexander to approve the request to write off certain accounts receivables. Vote – Yeas: Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave (7). Nays: none. Motion carried.

CITY COUNCILMEMBER'S COMMENTS:

Mayor Dobies, Vice Mayor Robinson, Councilmembers Dancy, Alexander, Schlecte, Bunnell, and Forgrave all offered comments.

MANAGER'S COMMENTS:

City Manager Jonathan Greene offered comments.

ADJOURNMENT:

No further business being offered, a motion to adjourn was made by Councilmember Dancy, seconded by Councilmember Bunnell. Vote was done by voice with all in favor. Mayor Dobies adjourned the meeting at 7:41 p.m.

MEMO TO: City Councilmembers

FROM: Derek Dobies, Mayor

DATE: December 8, 2020

SUBJECT: **Environmental Commission Ex-Officio Appointment**

Recommendation:

Approve the Mayor's recommendation to reappoint Jill Ramsey to the Environmental Commission as an ex-officio member for a one-year term beginning January 01, 2021 and ending December 31, 2021.

The Environmental Commission was created on February 13, 2018 by the adoption by City Council of Ordinance No. 2018-01 (City Code, Chapter 2, Division 10, Section 2-366 – Section 2-373). Per the ordinance, the Environmental Commission may include up to three (3) appointed ex-officio members who shall be recommended by the mayor and confirmed by the city council. The term of office for an ex-officio members is one (1) year. These ex-officio members shall be experienced and/or have interest in environmental conservation, protection and awareness, energy, sustainability, and can serve as resource persons and/or serve on committees. Ex-officio members do not have to residents of the city to serve on the environmental commission.

Jill Ramsey, a resident of the City of Jackson, was originally appointed to a one (1) year term as an ex-officio member on July 16, 2019. Her term of office has expired. It is recommended that Jill Ramsey be reappointed to the Environmental Commission as an ex-officio member for a one (1) year term to begin January 01, 2021 and to end December 31, 2021.

City of Jackson Board/Commission Application

City of Jackson Board/Commission Application

First Name Jill

Last Name Ramsey

Address736 Beverly Park Place

City Jackson

State MI

Zip 49203

Phone Number 517-581-5455

Email jillkramsey@gmail.com

Last four digits of Social Security Number 2806

Occupation Teacher Assistant

Describe your community involvement. Environmental Commission council member

Former board member of Recycling Jackson

Are you a City of Jackson resident? Being a non-resident does not prevent you from serving on a board or commission. However, some boards and commissions have residency requirements. Yes

If you answered "No" where do you reside? Field not completed.

If you answered "Yes" how long have you been a City resident? 3 years

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

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

Why do you want to serve on your selected board or commission? I would like like to continue my appointment on the Environmental Commission. We are making good progress on the Action Plan and I would like to see it it through. I hope we can have a larger presence in the community.

Upload additional documents Field not completed.

(Section Break)

Appointment Process

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

(Section Break)

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

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

(Section Break)

Final Submission

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

Digital Signature Jill Ramsey

Date of Submission 11/28/20

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Click here to report this email as spam.

CITY OF JACKSON
Founded 1829

Neighborhood & Economic Operations

161 W. Michigan Ave. • Jackson, MI 49201
Phone: (517) 788-4060, (517) 788-4012 • Facsimile: (866) 971-2151

MEMO

To: City Councilmembers

Date: December 8th, 2020

From: Derek Dobies, Mayor

RE: Administrative Hearings Bureau Appointment

RECOMMENDATION:

Approve the Mayor's recommendation to reappoint Charles J. Falahee as administrative hearings bureau officer for the City of Jackson's Administrative Hearings Bureau for a two-year term, beginning January 1, 2021, and ending December 31, 2022.

In accordance with City Code, Chapter 2.5, the Administrative Hearings Bureau officer appointed by the Mayor with the consent of the City Council must be an attorney admitted to the practice of law in the State of Michigan for at least five (5) years. The administrative hearings bureau officer will serve a term of two (2) years and is removable only upon just cause.

It is my desire, therefore, to reappoint Charles J. Falahee as administrative hearings bureau officer for the City of Jackson's Administrative Hearings Bureau for a two-year term, beginning January 1, 2020, and ending December 31, 2021.

CITY OF JACKSON
Founded 1829

RECEIVED
NOV 05 2020
By

Office of the Mayor

161 W. Michigan Ave. • Jackson, MI 49201
Phone: (517) 788-4028 • Facsimile: (866) 384-1772

CITY OF JACKSON BOARD/COMMISSION APPLICATION

NAME: CHARLES J FALAHEE JR

ADDRESS: 167 BEDFORD DR BROOKLYN ZIP: 49230

HOME PHONE: _____ OTHER PHONE: cell 517-784-1985

E-MAIL ADDRESS: cpfalahee@comcast.net

OCCUPATION: RETIRED ATTORNEY & DISTRICT JUDGE

COMMUNITY INVOLVEMENT

_____ _____

_____ _____

Are you registered voter? ✓ Ward? _____ City Resident Since? _____

Which Board or Commission(s) are you interested in?

1. AHO for AHB 2. _____

3. _____

List additional information you feel may be pertinent to Board or Commission?

AM ASKING FOR REAPPOINTMENT AS ADMINISTRATIVE HEARINGS OFFICER FOR AHB - RESUME ATTACHED

Feel free to attach any information. (Resume, press clippings)
APPLICATION WILL BE ON FILE FOR ONE YEAR.
Please return the Application to Cheryl Melville at cmelville@cityofjackson.org
or submit to the drop box on the front of Jackson City Hall.

Charles J Falahee Jr — 10-29-20

Signature of Applicant — Date

Section 2.15. - Person in Default to the City. The city shall not contract with, or give an appointive position to, one who is in default to the city. No person who is in default to the city may accept or hold an elective or appointive positi unless the default is resolved. Written notice describing the default shall be filed with the clerk and verified by the treasurer and served upon the candidate before the oath of office is given, or upon the officeholder. The term "default" shall not apply if the candidate or officeholder shall, within 30 days after receiving the notice, resolve the default, or if the person shall contest it by any recognized means of legal procedure before a court or tribunal of competent jurisdiction. In the event the indebtedness is upheld, the person shall have 30 days after final determination of the obligation is made to pay it in full

CHARLES J. FALAHEE JR.

Born: 4/24/52

Married to Pamela Potter on 8/31/79

3 Children:

Michael: DOB 6/2/80 – Attorney (WVU)

Jamie: DOB 4/9/83 – Speech Therapist (WMU)

Scott: DOB 5/3/86 – Turf Manager (MSU)

Graduated Jackson Lumen Christi in 1970

BBA – University of Michigan – 1974

JD – Wayne State University – 1977

Passed State Bar of Michigan in 1977

Attorney in Private Practice 1977 – 1988

District Judge in Jackson County 1988 - 2007

Good morning Judge Falahee,

Your appointment to the Board Commission is set to expire in December.

Attached please find the 2020 Board of Commission Application. Please complete the applicatic return the completed form to me either via email or through the mail.

Please let me know if you have any questions.

Thank you!

Cheryl Melville
Assistant to the City Manager
City of Jackson
517-768-6457

CHERYL

RETURNING AS REQUESTED

10/29/20

CITY OF JACKSON
Founded 1829

City Manager's Office
161 W. Michigan Ave. - Jackson, MI 49201
Phone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: December 8, 2020

SUBJECT: MERS Retirement

Recommendation:

Approve the Michigan Employee Retirement System Defined Contribution Addendum

Your consideration and concurrence is appreciated.

JAG

DEPARTMENTAL REPORT

MEMO TO: City Council

FROM: Jonathan Greene, Director of Public Works

DATE: December 1, 2020

RECOMMENDATION: Approve the Michigan Employee Retirement System Defined Contribution Addendum

SUMMARY

Effective January 1, 2021, MERS is implementing several modifications to the way in which defined benefit, defined contribution and hybrid plans are administered. Specific items being reviewed are Plan Eligibility clarification, service credit qualification, Leaves of absence and definition of compensation. These items have been identified in the last year or so as creating confusion or the reporting end of our participating municipalities. As a result, we have streamlined the administration of these items and offer more flexibility in how to report for them. An addendum is required for each division to review these items and confirm how you would like them administered in 2021 and forward based on simplified yet more flexible options. Any changes made will be effective January 1, 2021, and future benefit changes do not impact prior benefits.

BUDGETARY CONSIDERATIONS

This does not change the budget.

HISTORY, BACKGROUND and DISCUSSION

Since 2012 the City has offered a hybrid pension plan to new hires consisting of a Defined Benefit and Defined Contribution style. This addendum is a housekeeping item and does not affect our employees or future hires.

POSITIONS

Approve the Michigan Employee Retirement System Defined Contribution Addendum

DocuSign Envelope ID: 3624A2DB-D2F6-4913-8CA8-9B776E267E07

Defined Contribution Plan
Adoption Agreement Addendum

MERS® Municipal Employees' Retirement System
1134 Municipal Way Lansing, MI 48917 | 800.767.MERS (6377) | Fax 517.703.9711 www.mersofmich.com

The employer, a participating municipality or court within the state of Michigan, hereby agrees to adopt and administer the MERS Defined Contribution (DC) Plan provided by the Municipal Employees' Retirement System of Michigan, as authorized by 1996 PA 220, in accordance with MERS Plan Document, as both may be amended, subject to the terms and conditions herein.

I. Effective Date

The effective date shall be the first day of **January, 2021**.

II. Employer name Jackson, City of

Municipality number 380801

This is an amendment of the existing MERS Defined Contribution Agreement.

Any changes to plan provisions apply to employees in the division on the effective date, as well as to new hires ongoing. Definitions will apply for all service accrued after the effective date.

Division number 380801110151

Division name 110151

Note: This division should reflect how you currently define employees who are eligible to participate, for example, All full-time Employees, New hires after 1/1/2019, etc.

III. Plan Eligibility

Only those employees eligible for MERS membership may participate in the MERS Defined Contribution Plan. If an employee classification is **included** in the plan, then employees that meet this definition are required to participate in the plan and earn time toward vesting. All eligible employees must be reported to MERS.

Using your Division Name above, expand on the employee classifications that are eligible to participate in MERS, such as "Clerical staff working more than 160 hours in a month," "Elected Officials" or "Admin working >32 hours per week," etc.:

Michigan Association of Public Employees hired after 7/1/2012

Employee classification contains **public safety employees:** ☐ Yes ☒ No

Public safety employees include: law enforcement, parole and probation officers, employees responsible for emergency response (911 dispatch, fire service, paramedics, etc.), public works, and other skilled support personnel (equipment operators, etc.).

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Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110151

If you elect to include a special classification (chart below), then the employee will be required to participate in the employer and employee contributions adopted in your plan. An excluded classification will require additional information below.

To further define eligibility (select all that apply):

Employee Classification	Included	Excluded	Not Employed
Temporary Employees: Those who will work for the municipality fewer than 11 months in total.	☐	☒	☐
Part-Time Employees: Those who regularly work fewer than _____ per _____.	☐	☐	☒
Seasonal Employees: Those who will work for the municipality from January to December only.	☐	☒	☐
Voter-Elected Officials	☐	☐	☒
Appointed Officials: An official appointed to a voter-elected office.	☐	☐	☒
Contract Employees	☐	☐	☒

Probationary Periods (select one):

☐ Contributions will begin after the probationary period has been satisfied. Probationary periods are allowed in one-month increments, no longer than 12 months. During this probationary period, contributions will not be reported and service toward vesting will begin when probationary period has ended.

The probationary period will be _____ month(s).

Comments:

☒ Contributions will begin with the employee's date of hire (no Probationary Period). Effective with the date of hire, wages paid and any associated contributions must be submitted to MERS.

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IV. Provisions

1. Leaves of Absence

Regardless of whether an employee is earning a wage while on the following types of leave:

- Third-party wages are not used in determining contributions for periods of leave.
- Vesting under elapsed time continues to accrue even if wages are not earned and contributions are zero.

  Note: Employers who determine vesting based on an "hours-reported" method, should report actual worked hours for the month where there was a leave.

Types of leave include:

- Short Term and Long Term Disability
- Workers Compensation
- Unpaid Family Medical Leave Act (FMLA)

Leaves of absence due to military service are governed by the federal *Uniformed Services Employment and Reemployment Rights Act* of 1994 (USERRA), IRC 414(u), effective January 1, 2007, IRC 401(a)(37).

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Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110151

2. Definition of Compensation

The Definition of Compensation is used to determine participant and employer contributions. Wages are strongly recommended to be reported with regular wage/contribution reports to MERS. Contributions cannot exceed IRS limitations.

Select your Definition of Compensation here. If you choose to customize your definition, skip this table and proceed to page 5.

	○ Base Wages	○ Box 1 Wages	○ Gross Wages
Types of Compensation			
Regular Wages Salary or hourly wage X hours PTO used (sick, vacation, personal, bereavement, holiday leave, or unclassified) On-call pay	All Regular Wages included	All Regular Wages included	All Regular Wages included
Other Wages Shift differentials Overtime Severance issued over time (weekly/bi-weekly)	Excluded	All Other Wages included	All Other Wages included
Lump Sum Payments PTO cash-out Longevity Bonuses Merit pay Job certifications Educational degrees Moving expenses Sick payouts Severance (if issued as lump sum)	Excluded	All Lump Sum Payments included	All Lump Sum Payments included
Taxable Payments Travel through a non-accountable plan (i.e. mileage not tracked for reimbursement) Prizes, gift cards Personal use of a company car Car allowance	Excluded	All Taxable Payments included	All Taxable Payments included
Reimbursement of Nontaxable Expenses (as defined by the IRS) Gun, tools, equipment, uniform Phone Fitness Mileage reimbursement Travel through an accountable plan (i.e. tracking mileage for reimbursement)	Excluded	Excluded	Excluded
Types of Deferrals			
Elective Deferrals of Employee Premiums/Contributions 457 employee and employer contributions 125 cafeteria plan, FSAs and HSAs IRA contributions	All Elective Deferrals included	Excluded	All Elective Deferrals included
Types of Benefits			
Nontaxable Fringe Benefits of Employees Health plan, dental, vision benefits Workers compensation premiums Short- or Long-term disability premiums Group term or whole life insurance < $50,000	All Nontaxable Fringe Benefits included	Excluded	All Nontaxable Fringe Benefits included
Mandatory Contributions	All Mandatory Contributions included	Excluded	All Mandatory Contributions included
Taxable Fringe Benefits Clothing reimbursement Stipends for health insurance opt out payments Group term life insurance > $50,000	Excluded	Excluded	All Taxable Fringe Benefits included
Other Benefits / Lump Sum Payments Workers compensation settlement payments	Excluded	Excluded	All Other Lump Sum Benefits included

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Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110151

SKIP THIS TABLE if you selected one of the standard definitions of compensation on page 4.

☒ **CUSTOM:** If you choose this option, you must select boxes in each section you would like to include in your Definition of Compensation. You will be responsible for additional reporting details to track custom definitions.

Types of Compensation

Regular Wages

- [X] Salary or hourly wage X hours
- [X] PTO used (sick, vacation, personal, bereavement, holiday leave, or unclassified)
- [ ] On-call pay
- [ ] Other: _____

Other Wages apply: **YES** [X] **NO** [ ]

- [X] Shift differentials
- [X] Overtime
- [ ] Severance issued over time (weekly/bi-weekly)
- [ ] Other: _____

Lump Sum Payments apply: **YES** [X] **NO** [ ]

- [ ] PTO cash-out
- [X] Longevity
- [ ] Bonuses
- [ ] Merit pay
- [ ] Job certifications
- [ ] Educational degrees
- [ ] Moving expenses
- [ ] Sick payouts
- [ ] Severance (if issued as lump sum)
- [ ] Other: _____

Taxable Payments apply: **YES** [ ] **NO** [X]

- [ ] Travel through a non-accountable plan (i.e. mileage not tracked for reimbursement)
- [ ] Prizes, gift cards
- [ ] Personal use of a company car
- [ ] Car allowance
- [ ] Other: _____

Reimbursement of Nontaxable Expenses (as defined by the IRS) apply: **YES** [ ] **NO** [X]

- [ ] Gun, tools, equipment, uniform
- [ ] Phone
- [ ] Fitness
- [ ] Mileage reimbursement
- [ ] Travel through an accountable plan (i.e. tracking mileage for reimbursement)
- [ ] Other: _____

Types of Deferrals

Elective Deferrals of Employee Premiums/Contributions apply: **YES** [ ] **NO** [X]

- [ ] 457 employee and employer contributions
- [ ] 125 cafeteria plan, FSAs and HSAs
- [ ] IRA contributions
- [ ] Other: _____

Types of Benefits

Nontaxable Fringe Benefits of Employees apply: **YES** [ ] **NO** [X]

- [ ] Health plan, dental, vision benefits
- [ ] Workers compensation premiums
- [ ] Short- or Long-term disability premiums
- [ ] Group term or whole life insurance < $50,000
- [ ] Other: _____

Mandatory Contributions apply: **YES** [X] **NO** [ ]

Taxable Fringe Benefits apply: **YES** [X] **NO** [ ]

- [ ] Clothing reimbursement
- [X] Stipends for health insurance opt out payments
- [ ] Group term life insurance > $50,000
- [ ] Other: _____

Other Benefits / Lump Sum Payments apply: **YES** [ ] **NO** [X]

- [ ] Workers compensation settlement payments
- [ ] Other: _____

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3. Forfeiture

A forfeiture occurs when a participant separates from employment prior to meeting the associated elapsed time (or hours reported) to receive vesting. The percentage of his/her employer contribution account balance that has not vested as of the date of termination will forfeit after 12 consecutive months following the termination date reported by the employer, or earlier, if the System distributes the participant's vested portion. MERS will utilize an available forfeiture balance as an automatic funding source applied to reported employer contributions at the time of reporting.

V. Execution:

Authorized Designee of Governing Body of Municipality or Chief Judge of Court

This foregoing Addendum is hereby approved by City of Jackson

at a Board Meeting which took place on: _____
(mm/dd/yyyy)

Authorized Signature: _____

Printed Name: _____

Title: _____

Date: _____

DocuSign Envelope ID: 3624A2DB-D2F6-4913-8CA8-9B776E267E07

Defined Contribution Plan
Adoption Agreement Addendum

MERS® Municipal Employees' Retirement System
1134 Municipal Way Lansing, MI 48917 | 800.767.MERS (6377) | Fax 517.703.9711 www.mersofmich.com

The employer, a participating municipality or court within the state of Michigan, hereby agrees to adopt and administer the MERS Defined Contribution (DC) Plan provided by the Municipal Employees' Retirement System of Michigan, as authorized by 1996 PA 220, in accordance with MERS Plan Document, as both may be amended, subject to the terms and conditions herein.

I. Effective Date

The effective date shall be the first day of **January, 2021**.

II. Employer name

Jackson, City of

Municipality number 380801

This is an amendment of the existing MERS Defined Contribution Agreement.

Any changes to plan provisions apply to employees in the division on the effective date, as well as to new hires ongoing. Definitions will apply for all service accrued after the effective date.

Division number 380801110167

Division name 110167

Note: This division should reflect how you currently define employees who are eligible to participate, for example, All full-time Employees, New hires after 1/1/2019, etc.

III. Plan Eligibility

Only those employees eligible for MERS membership may participate in the MERS Defined Contribution Plan. If an employee classification is **included** in the plan, then employees that meet this definition are required to participate in the plan and earn time toward vesting. All eligible employees must be reported to MERS.

Using your Division Name above, expand on the employee classifications that are eligible to participate in MERS, such as "Clerical staff working more than 160 hours in a month," "Elected Officials" or "Admin working >32 hours per week," etc.:

All full time nonunion employees hired after 3/1/2013 and contract employees hired after 8/20/2012. Effective 4/1/2017 the employer has a 4.0% matching structure, the employee is required to also contribute 4.0%

Employee classification contains **public safety employees:** ☐ Yes ☒ No

Public safety employees include: law enforcement, parole and probation officers, employees responsible for emergency response (911 dispatch, fire service, paramedics, etc.), public works, and other skilled support personnel (equipment operators, etc.).

DocuSign Envelope ID: 3624A2DB-D2F6-4913-8CA8-9B776E267E07

Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110167

If you elect to include a special classification (chart below), then the employee will be required to participate in the employer and employee contributions adopted in your plan. An excluded classification will require additional information below.

To further define eligibility (select all that apply):

Employee Classification	Included	Excluded	Not Employed
Temporary Employees: Those who will work for the municipality fewer than 6 months in total.	☐	☒	☐
Part-Time Employees: Those who regularly work fewer than 29 per week.	☐	☒	☐
Seasonal Employees: Those who will work for the municipality from January to December only.	☐	☒	☐
Voter-Elected Officials	☒	☐	☐
Appointed Officials: An official appointed to a voter-elected office.	☒	☐	☐
Contract Employees	☐	☐	☒

Probationary Periods (select one):

☐ Contributions will begin after the probationary period has been satisfied. Probationary periods are allowed in one-month increments, no longer than 12 months. During this probationary period, contributions will not be reported and service toward vesting will begin when probationary period has ended.

The probationary period will be _____ month(s).

Comments:

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IV. Provisions

1. Leaves of Absence

Regardless of whether an employee is earning a wage while on the following types of leave:

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Types of leave include:

- Short Term and Long Term Disability
- Workers Compensation
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Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110167

2. Definition of Compensation

The Definition of Compensation is used to determine participant and employer contributions. Wages are strongly recommended to be reported with regular wage/contribution reports to MERS. Contributions cannot exceed IRS limitations.

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Elective Deferrals of Employee Premiums/Contributions 457 employee and employer contributions 125 cafeteria plan, FSAs and HSAs IRA contributions	All Elective Deferrals included	Excluded	All Elective Deferrals included
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Nontaxable Fringe Benefits of Employees Health plan, dental, vision benefits Workers compensation premiums Short- or Long-term disability premiums Group term or whole life insurance < $50,000	All Nontaxable Fringe Benefits included	Excluded	All Nontaxable Fringe Benefits included
Mandatory Contributions	All Mandatory Contributions included	Excluded	All Mandatory Contributions included
Taxable Fringe Benefits Clothing reimbursement Stipends for health insurance opt out payments Group term life insurance > $50,000	Excluded	Excluded	All Taxable Fringe Benefits included
Other Benefits / Lump Sum Payments Workers compensation settlement payments	Excluded	Excluded	All Other Lump Sum Benefits included

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Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110167

SKIP THIS TABLE if you selected one of the standard definitions of compensation on page 4.

☒ **CUSTOM:** If you choose this option, you must select boxes in each section you would like to include in your Definition of Compensation. You will be responsible for additional reporting details to track custom definitions.

Types of Compensation

Regular Wages

- [X] Salary or hourly wage X hours
- [X] PTO used (sick, vacation, personal, bereavement, holiday leave, or unclassified)
- [ ] On-call pay
- [ ] Other: _____

Other Wages apply: **YES** ☒ **NO** ☐

- [X] Shift differentials
- [X] Overtime
- [ ] Severance issued over time (weekly/bi-weekly)
- [ ] Other: _____

Lump Sum Payments apply: **YES** ☐ **NO** ☒

- [ ] PTO cash-out
- [ ] Longevity
- [ ] Bonuses
- [ ] Merit pay
- [ ] Job certifications
- [ ] Educational degrees
- [ ] Moving expenses
- [ ] Sick payouts
- [ ] Severance (if issued as lump sum)
- [ ] Other: _____

Taxable Payments apply: **YES** ☐ **NO** ☒

- [ ] Travel through a non-accountable plan (i.e. mileage not tracked for reimbursement)
- [ ] Prizes, gift cards
- [ ] Personal use of a company car
- [ ] Car allowance
- [ ] Other: _____

Reimbursement of Nontaxable Expenses (as defined by the IRS) apply: **YES** ☐ **NO** ☒

- [ ] Gun, tools, equipment, uniform
- [ ] Phone
- [ ] Fitness
- [ ] Mileage reimbursement
- [ ] Travel through an accountable plan (i.e. tracking mileage for reimbursement)
- [ ] Other: _____

Types of Deferrals

Elective Deferrals of Employee Premiums/Contributions apply: **YES** ☐ **NO** ☒

- [ ] 457 employee and employer contributions
- [ ] 125 cafeteria plan, FSAs and HSAs
- [ ] IRA contributions
- [ ] Other: _____

Types of Benefits

Nontaxable Fringe Benefits of Employees apply: **YES** ☐ **NO** ☒

- [ ] Health plan, dental, vision benefits
- [ ] Workers compensation premiums
- [ ] Short- or Long-term disability premiums
- [ ] Group term or whole life insurance < $50,000
- [ ] Other: _____

Mandatory Contributions apply: **YES** ☒ **NO** ☐

Taxable Fringe Benefits apply: **YES** ☒ **NO** ☐

- [ ] Clothing reimbursement
- [X] Stipends for health insurance opt out payments
- [ ] Group term life insurance > $50,000
- [ ] Other: _____

Other Benefits / Lump Sum Payments apply: **YES** ☐ **NO** ☒

- [ ] Workers compensation settlement payments
- [ ] Other: _____

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3. Forfeiture

A forfeiture occurs when a participant separates from employment prior to meeting the associated elapsed time (or hours reported) to receive vesting. The percentage of his/her employer contribution account balance that has not vested as of the date of termination will forfeit after 12 consecutive months following the termination date reported by the employer, or earlier, if the System distributes the participant's vested portion. MERS will utilize an available forfeiture balance as an automatic funding source applied to reported employer contributions at the time of reporting.

V. Execution:

Authorized Designee of Governing Body of Municipality or Chief Judge of Court

This foregoing Addendum is hereby approved by City of Jackson

at a Board Meeting which took place on: _____
(mm/dd/yyyy)

Authorized Signature: _____

Printed Name: _____

Title: _____

Date: _____

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Defined Contribution Plan
Adoption Agreement Addendum

MERS® Municipal Employees' Retirement System
1134 Municipal Way Lansing, MI 48917 | 800.767.MERS (6377) | Fax 517.703.9711 www.mersofmich.com

The employer, a participating municipality or court within the state of Michigan, hereby agrees to adopt and administer the MERS Defined Contribution (DC) Plan provided by the Municipal Employees' Retirement System of Michigan, as authorized by 1996 PA 220, in accordance with MERS Plan Document, as both may be amended, subject to the terms and conditions herein.

I. Effective Date

The effective date shall be the first day of **January, 2021**.

II. Employer name Jackson, City of

Municipality number 380801

This is an amendment of the existing MERS Defined Contribution Agreement.

Any changes to plan provisions apply to employees in the division on the effective date, as well as to new hires ongoing. Definitions will apply for all service accrued after the effective date.

Division number 380801110132

Division name 110132

Note: This division should reflect how you currently define employees who are eligible to participate, for example, All full-time Employees, New hires after 1/1/2019, etc.

III. Plan Eligibility

Only those employees eligible for MERS membership may participate in the MERS Defined Contribution Plan. If an employee classification is **included** in the plan, then employees that meet this definition are required to participate in the plan and earn time toward vesting. All eligible employees must be reported to MERS.

Using your Division Name above, expand on the employee classifications that are eligible to participate in MERS, such as "Clerical staff working more than 160 hours in a month," "Elected Officials" or "Admin working >32 hours per week," etc.:

International Association of Fire Firefighters, Local 1306 (IAFF) hired on or after 7/1/2012.

Employee classification contains **public safety employees:** ☒ Yes ☐ No

Public safety employees include: law enforcement, parole and probation officers, employees responsible for emergency response (911 dispatch, fire service, paramedics, etc.), public works, and other skilled support personnel (equipment operators, etc.).

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Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110132

If you elect to include a special classification (chart below), then the employee will be required to participate in the employer and employee contributions adopted in your plan. An excluded classification will require additional information below.

To further define eligibility (select all that apply):

Employee Classification	Included	Excluded	Not Employed
Temporary Employees: Those who will work for the municipality fewer than _____ months in total.	☐	☐	☒
Part-Time Employees: Those who regularly work fewer than _____ per _____.	☐	☐	☒
Seasonal Employees: Those who will work for the municipality from _____ to _____ only.	☐	☐	☒
Voter-Elected Officials	☐	☐	☒
Appointed Officials: An official appointed to a voter-elected office.	☐	☐	☒
Contract Employees	☐	☐	☒

Probationary Periods (select one):

☐ Contributions will begin after the probationary period has been satisfied. Probationary periods are allowed in one-month increments, no longer than 12 months. During this probationary period, contributions will not be reported and service toward vesting will begin when probationary period has ended.

The probationary period will be _____ month(s).

Comments:

☒ Contributions will begin with the employee's date of hire (no Probationary Period). Effective with the date of hire, wages paid and any associated contributions must be submitted to MERS.

DocuSign Envelope ID: 3624A2DB-D2F6-4913-8CA8-9B776E267E07

IV. Provisions

1. Leaves of Absence

Regardless of whether an employee is earning a wage while on the following types of leave:

- Third-party wages are not used in determining contributions for periods of leave.
- Vesting under elapsed time continues to accrue even if wages are not earned and contributions are zero.

  Note: Employers who determine vesting based on an "hours-reported" method, should report actual worked hours for the month where there was a leave.

Types of leave include:

- Short Term and Long Term Disability
- Workers Compensation
- Unpaid Family Medical Leave Act (FMLA)

Leaves of absence due to military service are governed by the federal *Uniformed Services Employment and Reemployment Rights Act* of 1994 (USERRA), IRC 414(u), effective January 1, 2007, IRC 401(a)(37).

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Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110132

2. Definition of Compensation

The Definition of Compensation is used to determine participant and employer contributions. Wages are strongly recommended to be reported with regular wage/contribution reports to MERS. Contributions cannot exceed IRS limitations.

Select your Definition of Compensation here. If you choose to customize your definition, skip this table and proceed to page 5.

	○ Base Wages	○ Box 1 Wages	○ Gross Wages
Types of Compensation			
Regular Wages Salary or hourly wage X hours PTO used (sick, vacation, personal, bereavement, holiday leave, or unclassified) On-call pay	All Regular Wages included	All Regular Wages included	All Regular Wages included
Other Wages Shift differentials Overtime Severance issued over time (weekly/bi-weekly)	Excluded	All Other Wages included	All Other Wages included
Lump Sum Payments PTO cash-out Longevity Bonuses Merit pay Job certifications Educational degrees Moving expenses Sick payouts Severance (if issued as lump sum)	Excluded	All Lump Sum Payments included	All Lump Sum Payments included
Taxable Payments Travel through a non-accountable plan (i.e. mileage not tracked for reimbursement) Prizes, gift cards Personal use of a company car Car allowance	Excluded	All Taxable Payments included	All Taxable Payments included
Reimbursement of Nontaxable Expenses (as defined by the IRS) Gun, tools, equipment, uniform Phone Fitness Mileage reimbursement Travel through an accountable plan (i.e. tracking mileage for reimbursement)	Excluded	Excluded	Excluded
Types of Deferrals			
Elective Deferrals of Employee Premiums/Contributions 457 employee and employer contributions 125 cafeteria plan, FSAs and HSAs IRA contributions	All Elective Deferrals included	Excluded	All Elective Deferrals included
Types of Benefits			
Nontaxable Fringe Benefits of Employees Health plan, dental, vision benefits Workers compensation premiums Short- or Long-term disability premiums Group term or whole life insurance < $50,000	All Nontaxable Fringe Benefits included	Excluded	All Nontaxable Fringe Benefits included
Mandatory Contributions	All Mandatory Contributions included	Excluded	All Mandatory Contributions included
Taxable Fringe Benefits Clothing reimbursement Stipends for health insurance opt out payments Group term life insurance > $50,000	Excluded	Excluded	All Taxable Fringe Benefits included
Other Benefits / Lump Sum Payments Workers compensation settlement payments	Excluded	Excluded	All Other Lump Sum Benefits included

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Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110132

SKIP THIS TABLE if you selected one of the standard definitions of compensation on page 4.

☒ **CUSTOM:** If you choose this option, you must select boxes in each section you would like to include in your Definition of Compensation. You will be responsible for additional reporting details to track custom definitions.

Types of Compensation

Regular Wages

- [X] Salary or hourly wage X hours
- [X] PTO used (sick, vacation, personal, bereavement, holiday leave, or unclassified)
- [X] On-call pay
- [ ] Other: _____

Other Wages apply: **YES** ☒ **NO** ☐

- [X] Shift differentials
- [X] Overtime
- [ ] Severance issued over time (weekly/bi-weekly)
- [ ] Other: _____

Lump Sum Payments apply: **YES** ☒ **NO** ☐

- [ ] PTO cash-out
- [X] Longevity
- [X] Bonuses
- [ ] Merit pay
- [ ] Job certifications
- [ ] Educational degrees
- [ ] Moving expenses
- [ ] Sick payouts
- [ ] Severance (if issued as lump sum)
- [X] Other: Acting,Comp,phy. agility, wellness

Taxable Payments apply: **YES** ☐ **NO** ☒

- [ ] Travel through a non-accountable plan (i.e. mileage not tracked for reimbursement)
- [ ] Prizes, gift cards
- [ ] Personal use of a company car
- [ ] Car allowance
- [ ] Other: _____

Reimbursement of Nontaxable Expenses (as defined by the IRS) apply: **YES** ☐ **NO** ☒

- [ ] Gun, tools, equipment, uniform
- [ ] Phone
- [ ] Fitness
- [ ] Mileage reimbursement
- [ ] Travel through an accountable plan (i.e. tracking mileage for reimbursement)
- [ ] Other: _____

Types of Deferrals

Elective Deferrals of Employee Premiums/Contributions apply: **YES** ☐ **NO** ☒

- [ ] 457 employee and employer contributions
- [ ] 125 cafeteria plan, FSAs and HSAs
- [ ] IRA contributions
- [ ] Other: _____

Types of Benefits

Nontaxable Fringe Benefits of Employees apply: **YES** ☐ **NO** ☒

- [ ] Health plan, dental, vision benefits
- [ ] Workers compensation premiums
- [ ] Short- or Long-term disability premiums
- [ ] Group term or whole life insurance < $50,000
- [ ] Other: _____

Mandatory Contributions apply: **YES** ☒ **NO** ☐

Taxable Fringe Benefits apply: **YES** ☒ **NO** ☐

- [ ] Clothing reimbursement
- [X] Stipends for health insurance opt out payments
- [ ] Group term life insurance > $50,000
- [ ] Other: _____

Other Benefits / Lump Sum Payments apply: **YES** ☐ **NO** ☒

- [ ] Workers compensation settlement payments
- [ ] Other: _____

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3. Forfeiture

A forfeiture occurs when a participant separates from employment prior to meeting the associated elapsed time (or hours reported) to receive vesting. The percentage of his/her employer contribution account balance that has not vested as of the date of termination will forfeit after 12 consecutive months following the termination date reported by the employer, or earlier, if the System distributes the participant's vested portion. MERS will utilize an available forfeiture balance as an automatic funding source applied to reported employer contributions at the time of reporting.

V. Execution:

Authorized Designee of Governing Body of Municipality or Chief Judge of Court

This foregoing Addendum is hereby approved by City of Jackson

at a Board Meeting which took place on: _____
(mm/dd/yyyy)

Authorized Signature: _____

Printed Name: _____

Title: _____

Date: _____

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Defined Contribution Plan
Adoption Agreement Addendum

MERS® Municipal Employees' Retirement System
1134 Municipal Way Lansing, MI 48917 | 800.767.MERS (6377) | Fax 517.703.9711 www.mersofmich.com

The employer, a participating municipality or court within the state of Michigan, hereby agrees to adopt and administer the MERS Defined Contribution (DC) Plan provided by the Municipal Employees' Retirement System of Michigan, as authorized by 1996 PA 220, in accordance with MERS Plan Document, as both may be amended, subject to the terms and conditions herein.

I. Effective Date

The effective date shall be the first day of **January, 2021**.

II. Employer name Jackson, City of

Municipality number 380801

This is an amendment of the existing MERS Defined Contribution Agreement.

Any changes to plan provisions apply to employees in the division on the effective date, as well as to new hires ongoing. Definitions will apply for all service accrued after the effective date.

Division number 380801110139

Division name 110139

Note: This division should reflect how you currently define employees who are eligible to participate, for example, All full-time Employees, New hires after 1/1/2019, etc.

III. Plan Eligibility

Only those employees eligible for MERS membership may participate in the MERS Defined Contribution Plan. If an employee classification is **included** in the plan, then employees that meet this definition are required to participate in the plan and earn time toward vesting. All eligible employees must be reported to MERS.

Using your Division Name above, expand on the employee classifications that are eligible to participate in MERS, such as "Clerical staff working more than 160 hours in a month," "Elected Officials" or "Admin working >32 hours per week," etc.:

Police Officers Labor Council Non-Supervisory Unit on or after 7/1/2012.

Employee classification contains **public safety employees:** ☒ Yes ☐ No

Public safety employees include: law enforcement, parole and probation officers, employees responsible for emergency response (911 dispatch, fire service, paramedics, etc.), public works, and other skilled support personnel (equipment operators, etc.).

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Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110139

If you elect to include a special classification (chart below), then the employee will be required to participate in the employer and employee contributions adopted in your plan. An excluded classification will require additional information below.

To further define eligibility (select all that apply):

Employee Classification	Included	Excluded	Not Employed
Temporary Employees: Those who will work for the municipality fewer than _____ months in total.	☐	☐	☒
Part-Time Employees: Those who regularly work fewer than _____ per _____.	☐	☐	☒
Seasonal Employees: Those who will work for the municipality from _____ to _____ only.	☐	☐	☒
Voter-Elected Officials	☐	☐	☒
Appointed Officials: An official appointed to a voter-elected office.	☐	☐	☒
Contract Employees	☐	☐	☒

Probationary Periods (select one):

☐ Contributions will begin after the probationary period has been satisfied. Probationary periods are allowed in one-month increments, no longer than 12 months. During this probationary period, contributions will not be reported and service toward vesting will begin when probationary period has ended.

The probationary period will be _____ month(s).

Comments:

☒ Contributions will begin with the employee's date of hire (no Probationary Period). Effective with the date of hire, wages paid and any associated contributions must be submitted to MERS.

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IV. Provisions

1. Leaves of Absence

Regardless of whether an employee is earning a wage while on the following types of leave:

- Third-party wages are not used in determining contributions for periods of leave.
- Vesting under elapsed time continues to accrue even if wages are not earned and contributions are zero.

  Note: Employers who determine vesting based on an "hours-reported" method, should report actual worked hours for the month where there was a leave.

Types of leave include:

- Short Term and Long Term Disability
- Workers Compensation
- Unpaid Family Medical Leave Act (FMLA)

Leaves of absence due to military service are governed by the federal *Uniformed Services Employment and Reemployment Rights Act* of 1994 (USERRA), IRC 414(u), effective January 1, 2007, IRC 401(a)(37).

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Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110139

2. Definition of Compensation

The Definition of Compensation is used to determine participant and employer contributions. Wages are strongly recommended to be reported with regular wage/contribution reports to MERS. Contributions cannot exceed IRS limitations.

Select your Definition of Compensation here. If you choose to customize your definition, skip this table and proceed to page 5.

	○ Base Wages	○ Box 1 Wages	○ Gross Wages
Types of Compensation			
Regular Wages Salary or hourly wage X hours PTO used (sick, vacation, personal, bereavement, holiday leave, or unclassified) On-call pay	All Regular Wages included	All Regular Wages included	All Regular Wages included
Other Wages Shift differentials Overtime Severance issued over time (weekly/bi-weekly)	Excluded	All Other Wages included	All Other Wages included
Lump Sum Payments PTO cash-out Longevity Bonuses Merit pay Job certifications Educational degrees Moving expenses Sick payouts Severance (if issued as lump sum)	Excluded	All Lump Sum Payments included	All Lump Sum Payments included
Taxable Payments Travel through a non-accountable plan (i.e. mileage not tracked for reimbursement) Prizes, gift cards Personal use of a company car Car allowance	Excluded	All Taxable Payments included	All Taxable Payments included
Reimbursement of Nontaxable Expenses (as defined by the IRS) Gun, tools, equipment, uniform Phone Fitness Mileage reimbursement Travel through an accountable plan (i.e. tracking mileage for reimbursement)	Excluded	Excluded	Excluded
Types of Deferrals			
Elective Deferrals of Employee Premiums/Contributions 457 employee and employer contributions 125 cafeteria plan, FSAs and HSAs IRA contributions	All Elective Deferrals included	Excluded	All Elective Deferrals included
Types of Benefits			
Nontaxable Fringe Benefits of Employees Health plan, dental, vision benefits Workers compensation premiums Short- or Long-term disability premiums Group term or whole life insurance < $50,000	All Nontaxable Fringe Benefits included	Excluded	All Nontaxable Fringe Benefits included
Mandatory Contributions	All Mandatory Contributions included	Excluded	All Mandatory Contributions included
Taxable Fringe Benefits Clothing reimbursement Stipends for health insurance opt out payments Group term life insurance > $50,000	Excluded	Excluded	All Taxable Fringe Benefits included
Other Benefits / Lump Sum Payments Workers compensation settlement payments	Excluded	Excluded	All Other Lump Sum Benefits included

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Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110139

SKIP THIS TABLE if you selected one of the standard definitions of compensation on page 4.

☒ **CUSTOM:** If you choose this option, you must select boxes in each section you would like to include in your Definition of Compensation. You will be responsible for additional reporting details to track custom definitions.

Types of Compensation

Regular Wages

- [X] Salary or hourly wage X hours
- [X] PTO used (sick, vacation, personal, bereavement, holiday leave, or unclassified)
- [X] On-call pay
- [ ] Other: _____

Other Wages apply: **YES** [X] **NO** [ ]

- [X] Shift differentials
- [X] Overtime
- [ ] Severance issued over time (weekly/bi-weekly)
- [ ] Other: _____

Lump Sum Payments apply: **YES** [X] **NO** [ ]

- [ ] PTO cash-out
- [X] Longevity
- [X] Bonuses
- [ ] Merit pay
- [ ] Job certifications
- [ ] Educational degrees
- [ ] Moving expenses
- [ ] Sick payouts
- [ ] Severance (if issued as lump sum)
- [X] Other: acting, comp,phy.agility,wellness

Taxable Payments apply: **YES** [ ] **NO** [X]

- [ ] Travel through a non-accountable plan (i.e. mileage not tracked for reimbursement)
- [ ] Prizes, gift cards
- [ ] Personal use of a company car
- [ ] Car allowance
- [ ] Other: _____

Reimbursement of Nontaxable Expenses (as defined by the IRS) apply: **YES** [ ] **NO** [X]

- [ ] Gun, tools, equipment, uniform
- [ ] Phone
- [ ] Fitness
- [ ] Mileage reimbursement
- [ ] Travel through an accountable plan (i.e. tracking mileage for reimbursement)
- [ ] Other: _____

Types of Deferrals

Elective Deferrals of Employee Premiums/Contributions apply: **YES** [ ] **NO** [X]

- [ ] 457 employee and employer contributions
- [ ] 125 cafeteria plan, FSAs and HSAs
- [ ] IRA contributions
- [ ] Other: _____

Types of Benefits

Nontaxable Fringe Benefits of Employees apply: **YES** [ ] **NO** [X]

- [ ] Health plan, dental, vision benefits
- [ ] Workers compensation premiums
- [ ] Short- or Long-term disability premiums
- [ ] Group term or whole life insurance < $50,000
- [ ] Other: _____

Mandatory Contributions apply: **YES** [X] **NO** [ ]

Taxable Fringe Benefits apply: **YES** [X] **NO** [ ]

- [ ] Clothing reimbursement
- [X] Stipends for health insurance opt out payments
- [ ] Group term life insurance > $50,000
- [ ] Other: _____

Other Benefits / Lump Sum Payments apply: **YES** [ ] **NO** [X]

- [ ] Workers compensation settlement payments
- [ ] Other: _____

DocuSign Envelope ID: 3624A2DB-D2F6-4913-8CA8-9B776E267E07

3. Forfeiture

A forfeiture occurs when a participant separates from employment prior to meeting the associated elapsed time (or hours reported) to receive vesting. The percentage of his/her employer contribution account balance that has not vested as of the date of termination will forfeit after 12 consecutive months following the termination date reported by the employer, or earlier, if the System distributes the participant's vested portion. MERS will utilize an available forfeiture balance as an automatic funding source applied to reported employer contributions at the time of reporting.

V. Execution:

Authorized Designee of Governing Body of Municipality or Chief Judge of Court

This foregoing Addendum is hereby approved by City of Jackson

at a Board Meeting which took place on: _____
(mm/dd/yyyy)

Authorized Signature: _____

Printed Name: _____

Title: _____

Date: _____

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Defined Contribution Plan
Adoption Agreement Addendum

MERS® Municipal Employees' Retirement System
1134 Municipal Way Lansing, MI 48917 | 800.767.MERS (6377) | Fax 517.703.9711 www.mersofmich.com

The employer, a participating municipality or court within the state of Michigan, hereby agrees to adopt and administer the MERS Defined Contribution (DC) Plan provided by the Municipal Employees' Retirement System of Michigan, as authorized by 1996 PA 220, in accordance with MERS Plan Document, as both may be amended, subject to the terms and conditions herein.

I. Effective Date

The effective date shall be the first day of **January, 2021**.

II. Employer name Jackson, City of

Municipality number 380801

This is an amendment of the existing MERS Defined Contribution Agreement.

Any changes to plan provisions apply to employees in the division on the effective date, as well as to new hires ongoing. Definitions will apply for all service accrued after the effective date.

Division number 380801110605

Division name EE w/addl yrs

Note: This division should reflect how you currently define employees who are eligible to participate, for example, All full-time Employees, New hires after 1/1/2019, etc.

III. Plan Eligibility

Only those employees eligible for MERS membership may participate in the MERS Defined Contribution Plan. If an employee classification is **included** in the plan, then employees that meet this definition are required to participate in the plan and earn time toward vesting. All eligible employees must be reported to MERS.

Using your Division Name above, expand on the employee classifications that are eligible to participate in MERS, such as "Clerical staff working more than 160 hours in a month," "Elected Officials" or "Admin working >32 hours per week," etc.:

Nonunion ee w/additional years,OMNI #629399.ee who continue to work in exceed of the minimum years of service for which they are eligible;lumpsum payment equal to one step increase/ee to remain with COJ through 5th year,term before 5th yr ee waits 5 yrs. to draw

Employee classification contains **public safety employees:** ☐ Yes ☒ No

Public safety employees include: law enforcement, parole and probation officers, employees responsible for emergency response (911 dispatch, fire service, paramedics, etc.), public works, and other skilled support personnel (equipment operators, etc.).

Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110605

If you elect to include a special classification (chart below), then the employee will be required to participate in the employer and employee contributions adopted in your plan. An excluded classification will require additional information below.

To further define eligibility (select all that apply):

Employee Classification	Included	Excluded	Not Employed
Temporary Employees: Those who will work for the municipality fewer than 6 months in total.	☐	☒	☐
Part-Time Employees: Those who regularly work fewer than 29 per week.	☐	☒	☐
Seasonal Employees: Those who will work for the municipality from January to December only.	☐	☒	☐
Voter-Elected Officials	☒	☐	☐
Appointed Officials: An official appointed to a voter-elected office.	☒	☐	☐
Contract Employees	☐	☐	☒

Probationary Periods (select one):

☒ Contributions will begin after the probationary period has been satisfied. Probationary periods are allowed in one-month increments, no longer than 12 months. During this probationary period, contributions will not be reported and service toward vesting will begin when probationary period has ended.

The probationary period will be 0 month(s).

Comments:

Employees who continue to work in exceed of the min. amount of years of service for which they are eligible to retire shall be eligible for an annual lump sum payment into a separate DC plan equal to the amount of one step increase. All employees choosing this option agree to remain with the City through the 5th year of service. If they leave before completion of their service extension they shall not draw from these funds until after an additional 5 years has passed.

☐ Contributions will begin with the employee's date of hire (no Probationary Period). Effective with the date of hire, wages paid and any associated contributions must be submitted to MERS.

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IV. Provisions

1. Leaves of Absence

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  Note: Employers who determine vesting based on an "hours-reported" method, should report actual worked hours for the month where there was a leave.

Types of leave include:

- Short Term and Long Term Disability
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Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110605

2. Definition of Compensation

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Lump Sum Payments PTO cash-out Longevity Bonuses Merit pay Job certifications Educational degrees Moving expenses Sick payouts Severance (if issued as lump sum)	Excluded	All Lump Sum Payments included	All Lump Sum Payments included
Taxable Payments Travel through a non-accountable plan (i.e. mileage not tracked for reimbursement) Prizes, gift cards Personal use of a company car Car allowance	Excluded	All Taxable Payments included	All Taxable Payments included
Reimbursement of Nontaxable Expenses (as defined by the IRS) Gun, tools, equipment, uniform Phone Fitness Mileage reimbursement Travel through an accountable plan (i.e. tracking mileage for reimbursement)	Excluded	Excluded	Excluded
Types of Deferrals			
Elective Deferrals of Employee Premiums/Contributions 457 employee and employer contributions 125 cafeteria plan, FSAs and HSAs IRA contributions	All Elective Deferrals included	Excluded	All Elective Deferrals included
Types of Benefits			
Nontaxable Fringe Benefits of Employees Health plan, dental, vision benefits Workers compensation premiums Short- or Long-term disability premiums Group term or whole life insurance < $50,000	All Nontaxable Fringe Benefits included	Excluded	All Nontaxable Fringe Benefits included
Mandatory Contributions	All Mandatory Contributions included	Excluded	All Mandatory Contributions included
Taxable Fringe Benefits Clothing reimbursement Stipends for health insurance opt out payments Group term life insurance > $50,000	Excluded	Excluded	All Taxable Fringe Benefits included
Other Benefits / Lump Sum Payments Workers compensation settlement payments	Excluded	Excluded	All Other Lump Sum Benefits included

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Defined Contribution Plan Adoption Agreement Addendum

EMPLOYER NAME: Jackson, City of DIV: 380801110605

SKIP THIS TABLE if you selected one of the standard definitions of compensation on page 4.

☒ **CUSTOM:** If you choose this option, you must select boxes in each section you would like to include in your Definition of Compensation. You will be responsible for additional reporting details to track custom definitions.

Types of Compensation

Regular Wages

- ☐ Salary or hourly wage X hours
- ☐ PTO used (sick, vacation, personal, bereavement, holiday leave, or unclassified)
- ☐ On-call pay
- ☒ Other: lumpsum payment equal to one step

Other Wages apply: **YES** ☐ **NO** ☒

- ☐ Shift differentials
- ☐ Overtime
- ☐ Severance issued over time (weekly/bi-weekly)
- ☐ Other: _____

Lump Sum Payments apply: **YES** ☐ **NO** ☒

- ☐ PTO cash-out
- ☐ Longevity
- ☐ Bonuses
- ☐ Merit pay
- ☐ Job certifications
- ☐ Educational degrees
- ☐ Moving expenses
- ☐ Sick payouts
- ☐ Severance (if issued as lump sum)
- ☐ Other: _____

Taxable Payments apply: **YES** ☐ **NO** ☒

- ☐ Travel through a non-accountable plan (i.e. mileage not tracked for reimbursement)
- ☐ Prizes, gift cards
- ☐ Personal use of a company car
- ☐ Car allowance
- ☐ Other: _____

Reimbursement of Nontaxable Expenses (as defined by the IRS) apply: **YES** ☐ **NO** ☒

- ☐ Gun, tools, equipment, uniform
- ☐ Phone
- ☐ Fitness
- ☐ Mileage reimbursement
- ☐ Travel through an accountable plan (i.e. tracking mileage for reimbursement)
- ☐ Other: _____

Types of Deferrals

Elective Deferrals of Employee Premiums/Contributions apply: **YES** ☐ **NO** ☒

- ☐ 457 employee and employer contributions
- ☐ 125 cafeteria plan, FSAs and HSAs
- ☐ IRA contributions
- ☐ Other: _____

Types of Benefits

Nontaxable Fringe Benefits of Employees apply: **YES** ☐ **NO** ☒

- ☐ Health plan, dental, vision benefits
- ☐ Workers compensation premiums
- ☐ Short- or Long-term disability premiums
- ☐ Group term or whole life insurance < $50,000
- ☐ Other: _____

Mandatory Contributions apply: **YES** ☐ **NO** ☒

Taxable Fringe Benefits apply: **YES** ☐ **NO** ☒

- ☐ Clothing reimbursement
- ☐ Stipends for health insurance opt out payments
- ☐ Group term life insurance > $50,000
- ☐ Other: _____

Other Benefits / Lump Sum Payments apply: **YES** ☐ **NO** ☒

- ☐ Workers compensation settlement payments
- ☐ Other: _____

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3. Forfeiture

A forfeiture occurs when a participant separates from employment prior to meeting the associated elapsed time (or hours reported) to receive vesting. The percentage of his/her employer contribution account balance that has not vested as of the date of termination will forfeit after 12 consecutive months following the termination date reported by the employer, or earlier, if the System distributes the participant's vested portion. MERS will utilize an available forfeiture balance as an automatic funding source applied to reported employer contributions at the time of reporting.

V. Execution:

Authorized Designee of Governing Body of Municipality or Chief Judge of Court

This foregoing Addendum is hereby approved by City of Jackson

at a Board Meeting which took place on: _____
(mm/dd/yyyy)

Authorized Signature: _____

Printed Name: _____

Title: _____

Date: _____

JACKSON
Founded 1829

City Clerk's Office

161 W. Michigan Ave. • Jackson, MI 49201
Phone: (517) 788-4025

MEMO TO: Honorable Mayor and City Councilmembers

FROM: Andrea Muray, City Clerk

DATE: December 8, 2020

SUBJECT: Second Reading and Final Adoption of Ordinance 2020-21

RECOMMENDATION:

Adopt Ordinance No. 2020-21 to amend Chapter 28 of the City of Jackson Code of Ordinances to modify regulations for Medical Marihuana Facilities and Adult-Use Marihuana Faculties for the health, safety, and welfare of the citizens of Jackson.

Attached is Ordinance No. 2020-21. Ordinance 2020-21 was considered for approval and moved for 2nd reading by the Council at the November 24, 2020 City Council Meeting.

Your consideration and concurrence is appreciated.

C: Jonathan Greene, City Manager

ORDINANCE 2020-____

An Ordinance amending Chapter 28 of the Code of Ordinances, City of Jackson, Michigan to modify the regulations for medical and adult use marihuana facilities for the health, safety and welfare of the citizens of Jackson.

THE PEOPLE OF THE CITY OF JACKSON ORDAIN:

Section 1. Purpose. To create zoning district and other zoning regulations for adult use marihuana facilities for the health, safety and welfare of the citizens of Jackson.

Section 2. That Chapter 28 of the Code of Ordinances of the City of Jackson, Michigan, and the same hereby is, amended to read as follows:

ARTICLE I. IN GENERAL

Sec. 28-5. - Definitions[1].

Unless context indicates otherwise, the following words and phrases used in this chapter have these meanings:

Adult Use Marihuana Establishments, Emergency Rules, or Rules, means rules promulgated under the administrative procedures act of 1969, 1969 PA 306, MCL 24.201 to 24.328, by the department in consultation with the board to implement this act.

Agency means the Michigan Marijuana Regulatory Agency, a division of the Michigan Department of Licensing and Regulatory Affairs.

Arcade means an establishment wherein the operation of coin-operated amusement devices as defined in Chapter 16 of this Code is conducted as the principal business thereof. For "video arcade" please see the definition within this section.

Co-location of one (1) medical and one (1) adult use marihuana facilities means that comparable medical and adult uses may be combined in the same suite and not considered a secondary license as regulated in Sec. 28-140 of the Code. If not comparable, only up to two (2) such uses may be located on the same parcel provided the ownership structure is identical for both and each is considered a separate license.

Cyber School means a full time instructional program of virtual courses for pupils that may or may not require attendance at a physical school location.

[1] The definitions in this Ordinance are in addition to the existing definitions in Section 28-5 of the City of Jackson Code of Ordinances. This ordinance does not alter or delete any existing Code definition.

Designated consumption establishment means a commercial space that is licensed by the agency and authorized to permit adults 21 years of age or older to consume marihuana product at the location indicated on the state license.

Enclosed Locked Facility means a closet, room, or other comparable, stationary, and fully enclosed area equipped with secured locks or other functioning security devices. Marihuana plants grown outdoors are considered to be in an enclosed, locked facility if they are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level or from a permanent structure and are grown within a stationary structure that is enclosed on all asides, except for the base, by chain-link fencing, wooden slats, or a similar material that prevents access by the general public and that is anchored, attached, or affixed to the ground and as defined in the MMMA. If this definition is amended by state law, the amended definition shall apply.

Equivalent licenses means any of the following held by a single licensee:

(a) A marihuana grower license, of any class, issued under the act and a grower license, of any class issued under the MMFLA.

(b) A marihuana retailer license issued under the act and a provisioning center license issued under the MMFLA.

(c) A marihuana secure transporter license issued under the act and a secure transporter license issued under the MMFLA.

(d) A marihuana safety compliance facility license issued under the act and a safety compliance facility license issued under the MMFLA.

Grower means a licensee that is a commercial entity located in this state that cultivates, dries, trims, or cures and packages marihuana for sale to a processor, provisioning center, or another grower.

LARA means the State of Michigan Licensing and Regulatory Affairs division which is charged with administration and enforcement of the Michigan Medical Marihuana Act and the Michigan Medical Marihuana Facilities Licensing Act.

Licensee means a person holding a state operating license and a City of Jackson license to operate a medical marihuana facility.

Marihuana means that term as defined in section 7106 of the public health code, 1978 PA 368, MCL 333.7106, and does not include industrial hemp as defined in the Industrial Hemp Research and Development Act.

Marihuana plant means any plant of the species Cannabis sativa L.

Marihuana establishments means a marihuana grower with or without a processor, marihuana safety compliance facility, marihuana microbusiness, marihuana provisioning center, marihuana retailer, marihuana secure transporter or any other type of marihuana-related business licensed to operate by the agency under the Michigan Medical Marihuana Facilities Licensing Act, Michigan Regulation and Taxation of Marihuana Act and their associated rules and regulations.

Marihuana event organizer means a person licensed to apply for a temporary marihuana event license under the associated rules.

Marihuana microbusiness means a combined operation including the cultivation of up to 150 plants, processing and packaging of on-site grown marihuana, retail sale or transfer of said marihuana to individuals over 21 years of age, and transfer of marihuana to a safety compliance facility for testing, but not to other adult-use marihuana establishments.

Michigan Medical Marihuana Act or MMMA means the Michigan Medical Marihuana Act, Initiated Law 1 of 2008, MCL 333.26421 et seq., as amended.

Michigan Medical Marihuana Facilities Licensing Act or MMMFLA means the Michigan Medical Marihuana Facilities Licensing Act, Act 281 of 2016, MCL 333.2701 et seq., as amended.

Michigan Regulation and Taxation of Marihuana Act or *MRTMA* means the Act passed by the voters of the State of Michigan at the November 6, 2018 election which is expected to be referred to as Initiative Law 1 of 2018.

Medical Marihuana Rules, Emergency Rules, or Rules, means rules promulgated under the administrative procedures act of 1969, 1969 PA 306, MCL 24.201 to 24.328, by the department in consultation with the board to implement this act.

Outdoor grow means a fully enclosed outdoor area that is shielded from public view and is not visible without the use of binoculars, aircraft, or other optical aids, and is equipped with secure locks and other functioning security devices to prevent entry into the area by unauthorized persons.

Park means an area of land used for the enjoyment of the public, having facilities for rest and recreation.

Playground means any outdoor facility (including parking lots appurtenant thereto) intended for recreation open to the public, and with any portion thereof containing three or more separate apparatus for the recreation of children including, but not limited to, slides, swing sets, and teeterboards.

Primary caregiver or caregiver means a person who is at least 21 years old and who has agreed to assist with a patient's medical use of marihuana and who has not been convicted of any felony within the past ten (10) years and has never been convicted of a felony involving illegal drugs or a felony that is an assaultive crime as defined in section 9a of chapter X of the code of criminal procedure, Act 175 of 1927, MCL 770.9a.

Process or *Processing* means to separate or otherwise prepare parts of the marihuana plant and to compound, blend, extract, infuse, or otherwise make or prepare marihuana concentrate or marihuana-infused products.

Proposed marihuana establishment means a location at which an applicant plans to operate a marihuana establishment under the act and the associated rules if the applicant is issued a state license.

Provisioning center means a licensee that is a commercial entity located in this state that purchases marihuana from a grower or processor and sells, supplies, or provides marihuana to registered qualifying patients, directly or through the patients' registered primary caregivers. Provisioning center includes any commercial property where marihuana is sold at retail to registered qualifying patients or registered primary caregivers. A noncommercial location used by a primary caregiver to assist a qualifying patient connected to the caregiver through LARA'S marihuana registration process in accordance with the Michigan Medical Marihuana Act is not a provisioning center for purposes of this Act.

Qualifying patient or *patient* means a person who has been diagnosed by a physician as having a debilitating medical condition alleviated by the use of medical marihuana, and who is registered through LARA to grow and consume marihuana.

Registered primary caregiver means a primary caregiver who has been issued a current registry identification card under the Michigan Medical Marihuana Act.

Registered qualifying patient means a qualifying patient who has been issued a current registry identification card under the Michigan medical marihuana act or a visiting qualifying patient as that term is defined in section 3 of the Michigan Medical Marihuana Act, MCL 333.26423.

Registry identification card means that term as defined in section 3 of the Michigan Medical Marihuana Act.

Safety compliance facility means a licensee that is a commercial entity that takes marihuana from a marihuana facility or receives marihuana from a registered primary caregiver, tests the marihuana for contaminants and for tetrahydrocannabinol and other cannabinoids, returns the test results, and may return the marihuana to the marihuana establishment.

School means a public or private licensed pre-school, or a public, private, or charter elementary, middle, junior high, or high school, vocational school, secondary school, community college, or other institution of higher education.

Secure transporter means a licensee that is a commercial entity located in this state that stores marihuana and transports marihuana between marihuana facilities for a fee.

Special license means a state license described under section 8 of the MRTMA and issued pursuant to section 9 of the same act, MCL 333.27958 and 333.27959.

State operating license or, unless the context requires a different meaning, *license* means a license that is issued under this act that allows the licensee to operate as 1 of the following, specified in the license:

(i) A grower (Class A only for Medical, Classes A and B for Adult Use, may include research and development component) with or without a processing facility;
(ii) A safety compliance facility;
(iii) A provisioning center;
(iv) A retailer;
(v) A microbusiness;
(vi) A secure transporter; or

(vii) One (1) co-located grower and processor (maximum number of stacked MMFLA Class C grower licenses, the maximum number of stacked MRTMA Class C grower licenses and up to one (1) each MMFLA and MRTMA processor licenses). Licensee may also operate up to two (2) separate co-located retailers at a separate address in the City of Jackson,

Temporary marihuana event license means a state license held by a marihuana event organizer for an event where the onsite sale is authorized at the location indicated on the state license during the dates indicated on the state license.

Youth center means any recreational facility and/or gymnasium (including any parking lots appurtenant thereto), intended primarily for use by person under 18 years of age, which regularly provides athletic, civic, or cultural activities.

Video arcade facility means any facility legally accessible to person under 18 years of age, intended primarily for the use of pinball and video machines for amusement containing a minimum of ten pinball and/or video machines.

Virtual course means a course of study that is capable of generating a credit or a grade and that is provided in an interactive learning environment in which the majority of the curriculum is delivered using the internet and in which publics are separated from their instructor or teacher of record by time or location, or both.

ARTICLE III. ZONING DISTRICT REGULATIONS

Sec. 28-71. Permitted and conditional uses.

The following uses are permitted (P), or conditional (C) within the zoning districts. Conditional uses require approval by the planning commission according to the procedures of section 28-147.

Zoning Districts													
		R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	I-1	I-2
(96) Medical and adult use marihuana facilities:													
a.	Grower with or without a co-located processing facility in accordance with Sec. 28-140 of the Code.											P	P
b.	Registered primary caregiver in accordance with	P	P	P	P	P	P	P	P	P	P	P	P

	MMMA and Chapter 16.												
c.	Retail or provisioning center facility in accordance with Sec. 28-140 of the Code.									P	P	P	P
d.	Secure transporter facility in accordance with Sec. 28-140 of the Code.											P	P
e.	Safety compliance facility in accordance with Sec. 28-140 of the Code.										P	P	P
f.	Microbusiness in accordance with Sec. 28-140 of the Code.											P	P

(Renumber the rest of Sec. 28-71, table of permitted and conditional use uses)

ARTICLE IV. - SITE AND BUILDING DESIGN STANDARDS

Sec. 28-100. - Off-street parking, loading, and access design standards.

(a) *General provisions for off-street parking.*

(6) *Parking lot setbacks for uses other than one- or two-family dwellings.* Parking lots, including drives and maneuvering aisles, but excluding driveways, must maintain a minimum of a five (5) foot setback from the abutting right-of-way(s) and abutting property lines. Where two (2) unlike zoning districts abut, a minimum of an eight (8) foot setback shall be maintained. However, front yard setbacks for warehousing and marihuana transporter establishments shall be equal to the established front yard building line of the subject parcel. The zoning administrator (or designee) may waive this requirement where a shared access driveway, connected parking lots, or rear service drive is provided, or where landscaping, a wall or a fence is provided to screen views and headlight glare. Required parking lot setback areas must be landscaped according to the standards of Section 28-105 of this chapter.

(c) *Off-street parking space requirements.*

(1) *General off-street parking requirements.* The requirements in this subsection apply to uses outside of the downtown. Please refer to subsection (c)(2) of this section for the off-street parking requirements which apply in the C-3 district.

Table of General Off-Street Parking Space Requirements			
Use	**Range of Parking Spaces**		
	Min.	**Max.**	**Measurement**
Commercial uses			
Convenience stores, medical marihuana provisioning centers, and marihuana retail establishments (including temporary marihuana events)	1.00	2.00	spaces per 150 square feet of GFA, and
	1.00	1.00	space for each 2.5 seats of on-site seating, and
	1.00	1.00	space per each employee based upon the peak shift
General commercial and retail sales establishments (excluding convenience stores and liquor stores, medical marihuana provisioning centers, and marihuana retail establishments)	5.00	5.00	spaces; and
	1.00	1.50	spaces per 1,000 square feet of UFA for stores up to 25,000 square feet of GFA; and
	0.50	1.75	spaces per each additional 1,000 square feet of UFA for stores greater than 25,000 square feet of GFA such as shopping centers, discount stores, club warehouses, home improvements centers and grocery stores; and
	0.00	0.25	spaces per 1,000 square feet of UFA of outdoor display and sales areas
	1.00	1.10	spaces per employee on maximum shift

Industrial uses			
Light and general manufacturing, research establishments, testing labs, development centers, marihuana grower with or without a processor (excluding registered primary caregiver), marihuana safety compliance facility, and marihuana microbusiness	2.00	5.00	spaces; plus
	1.00	1.10	spaces per employee on maximum shift; and the spaces required for any office or sales area
Warehousing and marihuana secure transporter establishments	2.00	5.00	spaces; plus
	1.00	1.10	spaces per employee on maximum shift; and
	1.00	1.10	spaces for each vehicle to be stored on the premises

(f) *Commercial vehicle parking and storage.*

(7) No vehicles used by secured transporters may contain any medical or adult use marihuana when a driver or passenger is not present in the vehicle.

Sec. 28-110. - Environmental protection standards.

(d) *Standards for limiting the external effect of uses.* All uses must comply with the following standards which limit their effect on the surrounding area:

(2) Every use must be so operated that it is not obnoxious or dangerous to adjacent properties by reason of the following:

c. *Odor.* The emission of odors found to be obnoxious to any considerable number of persons at their place of residence or place of business is prohibited.

(3) *Outdoor storage and waste disposal.*

e. Screening of trash storage areas. Any new or altered use which has an outdoor trash storage area containing a dumpster, must comply with the following requirements:

1. Any such area is to be limited to normal refuse which is collected on a regular basis and must be maintained in a neat, orderly, and sanitary condition.

2. In no instance may any such refuse be visible above the wall, as required in subsection (e) (3) of this section.

(e) *Hazardous materials.*

(3) *Outdoor aboveground storage.* Secondary containment structures must be designed to protect containers from the effects of storms, wind, fire and vandalism. Structures that are covered and protected from rain and precipitation must provide secondary containment for ten (10) percent of the volume of all containers or the volume of the largest container, whichever is greatest. Structures that are not protected from rain and precipitation must provide secondary storage capacity to hold one hundred fifty (150) percent of the stored substances unless the zoning administrator (or designee) or planning commission approves a less quantity. Whether open or covered, the above ground storage area shall also be fully screened from view at all abutting parcel perimeters. Outdoor storage of medical marihuana must comply with State law requirements.

(f) *Storage of flammable or explosive materials.* The location or storage of flammable or explosive materials will be regulated as follows. However, section 28-145 of this chapter may contain additional requirements for certain conditional uses. The storage of normal household chemicals is exempt from these regulations.

(3) Said containers or storage facilities must be at least forty (40) feet from any side or rear lot line and one hundred fifty (150) feet from the front lot line as measured from the edge of the street right-of-way, unless a shorter distance is required by State law.

(g) *Medical and adult use marihuana regulations.* The following regulations shall apply to medical and adult use marihuana facilities:

(1) The storage of marihuana waste shall be in accordance with the Michigan Medical Marihuana Facilities Licensing Act, the Michigan Regulations and Taxation of Marihuana Act, and the associated rules and advisory bulletins promulgated therefore, as amended.

(2) Marihuana facilities shall comply with all federal, state, and local stormwater requirements.

(3) Marihuana facilities shall comply with all federal, state, and local wastewater requirements.

(4) No outdoor grow operations (medical or adult use) shall be permitted.

Sec. 28-111. – Temporary uses and structures

(b) Temporary uses.

(3) Transient merchants

(b) Transient indoor sales

1. *Appropriate zoning.* The property must be zoned appropriately for the temporary use.

2. *Plot site plan (PSP).* A PSP complying with the requirements of subsection 28-135(e) of this chapter must be submitted for the review and approval of the zoning administrator (or designee), with the following exceptions:

   C. Temporary marihuana events shall comply with all informational requirements outlined in Rule 62 of the Michigan Regulations and Taxation of Marihuana Act, including verification that the request was submitted to the agency no less than 90 days before the first day of the event.

3. *Exclusions.* Sales are excluded from public rights-of-way or other public property, unless approval is also granted for temporary outdoor sales (see subsection 28-111(b)(2) of this section or seasonal outdoor sales and displays (see subsection 28-111(c)(2) of this section).

4. *Duration*. Sales are limited to one hundred and eighty (180) days in any given calendar year. However, temporary marihuana events are limited to no more than five (5) events per calendar year for no more than seven (7) consecutive days at any given location.

5. *Dedicated parking.* The parking lot, or portion of a parking lot reserved for the temporary use must contain at least seventy-five (75) percent of the required spaces, as specified in subsection 28-100(c) of this chapter. The same standard must be observed for any primary use(s).

6. *Odor, noise and lighting*. The temporary use and any associated structures must comply with the standards for odor contained in subsection 28-110(d)(2), noise contained in section 17-76, et seq., of this Code and subsection 28-110(d)(2) of this chapter and the standards for lighting contained in section 28-125 of this chapter, to the fullest extent possible, as determined by the zoning administrator (or designee).

7. *Signage*. Signage related to the temporary use must comply with the standards contained in article IX of this Code to the fullest extent possible, as determined by the zoning administrator (or designee). However, temporary marihuana events must also display the requisite signage outlined in Rule 62 of the Michigan Regulations and Taxation of Marihuana Act.

8. *Other city regulations.* The applicant must also comply with chapter 16 of this Code

Sec. 28-115. Building design standards for medical and adult use marihuana facilities.

(h) In addition to the building design standards outlined in sections (a) – (f), the following standards shall apply to all medical and adult use marihuana facilities:

(1) Except when being transported by a licensed secure transporter, all medical and adult use marihuana must be in an enclosed, locked facility having a permanent foundation, walls, and a roof.

(2) A roof on a grow facility may consist of a sturdy transparent material, such as glass, approved by the Chief Building Official, to allow for sunlight into the growing area of the building. If such transparent material is utilized, it must be fully covered with a non-transparent material between dusk and dawn that prevents interior lighting to escape through the roof.

(3) In addition to all State requirements, if any portion of a building is used as a medical or adult use marihuana facility, a partition wall of a height required by applicable building codes shall separate the marihuana from the remainder of the building. A masonry partition wall must include a door, capable of being closed and locked, for ingress and egress between the area containing marihuana and the remainder of the building.

ARTICLE V. - DEVELOPMENT APPROVAL PROCEDURES

Sec. 28-130. - Nonconforming lots, buildings, signs, structures, and uses of buildings, structures and land

(k) Nonconforming medical and adult use marihuana facility uses.

Medical and adult use marihuana facilities, including a grower , provisioning center, retailer, safety compliance facility, secure transporter, microbusiness, or any marihuana facility or establishment of any type, other than that of a licensed caregiver operating within the limits of the Michigan Medical Marihuana Act, which may have been established prior to the effective date of this ordinance, but which have not gained a license from both the State of Michigan and the City of Jackson shall not be considered legally nonconforming uses. In addition, no marihuana facilities may be permitted as a home occupation or accessory use.

Sec. 28-140. - Additional development requirements for certain permitted uses.

The following minimum nondiscretionary standards must be met for the permitted uses specified in this section:

(2) *Medical and adult use marihuana facility use setbacks.* Medical and adult use marihuana facilities, excluding a provisioning center/retailer in the C-3 zoning district, transport facilities and safety compliance facilities, must comply with the following use setback requirements:

a. Setback of five hundred (500)~~one thousand (1,000)~~ feet of any public or private elementary, vocational, or secondary school or a public or private

college, junior college, or university OR one hundred (100) feet in the C-4 zoning district;

b. Setback of five hundred (500) feet of the physical location of any cyber school as defined in Sec. 28-5 and as measured from door to door OR one hundred (100) feet in the C-4 zoning district;~~.~~

c. Setback of five hundred (500)~~one thousand (1,000)~~ feet of a park and/or playground~~;~~ OR one hundred (100) feet in the C-4 zoning district;

d. Setback of five hundred (500)~~one thousand (1,000)~~ feet of a housing facility owned by a public housing authority OR one hundred (100) feet in the C-4 zoning district;

e. Setback of five hundred (500)~~one thousand (1,000)~~ feet of a day care facility, including any and all accessory uses/facilities OR one hundred (100) feet in the C-4 zoning district~~.~~;

f. Setback of five hundred (500) feet of a substance abuse treatment, rehabilitation, or prevention facility as defined and licensed by the Department of Licensing and Regulatory Affairs (LARA) OR one hundred (100) feet in the C-4 zoning district~~.~~;

g. Setback of two hundred and fifty (250) feet of a residentially zoned parcel OR one hundred (100) feet in the C-4 zoning district;

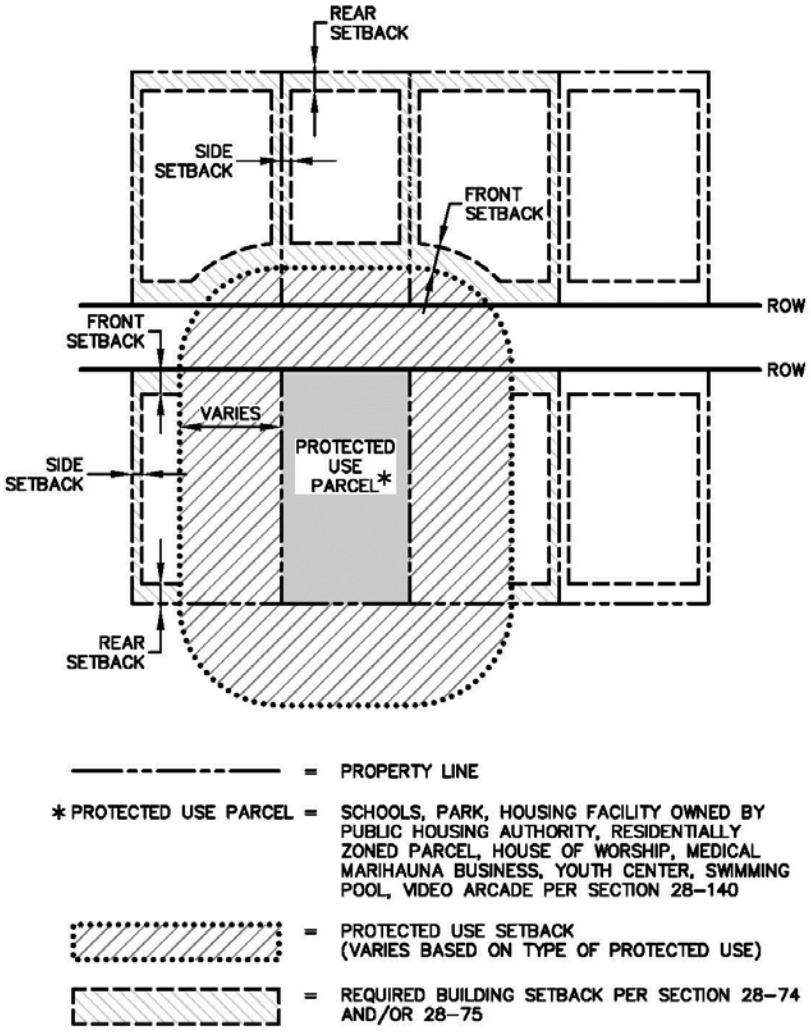
h. Setback of five hundred (500) feet of a church or other house of worship that has received tax exempt status from the City Assessor OR one hundred (100) feet in the C-4 zoning district;

i. Up to two (2) facilities may be located within five hundred (500) feet of another medical or adult use marihuana business establishment as measured from the closest building line unless co-location has been approved by the City as per Sec. 28-140(3);

j. Setback one hundred (100) feet of a public or private youth center, swimming pool, or video arcade facility;

k. All distances shall be measured from property line to property line except as noted in subsection (2)b and (2)i. above;

l. For parcels upon which the use setbacks extend inside the property lines, the building setbacks (see Sec. 28-74 and Sec. 28-75) shall be measured from said use setback instead of the property line (see below). The remaining portion of the parcel that lies within the required use setback must be returned to its natural state (no structures shall remain). All other Chapter 28 (zoning) requirements shall apply; and



m. All other applicable Chapter 28 regulations shall apply to such uses.

(3) *Medical and adult use marihuana facility co-location.* Medical and adult use marihuana facilities may co-locate in the same suite provided they are under the same ownership structure and each complies with the respective zoning and licensing requirements as outlined in the applicable City and State laws/rules. However, only up to two (2) comparable medical and adult uses may co-locate under one (1) City license. If not comparable, then only up to two (2) use types may co-located on any one (1) parcel provided the ownership structure is identical for each and each will be considered as a separate City license.

Section 3. This Ordinance takes effect on the date that the companion licensing ordinance goes into effect.

ORDINANCE 2020-21

An Ordinance amending Chapter 28 of the Code of Ordinances, City of Jackson, Michigan to modify the regulations for medical and adult use marihuana facilities for the health, safety and welfare of the citizens of Jackson.

THE PEOPLE OF THE CITY OF JACKSON ORDAIN:

Section 1. Purpose. To create zoning district and other zoning regulations for adult use marihuana facilities for the health, safety and welfare of the citizens of Jackson.

Section 2. That Chapter 28 of the Code of Ordinances of the City of Jackson, Michigan, and the same hereby is, amended to read as follows:

ARTICLE I. IN GENERAL

Sec. 28-5. - Definitions[1].

Unless context indicates otherwise, the following words and phrases used in this chapter have these meanings:

Adult Use Marihuana Establishments, Emergency Rules, or Rules, means rules promulgated under the administrative procedures act of 1969, 1969 PA 306, MCL 24.201 to 24.328, by the department in consultation with the board to implement this act.

Agency means the Michigan Marijuana Regulatory Agency, a division of the Michigan Department of Licensing and Regulatory Affairs.

Arcade means an establishment wherein the operation of coin-operated amusement devices as defined in Chapter 16 of this Code is conducted as the principal business thereof. For "video arcade" please see the definition within this section.

Co-location of one (1) medical and one (1) adult use marihuana facilities means that comparable medical and adult uses may be combined in the same suite and not considered a secondary license as regulated in Sec. 28-140 of the Code. If not comparable, only up to two (2) such uses may be located on the same parcel provided the ownership structure is identical for both and each is considered a separate license.

Cyber School means a full time instructional program of virtual courses for pupils that may or may not require attendance at a physical school location.

[1] The definitions in this Ordinance are in addition to the existing definitions in Section 28-5 of the City of Jackson Code of Ordinances. This ordinance does not alter or delete any existing Code definition.

Designated consumption establishment means a commercial space that is licensed by the agency and authorized to permit adults 21 years of age or older to consume marihuana product at the location indicated on the state license.

Enclosed Locked Facility means a closet, room, or other comparable, stationary, and fully enclosed area equipped with secured locks or other functioning security devices. Marihuana plants grown outdoors are considered to be in an enclosed, locked facility if they are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level or from a permanent structure and are grown within a stationary structure that is enclosed on all asides, except for the base, by chain-link fencing, wooden slats, or a similar material that prevents access by the general public and that is anchored, attached, or affixed to the ground and as defined in the MMMA. If this definition is amended by state law, the amended definition shall apply.

Equivalent licenses means any of the following held by a single licensee:

(a) A marihuana grower license, of any class, issued under the act and a grower license, of any class issued under the MMFLA.

(b) A marihuana retailer license issued under the act and a provisioning center license issued under the MMFLA.

(c) A marihuana secure transporter license issued under the act and a secure transporter license issued under the MMFLA.

(d) A marihuana safety compliance facility license issued under the act and a safety compliance facility license issued under the MMFLA.

Grower means a licensee that is a commercial entity located in this state that cultivates, dries, trims, or cures and packages marihuana for sale to a processor, provisioning center, or another grower.

LARA means the State of Michigan Licensing and Regulatory Affairs division which is charged with administration and enforcement of the Michigan Medical Marihuana Act and the Michigan Medical Marihuana Facilities Licensing Act.

Licensee means a person holding a state operating license and a City of Jackson license to operate a medical marihuana facility.

Marihuana means that term as defined in section 7106 of the public health code, 1978 PA 368, MCL 333.7106, and does not include industrial hemp as defined in the Industrial Hemp Research and Development Act.

Marihuana plant means any plant of the species Cannabis sativa L.

Marihuana establishments means a marihuana grower with or without a processor, marihuana safety compliance facility, marihuana microbusiness, marihuana provisioning center, marihuana retailer, marihuana secure transporter or any other type of marihuana-related business licensed to operate by the agency under the Michigan Medical Marihuana Facilities Licensing Act, Michigan Regulation and Taxation of Marihuana Act and their associated rules and regulations.

Marihuana event organizer means a person licensed to apply for a temporary marihuana event license under the associated rules.

Marihuana microbusiness means a combined operation including the cultivation of up to 150 plants, processing and packaging of on-site grown marihuana, retail sale or transfer of said marihuana to individuals over 21 years of age, and transfer of marihuana to a safety compliance facility for testing, but not to other adult-use marihuana establishments.

Michigan Medical Marihuana Act or MMMA means the Michigan Medical Marihuana Act, Initiated Law 1 of 2008, MCL 333.26421 et seq., as amended.

Michigan Medical Marihuana Facilities Licensing Act or MMMFLA means the Michigan Medical Marihuana Facilities Licensing Act, Act 281 of 2016, MCL 333.2701 et seq., as amended.

Michigan Regulation and Taxation of Marihuana Act or *MRTMA* means the Act passed by the voters of the State of Michigan at the November 6, 2018 election which is expected to be referred to as Initiative Law 1 of 2018.

Medical Marihuana Rules, Emergency Rules, or Rules, means rules promulgated under the administrative procedures act of 1969, 1969 PA 306, MCL 24.201 to 24.328, by the department in consultation with the board to implement this act.

Outdoor grow means a fully enclosed outdoor area that is shielded from public view and is not visible without the use of binoculars, aircraft, or other optical aids, and is equipped with secure locks and other functioning security devices to prevent entry into the area by unauthorized persons.

Park means an area of land used for the enjoyment of the public, having facilities for rest and recreation.

Playground means any outdoor facility (including parking lots appurtenant thereto) intended for recreation open to the public, and with any portion thereof containing three or more separate apparatus for the recreation of children including, but not limited to, slides, swing sets, and teeterboards.

Primary caregiver or caregiver means a person who is at least 21 years old and who has agreed to assist with a patient's medical use of marihuana and who has not been convicted of any felony within the past ten (10) years and has never been convicted of a felony involving illegal drugs or a felony that is an assaultive crime as defined in section 9a of chapter X of the code of criminal procedure, Act 175 of 1927, MCL 770.9a.

Process or *Processing* means to separate or otherwise prepare parts of the marihuana plant and to compound, blend, extract, infuse, or otherwise make or prepare marihuana concentrate or marihuana-infused products.

Proposed marihuana establishment means a location at which an applicant plans to operate a marihuana establishment under the act and the associated rules if the applicant is issued a state license.

Provisioning center means a licensee that is a commercial entity located in this state that purchases marihuana from a grower or processor and sells, supplies, or provides marihuana to registered qualifying patients, directly or through the patients' registered primary caregivers. Provisioning center includes any commercial property where marihuana is sold at retail to registered qualifying patients or registered primary caregivers. A noncommercial location used by a primary caregiver to assist a qualifying patient connected to the caregiver through LARA'S marihuana registration process in accordance with the Michigan Medical Marihuana Act is not a provisioning center for purposes of this Act.

Qualifying patient or *patient* means a person who has been diagnosed by a physician as having a debilitating medical condition alleviated by the use of medical marihuana, and who is registered through LARA to grow and consume marihuana.

Registered primary caregiver means a primary caregiver who has been issued a current registry identification card under the Michigan Medical Marihuana Act.

Registered qualifying patient means a qualifying patient who has been issued a current registry identification card under the Michigan medical marihuana act or a visiting qualifying patient as that term is defined in section 3 of the Michigan Medical Marihuana Act, MCL 333.26423.

Registry identification card means that term as defined in section 3 of the Michigan Medical Marihuana Act.

Safety compliance facility means a licensee that is a commercial entity that takes marihuana from a marihuana facility or receives marihuana from a registered primary caregiver, tests the marihuana for contaminants and for tetrahydrocannabinol and other cannabinoids, returns the test results, and may return the marihuana to the marihuana establishment.

School means a public or private licensed pre-school, or a public, private, or charter elementary, middle, junior high, or high school, vocational school, secondary school, community college, or other institution of higher education.

Secure transporter means a licensee that is a commercial entity located in this state that stores marihuana and transports marihuana between marihuana facilities for a fee.

Special license means a state license described under section 8 of the MRTMA and issued pursuant to section 9 of the same act, MCL 333.27958 and 333.27959.

State operating license or, unless the context requires a different meaning, *license* means a license that is issued under this act that allows the licensee to operate as 1 of the following, specified in the license:

(i) A grower (Class A only for Medical, Classes A and B for Adult Use, may include research and development component) with or without a processing facility;
(ii) A safety compliance facility;
(iii) A provisioning center;
(iv) A retailer;
(v) A microbusiness;
(vi) A secure transporter; or

(vii) One (1) co-located grower and processor (maximum number of stacked MMFLA Class C grower licenses, the maximum number of stacked MRTMA Class C grower licenses and up to one (1) each MMFLA and MRTMA processor licenses). Licensee may also operate up to two (2) separate co-located retailers at a separate address in the City of Jackson,

Temporary marihuana event license means a state license held by a marihuana event organizer for an event where the onsite sale is authorized at the location indicated on the state license during the dates indicated on the state license.

Youth center means any recreational facility and/or gymnasium (including any parking lots appurtenant thereto), intended primarily for use by person under 18 years of age, which regularly provides athletic, civic, or cultural activities.

Video arcade facility means any facility legally accessible to person under 18 years of age, intended primarily for the use of pinball and video machines for amusement containing a minimum of ten pinball and/or video machines.

Virtual course means a course of study that is capable of generating a credit or a grade and that is provided in an interactive learning environment in which the majority of the curriculum is delivered using the internet and in which publics are separated from their instructor or teacher of record by time or location, or both.

ARTICLE III. ZONING DISTRICT REGULATIONS

Sec. 28-71. Permitted and conditional uses.

The following uses are permitted (P), or conditional (C) within the zoning districts. Conditional uses require approval by the planning commission according to the procedures of section 28-147.

Zoning Districts													
		R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	I-1	I-2
(96) Medical and adult use marihuana facilities:													
a.	Grower with or without a co-located processing facility in accordance with Sec. 28-140 of the Code.											P	P
b.	Registered primary caregiver in accordance with	P	P	P	P	P	P	P	P	P	P	P	P

	MMMA and Chapter 16.												
c.	Retail or provisioning center facility in accordance with Sec. 28-140 of the Code.									P	P	P	P
d.	Secure transporter facility in accordance with Sec. 28-140 of the Code.											P	P
e.	Safety compliance facility in accordance with Sec. 28-140 of the Code.										P	P	P
f.	Microbusiness in accordance with Sec. 28-140 of the Code.											P	P

(Renumber the rest of Sec. 28-71, table of permitted and conditional use uses)

ARTICLE IV. - SITE AND BUILDING DESIGN STANDARDS

Sec. 28-100. - Off-street parking, loading, and access design standards.

(a) *General provisions for off-street parking.*

(6) *Parking lot setbacks for uses other than one- or two-family dwellings.* Parking lots, including drives and maneuvering aisles, but excluding driveways, must maintain a minimum of a five (5) foot setback from the abutting right-of-way(s) and abutting property lines. Where two (2) unlike zoning districts abut, a minimum of an eight (8) foot setback shall be maintained. However, front yard setbacks for warehousing and marihuana transporter establishments shall be equal to the established front yard building line of the subject parcel. The zoning administrator (or designee) may waive this requirement where a shared access driveway, connected parking lots, or rear service drive is provided, or where landscaping, a wall or a fence is provided to screen views and headlight glare. Required parking lot setback areas must be landscaped according to the standards of Section 28-105 of this chapter.

(c) *Off-street parking space requirements.*

(1) *General off-street parking requirements.* The requirements in this subsection apply to uses outside of the downtown. Please refer to subsection (c)(2) of this section for the off-street parking requirements which apply in the C-3 district.

Table of General Off-Street Parking Space Requirements			
Use	**Range of Parking Spaces**		
	Min.	**Max.**	**Measurement**
Commercial uses			
Convenience stores, medical marihuana provisioning centers, and marihuana retail establishments (including temporary marihuana events)	1.00	2.00	spaces per 150 square feet of GFA, and
	1.00	1.00	space for each 2.5 seats of on-site seating, and
	1.00	1.00	space per each employee based upon the peak shift
General commercial and retail sales establishments (excluding convenience stores and liquor stores, medical marihuana provisioning centers, and marihuana retail establishments)	5.00	5.00	spaces; and
	1.00	1.50	spaces per 1,000 square feet of UFA for stores up to 25,000 square feet of GFA; and
	0.50	1.75	spaces per each additional 1,000 square feet of UFA for stores greater than 25,000 square feet of GFA such as shopping centers, discount stores, club warehouses, home improvements centers and grocery stores; and
	0.00	0.25	spaces per 1,000 square feet of UFA of outdoor display and sales areas
	1.00	1.10	spaces per employee on maximum shift

Industrial uses			
Light and general manufacturing, research establishments, testing labs, development centers, marihuana grower with or without a processor (excluding registered primary caregiver), marihuana safety compliance facility, and marihuana microbusiness	2.00	5.00	spaces; plus
	1.00	1.10	spaces per employee on maximum shift; and the spaces required for any office or sales area
Warehousing and marihuana secure transporter establishments	2.00	5.00	spaces; plus
	1.00	1.10	spaces per employee on maximum shift; and
	1.00	1.10	spaces for each vehicle to be stored on the premises

(f) *Commercial vehicle parking and storage.*

(7) No vehicles used by secured transporters may contain any medical or adult use marihuana when a driver or passenger is not present in the vehicle.

Sec. 28-110. - Environmental protection standards.

(d) *Standards for limiting the external effect of uses.* All uses must comply with the following standards which limit their effect on the surrounding area:

(2) Every use must be so operated that it is not obnoxious or dangerous to adjacent properties by reason of the following:

c. *Odor.* The emission of odors found to be obnoxious to any considerable number of persons at their place of residence or place of business is prohibited.

(3) *Outdoor storage and waste disposal.*

e. Screening of trash storage areas. Any new or altered use which has an outdoor trash storage area containing a dumpster, must comply with the following requirements:

1. Any such area is to be limited to normal refuse which is collected on a regular basis and must be maintained in a neat, orderly, and sanitary condition.

2. In no instance may any such refuse be visible above the wall, as required in subsection (e) (3) of this section.

(e) *Hazardous materials.*

(3) *Outdoor aboveground storage.* Secondary containment structures must be designed to protect containers from the effects of storms, wind, fire and vandalism. Structures that are covered and protected from rain and precipitation must provide secondary containment for ten (10) percent of the volume of all containers or the volume of the largest container, whichever is greatest. Structures that are not protected from rain and precipitation must provide secondary storage capacity to hold one hundred fifty (150) percent of the stored substances unless the zoning administrator (or designee) or planning commission approves a less quantity. Whether open or covered, the above ground storage area shall also be fully screened from view at all abutting parcel perimeters. Outdoor storage of medical marihuana must comply with State law requirements.

(f) *Storage of flammable or explosive materials.* The location or storage of flammable or explosive materials will be regulated as follows. However, section 28-145 of this chapter may contain additional requirements for certain conditional uses. The storage of normal household chemicals is exempt from these regulations.

(3) Said containers or storage facilities must be at least forty (40) feet from any side or rear lot line and one hundred fifty (150) feet from the front lot line as measured from the edge of the street right-of-way, unless a shorter distance is required by State law.

(g) *Medical and adult use marihuana regulations.* The following regulations shall apply to medical and adult use marihuana facilities:

(1) The storage of marihuana waste shall be in accordance with the Michigan Medical Marihuana Facilities Licensing Act, the Michigan Regulations and Taxation of Marihuana Act, and the associated rules and advisory bulletins promulgated therefore, as amended.

(2) Marihuana facilities shall comply with all federal, state, and local stormwater requirements.

(3) Marihuana facilities shall comply with all federal, state, and local wastewater requirements.

(4) No outdoor grow operations (medical or adult use) shall be permitted.

Sec. 28-111. – Temporary uses and structures

(b) Temporary uses.

(3) Transient merchants

(b) Transient indoor sales

1. *Appropriate zoning.* The property must be zoned appropriately for the temporary use.

2. *Plot site plan (PSP).* A PSP complying with the requirements of subsection 28-135(e) of this chapter must be submitted for the review and approval of the zoning administrator (or designee), with the following exceptions:

   C. Temporary marihuana events shall comply with all informational requirements outlined in Rule 62 of the Michigan Regulations and Taxation of Marihuana Act, including verification that the request was submitted to the agency no less than 90 days before the first day of the event.

3. *Exclusions.* Sales are excluded from public rights-of-way or other public property, unless approval is also granted for temporary outdoor sales (see subsection 28-111(b)(2) of this section or seasonal outdoor sales and displays (see subsection 28-111(c)(2) of this section).

4. *Duration*. Sales are limited to one hundred and eighty (180) days in any given calendar year. However, temporary marihuana events are limited to no more than five (5) events per calendar year for no more than seven (7) consecutive days at any given location.

5. *Dedicated parking.* The parking lot, or portion of a parking lot reserved for the temporary use must contain at least seventy-five (75) percent of the required spaces, as specified in subsection 28-100(c) of this chapter. The same standard must be observed for any primary use(s).

6. *Odor, noise and lighting*. The temporary use and any associated structures must comply with the standards for odor contained in subsection 28-110(d)(2), noise contained in section 17-76, et seq., of this Code and subsection 28-110(d)(2) of this chapter and the standards for lighting contained in section 28-125 of this chapter, to the fullest extent possible, as determined by the zoning administrator (or designee).

7. *Signage*. Signage related to the temporary use must comply with the standards contained in article IX of this Code to the fullest extent possible, as determined by the zoning administrator (or designee). However, temporary marihuana events must also display the requisite signage outlined in Rule 62 of the Michigan Regulations and Taxation of Marihuana Act.

8. *Other city regulations.* The applicant must also comply with chapter 16 of this Code

Sec. 28-115. Building design standards for medical and adult use marihuana facilities.

(h) In addition to the building design standards outlined in sections (a) – (f), the following standards shall apply to all medical and adult use marihuana facilities:

(1) Except when being transported by a licensed secure transporter, all medical and adult use marihuana must be in an enclosed, locked facility having a permanent foundation, walls, and a roof.

(2) A roof on a grow facility may consist of a sturdy transparent material, such as glass, approved by the Chief Building Official, to allow for sunlight into the growing area of the building. If such transparent material is utilized, it must be fully covered with a non-transparent material between dusk and dawn that prevents interior lighting to escape through the roof.

(3) In addition to all State requirements, if any portion of a building is used as a medical or adult use marihuana facility, a partition wall of a height required by applicable building codes shall separate the marihuana from the remainder of the building. A masonry partition wall must include a door, capable of being closed and locked, for ingress and egress between the area containing marihuana and the remainder of the building.

ARTICLE V. - DEVELOPMENT APPROVAL PROCEDURES

Sec. 28-130. - Nonconforming lots, buildings, signs, structures, and uses of buildings, structures and land

(k) Nonconforming medical and adult use marihuana facility uses.

Medical and adult use marihuana facilities, including a grower , provisioning center, retailer, safety compliance facility, secure transporter, microbusiness, or any marihuana facility or establishment of any type, other than that of a licensed caregiver operating within the limits of the Michigan Medical Marihuana Act, which may have been established prior to the effective date of this ordinance, but which have not gained a license from both the State of Michigan and the City of Jackson shall not be considered legally nonconforming uses. In addition, no marihuana facilities may be permitted as a home occupation or accessory use.

Sec. 28-140. - Additional development requirements for certain permitted uses.

The following minimum nondiscretionary standards must be met for the permitted uses specified in this section:

(2) *Medical and adult use marihuana facility use setbacks.* Medical and adult use marihuana facilities, excluding a provisioning center/retailer in the C-3 zoning district, transport facilities and safety compliance facilities, must comply with the following use setback requirements:

a. Setback of five hundred (500) feet of any public or private elementary, vocational, or secondary school or a public or private college, junior

college, or university OR one hundred (100) feet in the C-4 zoning district;

b. Setback of five hundred (500) feet of the physical location of any cyber school as defined in Sec. 28-5 and as measured from door to door OR one hundred (100) feet in the C-4 zoning district;

c. Setback of five hundred (500) feet of a park and/or playground OR one hundred (100) feet in the C-4 zoning district;

d. Setback of five hundred (500) feet of a housing facility owned by a public housing authority OR one hundred (100) feet in the C-4 zoning district;

e. Setback of five hundred (500) feet of a day care facility, including any and all accessory uses/facilities OR one hundred (100) feet in the C-4 zoning district;

f. Setback of five hundred (500) feet of a substance abuse treatment, rehabilitation, or prevention facility as defined and licensed by the Department of Licensing and Regulatory Affairs (LARA) OR one hundred (100) feet in the C-4 zoning district;

g. Setback of two hundred and fifty (250) feet of a residentially zoned parcel OR one hundred (100) feet in the C-4 zoning district;

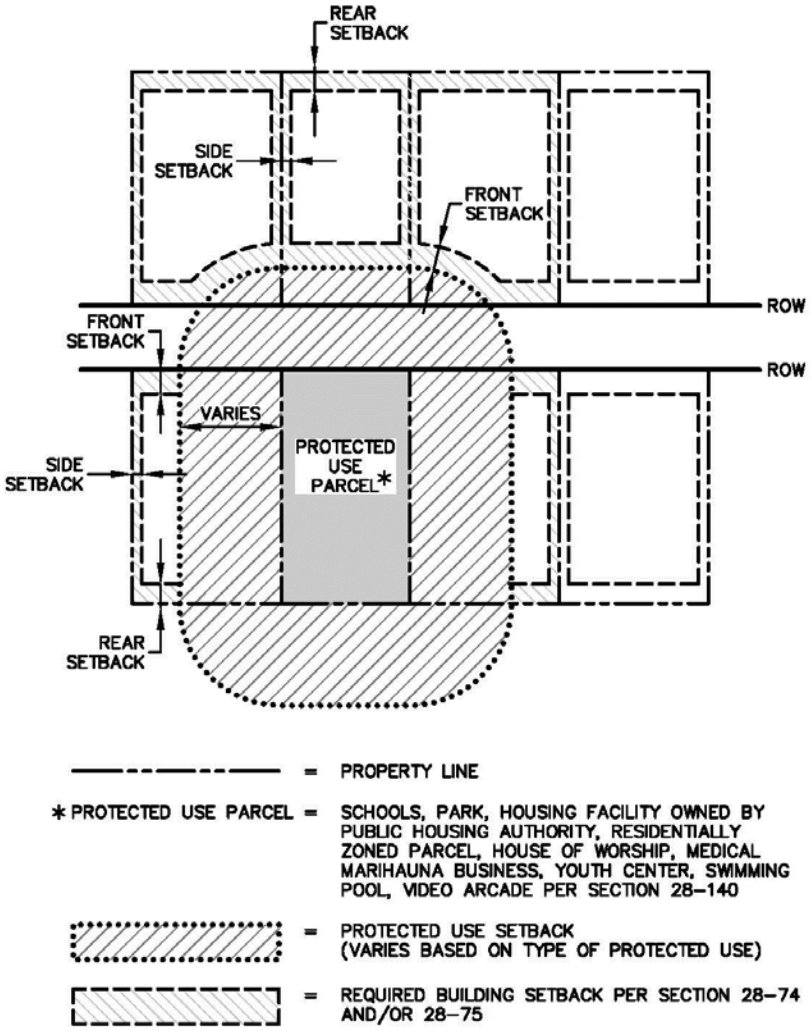
h. Setback of five hundred (500) feet of a church or other house of worship that has received tax exempt status from the City Assessor OR one hundred (100) feet in the C-4 zoning district;

i. Up to two (2) facilities may be located within five hundred (500) feet of another medical or adult use marihuana business establishment as measured from the closest building line unless co-location has been approved by the City as per Sec. 28-140(3);

j. Setback one hundred (100) feet of a public or private youth center, swimming pool, or video arcade facility;

k. All distances shall be measured from property line to property line except as noted in subsection (2)b and (2)i. above;

l. For parcels upon which the use setbacks extend inside the property lines, the building setbacks (see Sec. 28-74 and Sec. 28-75) shall be measured from said use setback instead of the property line (see below). The remaining portion of the parcel that lies within the required use setback must be returned to its natural state (no structures shall remain). All other Chapter 28 (zoning) requirements shall apply; and



m. All other applicable Chapter 28 regulations shall apply to such uses.

(3) *Medical and adult use marihuana facility co-location.* Medical and adult use marihuana facilities may co-locate in the same suite provided they are under the same ownership structure and each complies with the respective zoning and licensing requirements as outlined in the applicable City and State laws/rules. However, only up to two (2) comparable medical and adult uses may co-locate under one (1) City license. If not comparable, then only up to two (2) use types may co-located on any one (1) parcel provided the ownership structure is identical for each and each will be considered as a separate City license.

Section 3. This Ordinance takes effect on the date that the companion licensing ordinance goes into effect.

Adopted: The foregoing Ordinance 2020-21 was adopted by the Jackson City Council on the 8th day of December 2020 and a summary was published on December 13, 2020.

_____

Derek J. Dobies, Mayor

_____

Andrea Muray, City Clerk

JACKSON
Founded 1829

City Clerk's Office
161 W. Michigan Ave. • Jackson, MI 49201
Phone: (517) 788-4025

MEMO TO: Honorable Mayor and City Councilmembers

FROM: Andrea Muray, City Clerk

DATE: December 8, 2020

SUBJECT: Second Reading and Final Adoption of Ordinance 2020-20

RECOMMENDATION:

Adopt Ordinance No. 2020-20 to amend Article XVIII of Chapter 16 of the City of Jackson Code of Ordinances requirements for Medical Marihuana Facilities and Adult-Use Marihuana Faculties to protect the public health, safety, and welfare of the City of Jackson; to set licensing fees for the purpose of defraying the costs associated with the implementation and enforcements, and to provide penalties for violations.

Attached is Ordinance No. 2020-20. Ordinance 2020-20 was considered for approval and moved for 2nd reading by the Council at the November 24, 2020 City Council Meeting.

Your consideration and concurrence is appreciated.

C: Jonathan Greene, City Manager

ORDINANCE NO. 2020-

AN ORDINANCE OF THE CITY OF JACKSON, MICHIGAN TO AMEND THE REQUIREMENTS FOR MEDICAL MARIHUANA FACILITIES AND ADULT-USE MARIHUANA FACILITIES TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE CITY OF JACKSON; TO SET LICENSING FEES FOR THE PURPOSE OF DEFRAYING THE COSTS ASSOCIATED WITH THE IMPLEMENTATION AND ENFORCEMENT; AND TO PROVIDE PENALTIES FOR VIOLATIONS.

THE PEOPLE OF THE CITY OF JACKSON ORDAIN:

Section **1.** Purpose.

The purpose of this Ordinance is to exercise the police, regulatory, and land use powers of the City by licensing and regulating marihuana provisioning centers, retail centers, marihuana grower facilities, marihuana safety compliance facilities and marihuana secure transporters to the extent permissible under State law to protect the public health, safety, and welfare of the residents of the City.

The City finds that the licensing of medical marihuana facilities and adult-use marihuana establishments is helpful to the public health and welfare of its citizens and it is therefore necessary to regulate and enforce safety and health practices related to such facilities.

Section 2. That Article XVIII of Chapter 16 of the City of Jackson Code of Ordinances be amended as follows:

ARTICLE XVIII. MARIHUANA USES.

Sec. 16-510. Definitions.

The following words,terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. In addition, any term defined by the Michigan Medical Marihuana Act, Initiated Law 1 of 2008, MCL §333.26421 et seq., as amended ("MMMA"), the Medical Marihuana Facilities Licensing Act 2016 PA 281, MCL §333.27101, et seq. ("MMFLA"), and/or the Michigan Regulation and Taxation ofMarihuana Act, Initiated Law **1** of 2018, MCL §333.27951 etseq. ("MRTMA"), shall have the definition given in the MMMA, as amended, the MMFLA, as amended or the MRTMA as amended. If the definition of a word or phrase set forth in this Chapter conflicts with the definition in the MMMA, the MMFLA, or the_MRTMA or if a term is not defined but is defined in the MMMA, the MMFLA or the MRTMA, then the definition in the MMMA, the MMFLA and/or the MRTMA shall apply. Also, any term defined by 21 USC 860(E) referenced in this Chapter shall have the definition given by 21 USC 860(E).

Adult-use marihuanafacility means a grower, processor, retail center, safety compliance facility or secured transporter as defined herein and as defined in the Michigan Medical Marihuana

Facilities Licensing Act and its rules and regulations, as amended that has a current license to operate from both the State of Michigan and the City of Jackson. This term does not include an industrial hemp growing or processing facility.

Advisory Bulletin means an Advisory Bulletin for the Michigan Marihuana Regulatory Agency posted by the Michigan Department of Licensing and Regulatory Affairs.

Agency means the Michigan Marijuana Regulatory Agency, a division of the Michigan Department of Licensing and Regulatory Affairs.

Applicant means a person who applies for a state medical marihuana facility operating license, or an Adult Use Marihuana Establishment License. Applicant includes a managerial employee of the applicant, a person holding an indirect ownership interest of 10% or more in the applicant, and the following for each type of applicant:

(i) For an individual or sole proprietorship: the proprietor and spouse.

(ii) For a partnership and limited liability partnership: all partners and their spouses. For a limited partnership and limited liability limited partnership: all general and limited partners, not including a limited partner holding a direct or indirect ownership interest of less than 10% and who does not exercise control over or participate in the management of the partnership, and their spouses. For a limited liability company: all members and managers, not including a member holding a direct or indirect ownership interest of less than 10% and who does not exercise control over or participate in the management of the company, and their spouses.

(iii) For a privately held corporation: all corporate officers or persons with equivalent titles and their spouses, all directors and their spouses, and all stockholders, not including those holding a direct or indirect ownership interest ofless than 10%, and their spouses.

(iv) For a publicly held corporation: all corporate officers or persons with equivalent titles and their spouses, all directors and their spouses, and all stockholders, not including those holding a direct or indirect ownership interest ofless than 10%, and their spouses.

(v) For a multilevel ownership enterprise: any entity or person that receives or has the right to receive 10% or more of the gross or net profit from the enterprise during any full or partial calendar or fiscal year.

(vi) For a nonprofit corporation: all individuals and entitles with membership or shareholder rights in accordance with the articles of incorporation or the bylaws and their spouses.

Bureau means the Bureau of Medical Marihuana Regulation, a division of the Department of Licensing and Regulatory Affairs.

Chapter means Chapter 16 of the Code of the City of Jackson, as amended

City means the City of Jackson, Michigan.

Code means the Code of Ordinances of the City of Jackson, as amended.

Council, or *City Council* means the City Council of Jackson, Michigan.

Co-location of one (1) medical and one (1) adult use marihuanafacilities means that comparable medical and adult uses may be combined in the same suite and not considered a secondary license as regulated in Sec. 28-140 of the Code. If not compa rable, only up to two (2) such uses may be located on the same parcel provided the ownership structure is id ntical for both and each is considered a separate license.

Cultivate means to propagate, breed, grow, harvest, dry, cure, or separate parts of the marihuana plant by manual or mechanical means.

Cyber School means a full time instructional program of virtual courses for pupils that may or may not require attendance at a physical school location.

Enclosed Locked Facility means a closet, room, or other comparable, stationary, and fully enclosed are equipped with secured locks or other functioning security devices. Marihuana plants grown outdoors are considered to be in an enclosed, locked facility if they are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level or from a permanent structure and are grown within a stationary structure that is enclosed on all asides, except for the base, by chain-link fencing, wooden slats, or a similar material that prevents access by the general public and that is anchored, attached, or affixed to the ground and as defined in the by state law. If this definition is amended by Michigan law, the amended definition shall apply.

Grower means a licensee that is a commercial entity located in this state that cultivates, dries, trims, and/or cures and packages marihuana for sale to a provisioning center, or another grower.

Industrial Hemp means the plant *Cannabis sativa* L. and any part of that plant, including the viable seeds of that plant and all derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, with a delta-9-tetrahydrocannabinol concentration of not more than 0.3% on a dry weight basis. Industrial hemp includes industrial hemp commodities and products and topical or ingestible animal and consumer products derived from the plant *Cannabis sativa* L. with a delta-9-tetrahydrocannabinol concentration of not more than 0% on a dry weight basis.

Industrial Hemp Research and Development Act means the act of the same name, Public Act 547 of 2014 as amended.

LARA means the State of Michigan Licensing and Regulatory Affairs division which is charged with administration and enforcement of the Michigan Medical Marihuana Act, the Michigan Medical Marihuana Facilities Licensing Act and the Michigan Regulation and Taxation of Marihuana Act.

License Application refers to the requirements and procedures set forth in this Article.

Licensee means a person holding a State of Michigan operating license and a City of Jackson license to operate a medical marihuana facility, and/or an adult-use marihuana establishment.

Marihuana means all parts of the plant of the genus cannabis, growing or not; the seeds of the plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin, including marihuana concentrate and marihuana-infused products. For purposes of this act, marihuana does not include:

(1) the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks, except the resin extracted from those stalks, fiber, oil, or cake, or any sterilized seed of the plant that is incapable of germination;
(2) industrial hemp; or
(3) any other ingredient combined with marihuana to prepare topical or oral administrations, food, drink, or other products.

Marihuana accessories means any equipment, product, material, or combination of equipment, products, or materials, which is specifically designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, ingesting, inhaling, or otherwise introducing marihuana into the human body.

Marihuana concentrate means the resin extracted from any part of the plant of the genus cannabis.

Marihuana Establishments means a marihuana grower wit h or wit hout a processor, marihuana safety compliance facility, marihuana microbusiness, marihuana retailer, marihuana secure transporter, or any other type of marihuana-related business licensed by the Agency pursuant to MRTMA. This term does not include an industrial hemp grower or processor-handler.

Marihuana grower means a person licensed to cultivate marihuana and sell or otherwise transfer marihuana to marihuana establishments.

Marihuana-infused product means a topical formulation, tincture, beverage, edible substance, or similar product containing marihuana and other ingredients and that is intended for human consumption.

Marihuana microbusiness means a combined operation including the cultivation of up to 150 plants, processing and packaging of on-site grown marihuana, retail sale or transfer of said marihuana to individuals over 21 years of age, and transfer of marihuana to a safety compliance facility for testing, but not to other adult-use marihuana establishments.

Marihuana plant means any plant of the species Cannabis sativa L.

Marihuana retailer means a person licensed to obtain marihuana from marihuana establishments and to sell or otherwise transfer marihuana to marihuana establishments and to individuals who are 21 years of age or older.

Marihuana secure transporter means a person licensed to obtain marihuana from marihuana establishments in order to transport marihuana to marihuana establishments.

Marihuana safety compliance facility means a person licensed to test marihuana, including certification for potency and the presence of contaminants.

Medical marihuana facility means a grower, processor, provisioning center, safety compliance facility or secured transporter as defined herein and as defined in the Michigan Medical Marihuana Facilities Licensing Act and its rules and regulations, as amended that has a current license to operate from both the State of Michigan and the City of Jackson. This term does not include an industrial hemp growing or processing facility.

Medical Marihuana Home Use means either:

(a) A dwelling where a qualifying patient grows or uses medical marihuana for his or her personal consumption in the privacy of the patient's primary residence, or

(b) A dwelling or accessory structure to a dwelling where a registered primary caregiver grows medical marihuana in or at his primary residence for registered qualifying patients with whom the primary caregiver is registered to through the Michigan Licensing and Regulatory Affairs Division (LARA) or its successor.

Michigan Medical Marihuana Act means the Michigan Medical Marihuana Act, MCL §333.26421 to §333.26430.

Michigan Medical Marihuana Facilities Licensing Act means the Michigan Medical Marihuana Act, MCL §333.27101 to §333.27801.

Michigan Regulation and Taxation of Marihuana Act or *MRTMA* means the Michigan Regulation and Taxation ofMarihuana Act, MCL §333.27951 to §333.27967.

Municipal license means a license issued by the City pursuant to this Chapter that allows a person to operate a medical marihuana facility or marihuana establishment in the City.

Ordinance means this Ordinance.

Outdoor grow means a fully enclosed outdoor area that is shielded from public view and is not visible without the use of binoculars, aircraft, or other optical aids, and is equipped with secure locks and other functioning security devices to prevent entry into the area by unauthorized persons.

Person means an individual, corporation, limited liability corporation, partnership, limited partnership, limited liability partnership, limited liability limited partnership, trust, or other legal entity.

Primary caregiver means an individual as defined by the MMMA and as authorized by and registered through LARA to grow and distribute medical marihuana for up to five (5) qualifying patients.

Primary residence means the one place where a person has his or her true, fixed and permanent home to which, whenever absent, he or she intends to return and that shall continue as a principal residence until another principal residence is established.

Process or *Processing* means to separate or otherwise prepare parts of the marihuana plant and to compound, blend, extract, infuse, or otherwise make or prepare marihuana concentrate or marihuana-infused products.

Rules means any rules promulgated by the Department of Licensing and Regulatory Affairs regarding marihuana.

Qualifying patient means an individual, as defined by the MMMA, that has been diagnosed by a physician as having a medical condition alleviated by the use of medical marihuana, and who is registered through LARA to grow and/or consume medical marihuana.

School means a public or private licensed pre-school, or a public, private, or charter elementary, middle, junior high, or high school, vocational school, secondary school, community college, or other institution of higher education.

Stakeholder means, with respect to a trust, the beneficiaries; with respect to a limited liability company, the managers or members; with respect to a corporation, whether profit or non-profit, the officers, directors, or shareholders; and with respect to a partnership or limited liability partnership, the partners, both general and limited.

State means the State of Michigan.

State license means a license issued by the department that allows a person to operate a marihuana establishment.

Unreasonably impracticable means that the measures necessary to comply with the rules or ordinances adopted pursuant to this act subject licensees to unreasonable risk or require such a high investment of money, time, or any other resource or asset that a reasonably prudent businessperson would not operate the marihuana establishment.

Virtual course means a course of study that is capable of generating a credit or a grade and that is provided in an interactive learning environment in which the majority of the curriculum is delivered using the internet and in which publics are separated from their instructor or teacher of record by time or location, or both.

Sec. 16-514. License Allocation and Fees.

(A) No person shall operate a Provisioning Center, Retail Establishment, Grower Facility, Safety Compliance Facility, Secure Transporter Facility, Processor or Microbusiness in the City of Jackson without first obtaining a license to do so from the City Clerk and the State of Michigan.

(B) The City Clerk, after the approval from City Council, shall issue no more than the following numbers and types of facility licenses. The term of each license shall be one (1) year. The following are the numbers and types of licenses:

1. Two (2) Grower Licenses of Class A (maximum of 100 marihuana plants) or Class B (maximum of 500 marihuana plants) as defined in the MRTMA or Class A (maximum of 500 marihuana plants) as defined in the MMFLA, with or without a processing facilit y, which are not stackable;

2. Three (3) Provisioning Center or Retailer Licenses;

3. Two (2) Safety Compliance Facility Licenses;

4. Two (2) Secure Transporter Licenses;

5. Two (2) Marihuana Microbusinesses; and

6. One (1) co-located grower and processor operation comprised of up to the maximum number of stacked MMFLA Class C grower licenses, the maximum number of stacked MRTMA Class C grower licenses and up to one (1) each MMFLA and MRTMA processor licenses. A facility license issued under this subsection 6 will also allow the licensee to operate up to two (2) separate co-located retailers, consisting of a MMFLA provisioning center and a MRTMA retailer, located in the City of Jackson, in addition to the three (3) such operations authorized in Sec. 16-514(b)(2) hereof.

Up to two (2) comparable medical and adult uses may co-locate under one (1) City license provided they are located within the same suite, are under the same ownership structure, and each complies with the respective zoning and licensing requirements as outlined in the applicable City and State laws/rules. If nol compara ble, then only up to two (2) use types may co-located on any one (1) parcel provided the owne rship structure is ident ica l for each and each will be considered as a separate City l ie nse.

A non-refundable fee for the application and license shall be submitted concurrent with the application. The non-refundable fee for a license shall be established by Resolution of the City Council and shall only license one (1) type of facility. However, all State social equity qualifiers shall receive a 50% reduction on said application fee.

(C) Except as otherwise allowed in Section 16-514(b)(6), a licensee may only hold one (1) license for each of the types of medical marihuana facilities, although a licensee may hold licenses for different types of medical marihuana facilities if all of the facilities are co-located in one (1) structure. For example, a licensee may not hold two (2) City provisioning center licenses but may hold one (1) City provisioning center license and one (1) City grower license if the provisioning center and the grow operation are located in the same structure. The fact that the licensee may have been issued two (2) State licenses for the same type of facility is irrelevant to the City's licensing process.

Section 3. Effective Date.

This amended Ordinance takes effect thirty (30) days from the date of adoption.

ORDINANCE NO. 2020-20

AN ORDINANCE OF THE CITY OF JACKSON, MICHIGAN TO AMEND THE REQUIREMENTS FOR MEDICAL MARIHUANA FACILITIES AND ADULT-USE MARIHUANA FACILITIES TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE CITY OF JACKSON; TO SET LICENSING FEES FOR THE PURPOSE OF DEFRAYING THE COSTS ASSOCIATED WITH THE IMPLEMENTATION AND ENFORCEMENT; AND TO PROVIDE PENALTIES FOR VIOLATIONS.

THE PEOPLE OF THE CITY OF JACKSON ORDAIN:

Section 1. Purpose.

The purpose of this Ordinance is to exercise the police, regulatory, and land use powers of the City by licensing and regulating marihuana provisioning centers, retail centers, marihuana grower facilities, marihuana safety compliance facilities and marihuana secure transporters to the extent permissible under State law to protect the public health, safety, and welfare of the residents of the City.

The City finds that the licensing of medical marihuana facilities and adult-use marihuana establishments is helpful to the public health and welfare of its citizens and it is therefore necessary to regulate and enforce safety and health practices related to such facilities.

Section 2. That Article XVIII of Chapter 16 of the City of Jackson Code of Ordinances be amended as follows:

ARTICLE XVIII. MARIHUANA USES.

Sec. 16-510. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. In addition, any term defined by the Michigan Medical Marihuana Act, Initiated Law 1 of 2008, MCL §333.26421 et seq., as amended ("MMMA"), the Medical Marihuana Facilities Licensing Act 2016 PA 281, MCL §333.27101, et seq. ("MMFLA"), and/or the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, MCL §333.27951 et seq. ("MRTMA"), shall have the definition given in the MMMA, as amended, the MMFLA, as amended or the MRTMA as amended. If the definition of a word or phrase set forth in this Chapter conflicts with the definition in the MMMA, the MMFLA, or the MRTMA or if a term is not defined but is defined in the MMMA, the MMFLA or the MRTMA, then the definition in the MMMA, the MMFLA and/or the MRTMA shall apply. Also, any term defined by 21 USC 860(E) referenced in this Chapter shall have the definition given by 21 USC 860(E).

Adult-use marihuana facility means a grower, processor, retail center, safety compliance facility or secured transporter as defined herein and as defined in the Michigan Medical Marihuana

Facilities Licensing Act and its rules and regulations, as amended that has a current license to operate from both the State of Michigan and the City of Jackson. This term does not include an industrial hemp growing or processing facility.

Advisory Bulletin means an Advisory Bulletin for the Michigan Marihuana Regulatory Agency posted by the Michigan Department of Licensing and Regulatory Affairs.

Agency means the Michigan Marijuana Regulatory Agency, a division of the Michigan Department of Licensing and Regulatory Affairs.

Applicant means a person who applies for a state medical marihuana facility operating license, or an Adult Use Marihuana Establishment License. Applicant includes a managerial employee of the applicant, a person holding an indirect ownership interest of 10% or more in the applicant, and the following for each type of applicant:

(i) For an individual or sole proprietorship: the proprietor and spouse.

(ii) For a partnership and limited liability partnership: all partners and their spouses. For a limited partnership and limited liability limited partnership: all general and limited partners, not including a limited partner holding a direct or indirect ownership interest of less than 10% and who does not exercise control over or participate in the management of the partnership, and their spouses. For a limited liability company: all members and managers, not including a member holding a direct or indirect ownership interest of less than 10% and who does not exercise control over or participate in the management of the company, and their spouses.

(iii) For a privately held corporation: all corporate officers or persons with equivalent titles and their spouses, all directors and their spouses, and all stockholders, not including those holding a direct or indirect ownership interest of less than 10%, and their spouses.

(iv) For a publicly held corporation: all corporate officers or persons with equivalent titles and their spouses, all directors and their spouses, and all stockholders, not including those holding a direct or indirect ownership interest of less than 10%, and their spouses.

(v) For a multilevel ownership enterprise: any entity or person that receives or has the right to receive 10% or more of the gross or net profit from the enterprise during any full or partial calendar or fiscal year.

(vi) For a nonprofit corporation: all individuals and entities with membership or shareholder rights in accordance with the articles of incorporation or the bylaws and their spouses.

Bureau means the Bureau of Medical Marihuana Regulation, a division of the Department of Licensing and Regulatory Affairs.

Chapter means Chapter 16 of the Code of the City of Jackson, as amended

City means the City of Jackson, Michigan.

Code means the Code of Ordinances of the City of Jackson, as amended.

Council, or *City Council* means the City Council of Jackson, Michigan.

Co-location of one (1) medical and one (1) adult use marihuana facilities means that comparable medical and adult uses may be combined in the same suite and not considered a secondary license as regulated in Sec. 28-140 of the Code. If not comparable, only up to two (2) such uses may be located on the same parcel provided the ownership structure is identical for both and each is considered a separate license.

Cultivate means to propagate, breed, grow, harvest, dry, cure, or separate parts of the marihuana plant by manual or mechanical means.

Cyber School means a full time instructional program of virtual courses for pupils that may or may not require attendance at a physical school location.

Enclosed Locked Facility means a closet, room, or other comparable, stationary, and fully enclosed are equipped with secured locks or other functioning security devices. Marihuana plants grown outdoors are considered to be in an enclosed, locked facility if they are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level or from a permanent structure and are grown within a stationary structure that is enclosed on all asides, except for the base, by chain-link fencing, wooden slats, or a similar material that prevents access by the general public and that is anchored, attached, or affixed to the ground and as defined in the by state law. If this definition is amended by Michigan law, the amended definition shall apply.

Grower means a licensee that is a commercial entity located in this state that cultivates, dries, trims, and/or cures and packages marihuana for sale to a provisioning center, or another grower.

Industrial Hemp means the plant *Cannabis sativa* L. and any part of that plant, including the viable seeds of that plant and all derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, with a delta-9-tetrahydrocannabinol concentration of not more than 0.3% on a dry weight basis. Industrial hemp includes industrial hemp commodities and products and topical or ingestible animal and consumer products derived from the plant *Cannabis sativa* L. with a delta-9-tetrahydrocannabinol concentration of not more than 0% on a dry weight basis.

Industrial Hemp Research and Development Act means the act of the same name, Public Act 547 of 2014 as amended.

LARA means the State of Michigan Licensing and Regulatory Affairs division which is charged with administration and enforcement of the Michigan Medical Marihuana Act, the Michigan Medical Marihuana Facilities Licensing Act and the Michigan Regulation and Taxation of Marihuana Act.

License Application refers to the requirements and procedures set forth in this Article.

Licensee means a person holding a State of Michigan operating license and a City of Jackson license to operate a medical marihuana facility, and/or an adult-use marihuana establishment.

Marihuana means all parts of the plant of the genus cannabis, growing or not; the seeds of the plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin, including marihuana concentrate and marihuana-infused products. For purposes of this act, marihuana does not include:

(1) the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks, except the resin extracted from those stalks, fiber, oil, or cake, or any sterilized seed of the plant that is incapable of germination;
(2) industrial hemp; or
(3) any other ingredient combined with marihuana to prepare topical or oral administrations, food, drink, or other products.

Marihuana accessories means any equipment, product, material, or combination of equipment, products, or materials, which is specifically designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, ingesting, inhaling, or otherwise introducing marihuana into the human body.

Marihuana concentrate means the resin extracted from any part of the plant of the genus cannabis.

Marihuana Establishments means a marihuana grower with or without a processor, marihuana safety compliance facility, marihuana microbusiness, marihuana retailer, marihuana secure transporter, or any other type of marihuana-related business licensed by the Agency pursuant to MRTMA. This term does not include an industrial hemp grower or processor-handler.

Marihuana grower means a person licensed to cultivate marihuana and sell or otherwise transfer marihuana to marihuana establishments.

Marihuana-infused product means a topical formulation, tincture, beverage, edible substance, or similar product containing marihuana and other ingredients and that is intended for human consumption.

Marihuana microbusiness means a combined operation including the cultivation of up to 150 plants, processing and packaging of on-site grown marihuana, retail sale or transfer of said marihuana to individuals over 21 years of age, and transfer of marihuana to a safety compliance facility for testing, but not to other adult-use marihuana establishments.

Marihuana plant means any plant of the species Cannabis sativa L.

Marihuana retailer means a person licensed to obtain marihuana from marihuana establishments and to sell or otherwise transfer marihuana to marihuana establishments and to individuals who are 21 years of age or older.

Marihuana secure transporter means a person licensed to obtain marihuana from marihuana establishments in order to transport marihuana to marihuana establishments.

Marihuana safety compliance facility means a person licensed to test marihuana, including certification for potency and the presence of contaminants.

Medical marihuana facility means a grower, processor, provisioning center, safety compliance facility or secured transporter as defined herein and as defined in the Michigan Medical Marihuana Facilities Licensing Act and its rules and regulations, as amended that has a current license to operate from both the State of Michigan and the City of Jackson. This term does not include an industrial hemp growing or processing facility.

Medical Marihuana Home Use means either:

(a) A dwelling where a qualifying patient grows or uses medical marihuana for his or her personal consumption in the privacy of the patient's primary residence, or

(b) A dwelling or accessory structure to a dwelling where a registered primary caregiver grows medical marihuana in or at his primary residence for registered qualifying patients with whom the primary caregiver is registered to through the Michigan Licensing and Regulatory Affairs Division (LARA) or its successor.

Michigan Medical Marihuana Act means the Michigan Medical Marihuana Act, MCL §333.26421 to §333.26430.

Michigan Medical Marihuana Facilities Licensing Act means the Michigan Medical Marihuana Act, MCL §333.27101 to §333.27801.

Michigan Regulation and Taxation of Marihuana Act or *MRTMA* means the Michigan Regulation and Taxation of Marihuana Act, MCL §333.27951 to §333.27967.

Municipal license means a license issued by the City pursuant to this Chapter that allows a person to operate a medical marihuana facility or marihuana establishment in the City.

Ordinance means this Ordinance.

Outdoor grow means a fully enclosed outdoor area that is shielded from public view and is not visible without the use of binoculars, aircraft, or other optical aids, and is equipped with secure locks and other functioning security devices to prevent entry into the area by unauthorized persons.

Person means an individual, corporation, limited liability corporation, partnership, limited partnership, limited liability partnership, limited liability limited partnership, trust, or other legal entity.

Primary caregiver means an individual as defined by the MMMA and as authorized by and registered through LARA to grow and distribute medical marihuana for up to five (5) qualifying patients.

Primary residence means the one place where a person has his or her true, fixed and permanent home to which, whenever absent, he or she intends to return and that shall continue as a principal residence until another principal residence is established.

Process or *Processing* means to separate or otherwise prepare parts of the marihuana plant and to compound, blend, extract, infuse, or otherwise make or prepare marihuana concentrate or marihuana-infused products.

Rules means any rules promulgated by the Department of Licensing and Regulatory Affairs regarding marihuana.

Qualifying patient means an individual, as defined by the MMMA, that has been diagnosed by a physician as having a medical condition alleviated by the use of medical marihuana, and who is registered through LARA to grow and/or consume medical marihuana.

School means a public or private licensed pre-school, or a public, private, or charter elementary, middle, junior high, or high school, vocational school, secondary school, community college, or other institution of higher education.

Stakeholder means, with respect to a trust, the beneficiaries; with respect to a limited liability company, the managers or members; with respect to a corporation, whether profit or non-profit, the officers, directors, or shareholders; and with respect to a partnership or limited liability partnership, the partners, both general and limited.

State means the State of Michigan.

State license means a license issued by the department that allows a person to operate a marihuana establishment.

Unreasonably impracticable means that the measures necessary to comply with the rules or ordinances adopted pursuant to this act subject licensees to unreasonable risk or require such a high investment of money, time, or any other resource or asset that a reasonably prudent businessperson would not operate the marihuana establishment.

Virtual course means a course of study that is capable of generating a credit or a grade and that is provided in an interactive learning environment in which the majority of the curriculum is delivered using the internet and in which publics are separated from their instructor or teacher of record by time or location, or both.

Sec. 16-514. License Allocation and Fees.

(A) No person shall operate a Provisioning Center, Retail Establishment, Grower Facility, Safety Compliance Facility, Secure Transporter Facility, Processor or Microbusiness in the City of Jackson without first obtaining a license to do so from the City Clerk and the State of Michigan.

(B) The City Clerk, after the approval from City Council, shall issue no more than the following numbers and types of facility licenses. The term of each license shall be one (1) year. The following are the numbers and types of licenses:

1. Two (2) Grower Licenses of Class A (maximum of 100 marihuana plants) or Class B (maximum of 500 marihuana plants) as defined in the MRTMA or Class A (maximum of 500 marihuana plants) as defined in the MMFLA, with or without a processing facility, which are not stackable;

2. Three (3) Provisioning Center or Retailer Licenses;

3. Two (2) Safety Compliance Facility Licenses;

4. Two (2) Secure Transporter Licenses;

5. Two (2) Marihuana Microbusinesses; and

6. One (1) co-located grower and processor operation comprised of up to the maximum number of stacked MMFLA Class C grower licenses, the maximum number of stacked MRTMA Class C grower licenses and up to one (1) each MMFLA and MRTMA processor licenses. A facility license issued under this subsection 6 will also allow the licensee to operate up to two (2) separate co-located retailers, consisting of a MMFLA provisioning center and a MRTMA retailer, located in the City of Jackson, in addition to the three (3) such operations authorized in Sec. 16-514(b)(2) hereof.

Up to two (2) comparable medical and adult uses may co-locate under one (1) City license provided they are located within the same suite, are under the same ownership structure, and each complies with the respective zoning and licensing requirements as outlined in the applicable City and State laws/rules. If not comparable, then only up to two (2) use types may co-located on any one (1) parcel provided the ownership structure is identical for each and each will be considered as a separate City license.

A non-refundable fee for the application and license shall be submitted concurrent with the application. The non-refundable fee for a license shall be established by Resolution of the City Council and shall only license one (1) type of facility. However, all State social equity qualifiers shall receive a 50% reduction on said application fee.

(C) Except as otherwise allowed in Section 16-514(b)(6), a licensee may only hold one (1) license for each of the types of medical marihuana facilities, although a licensee may hold licenses for different types of medical marihuana facilities if all of the facilities are co-located in one (1) structure. For example, a licensee may not hold two (2) City provisioning center licenses but may hold one (1) City provisioning center license and one (1) City grower license if the provisioning center and the grow operation are located in the same structure. The fact that the licensee may have been issued two (2) State licenses for the same type of facility is irrelevant to the City's licensing process.

Section 3. Effective Date.

This amended Ordinance takes effect thirty (30) days from the date of adoption.

Adopted: The foregoing Ordinance 2020-20 was adopted by the Jackson City Council on the 8th day of December 2020 and a summary was published on December 13, 2020.

_____
Derek J. Dobies, Mayor

_____
Andrea Muray, City Clerk

CITY OF JACKSON
Founded 1829

City Manager's Office
161 W. Michigan Ave. - Jackson, MI 49201
Phone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: December 8, 2020

SUBJECT: **Contract Renewal for Traffic Signal Work**

Recommendation:

Approval of Contract Renewal with J. Ranck Electric, Inc. for Traffic Signal Work

Attached is a report from Jon Dowling, City Engineer regarding a contract renewal with J. Ranck Electric, Inc. for Traffic Signal work.

I recommend approval of the contract renewal. Your consideration and concurrence is appreciated.

JG

DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: Jon H. Dowling, P.E., City Engineer

DATE: December 8, 2020

RECOMMENDATION: Approval of Contract Renewal with J. Ranck Electric, Inc. for Traffic Signal Work

SUMMARY

On November 13, 2018, City Council approved the contract for Traffic Signal Electrical work to J. Ranck Electric, Inc. of Mt. Pleasant, Michigan. Engineering is requesting to renew the contract with J. Ranck Electric, Inc.

BUDGETARY CONSIDERATIONS

	First Year Rate 2019	Existing Rate 2020	Proposed Rate 2021	Proposed Rate 2022
Standard	$125.00/hr	$127.00/hr	$127.00/hr	$129.00/hr
OT	$170.00/hr	$174.00/hr	$174.00/hr	$178.00/hr
Weekly on-call stipend	$100.00/hr	$100.00/hr	$100	$100

HISTORY, BACKGROUND and DISCUSSION

The City of Jackson has maintained a Traffic Signal Shop since traffic signals were first introduced in the City with a minimum of two Electricians. In February 2019, the City's last Electrician retired from the City after 30 years of working on the signals, street lights, etc. The Signal Shop maintains 69 signals and 15 blinkers countywide for the City, Jackson County and Villages. The Signal Shop is on call 24/7 for signal maintenance and repairs from removing a signal from flash to rebuilding the signal and controller after a severe accident. The Signal Shop Electrician has additional duties beyond just traffic signals to take care of, consisting of City owned street lights, streetscape electrical outlets, MISSDIG markings and electrical repairs in City parking lots as required.

DISCUSSION OF THE ISSUE

City Council approved the contract with J. Ranck Electric, Inc. on November 13, 2018 to provide electrical service on the City's traffic signals for 2019 and 2020. The contract has two two-year renewals. Attached is a letter from J. Ranck Electrical, Inc. acknowledging the renewal.

POSITIONS

Engineering requests that the contract renewal with J. Ranck Electric, Inc. be approved to staff the Signal Shop for the next two years.

www.jranck.com

J. RANCK ELECTRIC, INC.

Mt. Pleasant, Michigan
1993 Gover Parkway
Mt. Pleasant, MI 48858
phone 800-792-3822
fax 989-775-8830

November 19, 2020

City of Jackson
161 W Michigan Ave
Jackson, Mi 49201

Attn: Jon Dowling

RE: 2021-2023 Traffic Signal Work

Jon,

We would like to extend our Contract Agreement dated November 29, 2018 for two years contingent upon approval of both parties.

Cost per Normal Working Hour including equipment	**Cost per Normal Working Hour including equipment**
2021-2022	2022-2023
$127.00	$129.00

Cost per Other than Normal Working Hour including equipment	**Cost per Other than Normal Working Hour including equipment**
2021-2022	2022-2023
$174.00	$178.00

Weekly on-call Stipend $100.00
Regular work hours are: 7am-3:30pm – Monday thru Friday
Material mark-up is 15%

Respectfully,

Nate Stainsby

Nate Stainsby
Project Manager

NS/cam

RESOLUTION
CITY COUNCIL MEETING DATES 2021

BY THE CITY COUNCIL:

WHEREAS, Act 267 of 1976 as last amended (the Open Meetings Act) requires all public bodies to establish a schedule of regular meetings to be held each year.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Jackson, Michigan hereby declares that it will meet in the Council Chambers on the second floor of City Hall, 161 West Michigan Avenue, Jackson, Michigan during 2021 on the following dates:

January 12
January 26

February 9
February 23

March 9
March 23

April 13
April 27

May 11
May 25

June 8

July 13

August 10

September 14
September 28

October 12
October 26

November 9
November 23

December 1
December 7

* * * * *

State of Michigan)
County of Jackson)ss
City of Jackson)

I, Andrea Muray, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Jackson City Council on December 8, 2020.

IN WITNESS WHEREOF, I have hereto affixed my signature and the Seal of the City of Jackson, Michigan, on the 9th day of December, 2020.

_____
Andrea Muray, City Clerk

Andrea Muray, City Clerk

Derek J. Dobies, Mayor

CITY OF JACKSON
Founded 1829

City Manager's Office

161 W. Michigan Ave. - Jackson, MI 49201
Phone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: December 8, 2020

SUBJECT: Waive the Local Emergency Hazard Rehabilitation Loan Limit of $25,000 and Award an Emergency Hazard Rehabilitation Contract in the Amount of $32,625 to Weiler Excavating LLC ($26,000) and J. Wrozek Roofing Co. ($6,625) for 160 W. Mansion St.

Recommendation:

Waive the local emergency hazard rehabilitation loan limit of $25,000 and award an emergency hazard rehabilitation contract in the amount of $32,625 to Weiler Excavating LLC ($26,000) and J. Wrozek Roofing Co. ($6,625) for 160 W. Mansion St.

Attached is a memorandum from Jennifer Morris, Director of the Department of Neighborhood & Economic Development, recommending City Council waive the local emergency hazard rehabilitation loan limit of $25,000 and award a rehabilitation contract in the amount of $32,625 to Weiler Excavating LLC ($26,000) and J. Wrozek Roofing Co ($6,625) for 1036 Greenwood Ave respectfully.

I recommend that the local policy waived and the contract awarded as requested. Your consideration and concurrence is appreciated.

JG

DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: Jennifer L. Morris, Director of Neighborhood & Economic Operations

DATE: December 8, 2020

RECOMMENDATION: Waive the Local Emergency Hazard Rehabilitation Loan Limit of $25,000 and Award an Emergency Hazard Rehabilitation Contract in the Amount of $32,625 to Weiler Excavating ($26,000) and J. Wrozek Roofing Co. ($6,625) for 160 W. Mansion St.

SUMMARY

Waive the local Emergency Hazard Rehabilitation Loan limit of $25,000 and award an emergency hazard contract in the amount of $32,625 to Weiler Excavating, LLC in the amount of $26,000.00 for emergency sewer repair and to J. Wrozek Roofing in the amount of $6,625.00 for an emergency roof replacement at 160 W. Mansion St.

BUDGETARY CONSIDERATIONS

The 2020 Housing Rehabilitation Policy and Procedure Manual, as amended, places a maximum loan amount to correct eligible non-lead emergency hazard improvements at $25,000. The repayable amount is based on the homeowner's area median income with low monthly payments over 5 years; the deferred amount is forgiven 1/5th annually provided the homeowner remains current on their monthly payments and continues to meet all other program requirements.

HISTORY, BACKGROUND and DISCUSSION

On September 24, 2020 the Department of Neighborhood and Economic Operations for the City of Jackson was notified of an ongoing sewer issue and roof leak at 160 W. Mansion St. Upon assessing the situation(s) the following was determined:

1. The sewer issue was due to a partial collapse of the existing sewer line in and around the sidewalk/approach causing sewer backup in the homeowner's basement.
2. The ongoing roof leak was due to an improperly installed roofing system completed by the seller just prior to the homeowner's purchased of the home.

On November 18, 2020, bids were received for both the sewer line issue and a new roofing system. Three (3) bids were submitted for the sewer line issue. The lowest bidder (RJT Construction) has since declined the contract due to not fully comprehending the required scope of work. Two (2) bids were submitted for the roofing system. Both bid tabulations are attached to this memorandum, with projects cost of $26,000 and $6,625 respectfully.

The homeowner has been pre-qualified to receive a CDBG emergency hazard rehabilitation loan for the completion of this project. As noted above, the emergency hazard rehabilitation cost for this project is $32,625, or $7,625 above the maximum loan prescribed by local policy. The homeowner will be required to repay 15% of $32,625 of the project loan cost ($4,893.75) with a minimum payment of $81.56 per month for 5 years.

DISCUSSION OF THE ISSUE

The homeowner, whose husband recently became disabled, is a mother to five (5) children, ages 1, 7, 9, 13, and 17, and has exhausted all other avenues to correct the ongoing problems. The home was built in 1930 and has been occupied by the homeowner for over a year. At this time the homeowner cannot afford to move and the current sewer backup conditions and constant roof leaks exacerbate and intensify unsafe living conditions for the homeowner and her family.

Approving this loan meets the intent of CDBG to assist the most vulnerable of the City's residents and will ensure the City of Jackson will not have to vacate the property and displace the homeowner and her family.

POSITIONS

Requested action is for City Council to waive the local rehabilitation loan limit of $25,000 and award an emergency hazard rehabilitation contract in the amount of $26,000 to Weiler Excavating LLC and $6,625 to J. Wrozek Roofing Co for 160 W. Mansion St.

ATTACHMENTS

- Bid Tabulations with Scope of Work
  - Sewer
  - Roofing

JACKSON MICHIGAN
Founded 1829

BID TABULATION
FOR
SEWER LINE REPLACEMENT
AT
160 W. MANSION
NOVEMBER 18, 2020

		RJT CONSTRUCTION 3318 VROOMAN RD. JACKSON, MI 49201	WEILER EXCAVATING, LLC 2356 N. SHAYTOWN RD. VERMONTVILLE, MI 49096	LESTER BROTHERS 5405 E. MICHIGAN AVE. JACKSON, MI 49201
ITEM	DESCRIPTION	BID	BID	BID
1	PLUMBING - HAZARD	~~13,662.50~~	26,000.00	41,500.00

Per Sven Harrison - RJT verbally retracted bid on 11.18.20

Contractor Submitting Bid

Firm Name:	Weiler Excavating LLC
Firm Address:	2356 N. Shaytown Rd.
	Vermontville, MI 49096
Firm Phone:	517-404-8531
Contact Person	Rob Weiler
Title:	owner
Email Address:	weilerexcavating18@gmail.com
State License No.:	252000033
DUNS No.:	
Signature: **This must be in ink**	Rob Weiler
REHAB SPECIALIST:	Sven Harrison

REQUEST FOR BID

Client: LaShea Rhimes
Telephone:
Property: 160 W. Mansion St
Jackson, MI 49201

Contact for Information:
SVEN HARRISON
CITY OF JACKSON

Bids Due: 12/06/2020

Materials + Labor

$ 24,000.00

1. PLUMBING - HAZARD

Spec: P09 PLUMBING - HAZARD

PLUMBING - HAZARD SEWER REPLACMENT

PERMIT REQUIRED
Correct anactive hazardous violations of the City of Jackson's Plumbing Code affecting existing dwellings.

I, the Contractor, shall perform the following alterations, additions, or modifications to the existing plumbing system so as to correct all hazardous conditions. I shall further agree to perform all work as may be required to meet permit requirements and program standards for the stated sum.

Include the following:
Replacement of the main drain. Starting at the basement wall on the west side of the home and going into the street and tying into the main system. Work shall include but not limited to the following.
Work shall include any and all repaires to the basement wall on the interior were needed.
Drive way shall be restored like for like to include any landscaping that might be required. The approch, sidwalk, curbs shall be restored back to City design Standards.

Road:
Area of removal shall be cut prior to any diging, upon completion of the tie in to the main, dirt fill shall be compacted and tested for density. The finish shall be 6 inch of concrete and even with the existing road for a smooth transition. Contractor will be required for any and all road barricades and maintained for duration of the work.

All work shall conform to the Plumbing and Mechabical Code 2015, and inspections will be required before any pipe can be covered.

Plumbing Contractor Name:

Materials + Labor

$26,000.00 **Total All Items**

JACKSON MICHIGAN
Founded 1829

BID TABULATION
FOR
ROOF REPLACEMENT
AT
160 W. MANSION
NOVEMBER 18, 2020

		CTI 8756 TRENTON DR. WHITE LAKE, MI 48386	J. WROZEK ROOFING 5290 STONEY LAKE RD. JACKSON, MI 49201
ITEM	**DESCRIPTION**	**BID**	**BID**
1	ROOF - STRIP AND INSTALL - HOUSE	13,800.00	6,625.00

Contractor Submitting Bid

J. Wroten Roofing
Firm Name:

5290 Stoney Lake Rd
Firm Address:

Jackson, MI 49201

517 764-5722
Firm Phone:

Jason Wroten
Contact Person

Owner
Title:

Wroten Roofing @ Comcast.net
Email Address:

2101198684
State License No.: ~~2101198684~~

DUNS No.:

Signature:
This must be in ink

REHAB SPECIALIST: Sven Harrison

Materials + Labor

Permit Number:

$ 6625 - 1. **ROOF - STRIP AND INSTALL**

Spec: R05 ROOF - STRIP AND INSTALL

ROOF - STRIP AND INSTALL MAIN HOME

PERMIT REQUIRED
Strip existing roof, removing all shingles and felt. Make repairs to the existing roof framing where required to provide adequate strength and a true and level surface. Just before proceeding, sweep roof thoroughly to remove all debris. Install ice shield at all lower roof edges. Ice shield shall extend at least 24" inside the interior surface of the exterior wall line of the building, in accordance with the Michigan Building Code. Install new 15# asphalt saturated felt according to manufacturer's directions. Furnish and install new roofing material of a color as selected by owner. Installation shall include metal drip and rake edge, two layers of 90# roll valley or metal valley in all valleys. Reflash chimney, plumbing vents, and vertical walls with appropriate neoprene boots and metal step flashing where possible. Install ventilation units sufficient to vent all areas ~~of attic. Ridge venting when used shall cover the full length of~~ the roof ridge. Installation of all materials shall follow manufacturer's printed instructions and G.S. 1.

Approximately 18 squares on on main home, contractor responsible for final measurements.
The home has what appears one layer but there could be approx 100 sg ft of decking repair. Once work starts and anything different comes up get a hold of the Rehab Specialist.
Take care as to not damage the qutters, keeping.

New roofing material type shall be architectural
Color to match garage
Manufacturer:
Color Name/Number:

Contractor's Initials:
Owner's Initials:

Materials + Labor

$ 6625 Total All Items

CITY OF JACKSON
Founded 1829

City Manager's Office
161 W. Michigan Ave. - Jackson, MI 49201
Phone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: December 8, 2020

SUBJECT: 135 W. Cortland St

Recommendation:

Consider the purchase agreement from Jackson School of the Arts for 135 W. Cortland St.

JAG

PURCHASE AGREEMENT FOR COMMERCIAL PROPERTY

THIS AGREEMENT made and entered into this ____ day of December, 2020, by and between the **City of Jackson**, a Michigan municipal corporation, of 161 W. Michigan Ave., Jackson, Michigan 49201 (the "Seller") and **Jackson School of the Arts Association**, a Michigan non-profit corporation, of 634 N. Mechanic Street, Jackson, Michigan 49202 (the "Purchaser").

RECITALS

A. Seller is the owner of real property and improvements thereon, hereinafter referred to as the "Property", commonly known as 135 W. Cortland Street, Jackson, Michigan 49201 and more fully described in Exhibit "A".

B. Seller desires to sell and Purchaser desires to purchase the Property on the terms and conditions set forth herein.

C. In consideration of the sale and purchase of the Property, the parties hereto desire to cancel a previous lease agreement entered into by the parties hereto on May 3, 2018 and subsequently amended for property located at 145 W. Cortland Street, Jackson, Michigan 49201 (the "Old Lease Agreement").

D. In further consideration of the sale and purchase of the Property, the Seller desires to enter into a lease agreement with the Purchaser to lease portions of the first floor of the Property (the "New Lease Agreement").

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties, it is agreed as follows:

PURCHASE AND SALE

1. Seller shall sell and Purchaser shall purchase the Property on the terms and conditions set forth herein.

PURCHASE PRICE

2. The purchase price for the Property shall be the sum of $500,000.00 (the "Purchase Price").

TERMS OF PAYMENT

3. The Purchase Price shall be paid by the Purchaser to the Seller by means of certified or wire transferred funds at closing.

PURCHASER'S DEPOSIT

4. Upon execution of this Agreement, Purchaser shall deliver to American Title Company of Jackson in escrow the sum of $1,000 as an earnest money deposit. In the event that Purchaser shall have given written notice to Seller that one or more of the conditions to its obligations set forth in paragraph 5 have not been met, or in the opinion of Purchaser or Purchaser's counsel, cannot be satisfied in the manner provided for in this Agreement, the earnest money deposit shall forthwith be returned by the Seller to the Purchaser and this Agreement shall be null and void.

CONDITIONS PRECEDENT

5. Purchaser's obligation to purchase the Property is conditioned upon the following:

a. Seller shall deliver, or cause to be delivered, at its own cost and expense, to Purchaser, a title commitment for a standard ALTA owner's policy of title insurance with standard exceptions issued by American Title Company of Jackson in the amount of the purchase price, including a tax status report, and guaranteeing the title in the condition required for the performance of this Agreement. In the event that the status of the title, in the reasonable opinion of Purchaser's attorney, proves unsatisfactory, the Seller agrees, at its own expense, to clear title within 30 days of receipt of written notice from Purchaser of the existence of a lien or other encumbrance upon the Property which would render the title unmarketable.

b. Seller canceling the Old Lease Agreement with the Purchaser and neither party shall have any further liability thereunder pursuant to the Lease Termination Agreement set forth in Exhibit B.

c. Purchaser and Seller entering into the New Lease Agreement pursuant to the terms and conditions set forth in Exhibit C.

d. Seller and Purchaser entering into a utility easement agreement (the "Easement Agreement") that would allow the Purchaser to run sanitary and storm sewer lines as well as grease interceptors across the East half of Lot 7, Block 2, of "Original Plat of the Village of Jacksonburgh, now the City of Jackson, as recorded in Liber 4 of Plats, Page 2, Jackson County Records.

e. Seller, prior to closing, would provide the Purchaser with a Certificate of Occupancy for the Property.

f. Seller, prior to closing, would provide the Purchaser with written certification that the parking lot associated with the Property is compliant with all City ordinances, rules and regulations (the "Certificate of Compliance").

g. Notwithstanding any other provision herein, this Agreement is subject to the approval of the City of Jackson City Council.

FAILURE OF CONDITIONS

6. Should any of the conditions specified in paragraph 5 of this Agreement fail to occur according to the time limits set forth therein, Purchaser shall have the power (as long as it is not at fault in failure of such condition) exercisable by the giving of written notice to Seller to terminate this Agreement. The exercise of such power by Purchaser shall, however, constitute a waiver by it of any other rights it may have against Seller for breach of this Agreement.

TAXES AND ASSESSMENTS

7. Property taxes, if any, shall be deemed to cover the calendar year in which the taxes become a lien. Taxes which become a lien in years prior to the year of closing shall be paid by the Seller without proration. Taxes which should become a lien in the year of closing shall be prorated so that the Seller shall be charged with taxes from the first of the year to closing date and Purchaser

responsible for taxes for the balance of the year. If any bill for taxes proratable hereunder is not yet issued, the current S.E.V. and tax rate shall be substituted and used in proration hereunder. Seller shall pay all installments of existing special assessments whether due before or after closing. Assessments levied after closing shall be paid by the Purchaser.

BROKER'S COMMISSION

8. The Seller and Purchaser warrant to each other that no person or company provided service to them as a broker, finder or agent in connection with this Agreement. Seller and Purchaser agree to indemnify each other for any claim asserted by any other person or company purporting to act on their behalf in providing services as a broker, finder or agent in connection with this Agreement.

CONVEYANCE

9. Upon removal of all condition's precedent to the closing of the transaction or waiver of same and upon performance by Purchaser of the closing obligations specified in paragraph 16 below, Seller shall convey the Property to Purchaser by warranty deed subject to easements and building and use restrictions of record and subject to zoning ordinances. Any personal property attached or to be included shall be conveyed by warranty bill of sale, free and clear of all liens and encumbrances.

WARRANTIES OF SELLER

10. Except as otherwise provided or acknowledged in this Agreement, Seller represents and warrants to, and agrees with Purchaser as follows:

a. Seller's interest in the Property shall be transferred to Purchaser on the closing date, free from liens, encumbrances and claims of others.

b. There are no parties in possession of the Property as lessees, tenants at sufferance or trespassers.

c. There is no pending or threatened condemnation or similar proceeding or assessment affecting the Property, nor to the best knowledge and belief of Seller is any such proceeding or assessment contemplated or threatened by any governmental agency.

d. Seller, to their best knowledge, has complied and the Property is in compliance with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property or any part thereof.

e. There is no litigation or proceeding pending, or to the Seller's knowledge threatened against or involving the Seller or the Property and the Seller does not know or have reason to know of any ground for any such litigation or proceeding, which could have an adverse impact on Purchaser or Purchaser's title to and use of the Property, either before or after closing.

f. Seller is without personal knowledge as to the presence in the Property of any toxic or hazardous substances or of any underground storage tanks. In the event that any underground storage tanks have previously been removed from the Property by the Seller, said tanks were removed in accordance with the appropriate governmental rules and regulations in effect at the time of removal.

g. The performance of the obligations of Seller under this Agreement will not violate any contract, indenture, statute, ordinance, judicial or administrative order or judgment applicable to the Seller or the property.

WARRANTIES OF PURCHASER

11. Except as otherwise provided or acknowledged in this Agreement, Purchaser represents and warrants to Seller as follows:

a. Purchaser acknowledges that Purchaser is aware that inspection services of building components, systems and environmental site assessments are commercially available at a reasonable fee, and that Purchaser and/or inspectors hired by Purchaser may have inspected the Property as fully as they desire. Purchaser is fully familiar with the physical condition of the Property, and agree to accept the Property "as is" and "with all faults" in its condition as of the date of this Agreement, subject to reasonable use, wear and tear between the date of this Agreement and the closing date, and further subject to any conditions precedent set forth in paragraph 5.

b. The performance of the obligations of Purchaser under this Agreement will not violate any contract, indenture, statute, ordinance, judicial or administrative order or judgment applicable to Purchaser.

c. In entering into this Agreement, Purchaser has not relied upon any written or verbal representations made by Seller or any representative of Seller regarding the Property or any aspect of this transaction which are not expressly set forth in this Agreement.

CLOSING

12. The closing shall be held on or before December 31, 2020, and as promptly as practical after all necessary documents have been prepared. An additional period of 30 days shall be allowed for closing to accommodate delays in title work or the correction of title defects which can be readily corrected.

POSSESSION

13. Seller shall render to Purchaser possession of the Property at closing.

DAMAGE TO PROPERTY

14. If between the day of this Agreement and the closing date, all or any part of the Property is damaged by fire or natural elements or other causes beyond Seller's control which cannot be repaired prior to the closing date, or any part of the Property is taken pursuant to any power of eminent domain, Seller shall immediately notify Purchaser of such occurrence, and either Seller or Purchaser may terminate this Agreement by written notice to the other within 15 days after the date of the damage or taking. If neither of the parties elect to terminate this Agreement, there shall be no reduction of the purchase price and at closing Seller shall assign to Purchaser whatever rights Seller may have with respect to any insurance proceeds or eminent domain award.

SELLER'S CLOSING OBLIGATIONS

15. Seller shall deliver the following to Purchaser:

a. The warranty deed required by this Agreement;

b. A bill of sale for any personal property;

c. The Lease Termination Agreement for the Old Lease

d. The New Lease Agreement

e. The Easement Agreement

f. The Certificate of Compliance.

g. Any other documents required by this Agreement to be delivered by Seller.

PURCHASER'S CLOSING OBLIGATIONS

16. At closing, Purchaser shall deliver to Seller the following:

a. The purchase price specified in paragraph 2 above, in the form of certified or wire transferred funds; as adjusted by the apportionments and assignments in accordance with this Agreement.

b. The execution of the New Lease Agreement.

c. The execution of the Lease Termination Agreement.

d. The execution of the Easement Agreement

e. Any other documents required by this Agreement to be delivered by Purchaser.

EXPENSES OF CLOSING

17. The expenses of closing described in this paragraph shall be paid in the following manner:

a. Owner's Title Insurance Policy issued to Purchaser in connection with the closing shall be paid for by Seller.

b. The costs of preparing, executing and acknowledging any deeds or other instruments required to convey title to Purchaser in the manner described in this Agreement, and the Easement Agreement shall be paid by the Seller.

c. Any cost of transferring and recordation of title shall be paid by Purchaser.

d. Any real estate transfer taxes or other taxes imposed on the conveyance of title of the Property to Purchaser shall be paid by Seller.

e. The costs of preparing the Lease Termination Agreement and the New Lease Agreement shall be paid by the Purchaser.

f. Each of the parties hereto shall be obligated to pay any attorney fees contracted on their own behalf.

REMEDIES

18. The remedies of the parties to this Agreement in the event of default by the other party, shall be as follows:

a. If default results from an act or omission of Purchaser, then Seller shall have all remedies available to it, including that of specific performance.

b. If such default results from an act or omission of the Seller, then Purchaser shall have all rights available to it, including the right to terminate this Agreement and have it be of no further force effect or, at Purchaser's option, to commence action for specific performance, monetary damages or other rights and remedies available to them at law or in equity.

MERGER

19. It is understood and agreed that all understandings and agreements heretofore made between the parties hereto are merged into this Agreement, which alone fully and completely expresses their agreement, and that the same is entered into after full investigation, neither party relying upon any statement or representation not embodied in this Agreement; and Seller relies upon the fact that Purchaser will make no claim that representations of any nature whatsoever have been made by the Seller, other than as may be contained in this Agreement. All representations, indemnifications, agreements and warranties of Seller and Purchaser contained in this Agreement

shall survive the closing and any investigation made by Purchaser with respect thereto shall also survive the closing.

APPLICABLE LAW

20. This Agreement shall be construed under and in accordance with the laws of the State of Michigan. All obligations of the parties created hereunder are performable in Jackson, Michigan.

ASSIGNMENT OF AGREEMENT

21. This Agreement shall be binding on the respective heirs, personal representatives, successors and, to the extent assignable, on the assigns or nominees of the parties hereto, provided Purchaser shall not transfer or assign this Agreement without first having obtained the express written consent of Seller. Upon obtaining said consent and delivery to Seller of an instrument in writing whereby the assignee of the Purchaser assumes all of the provisions of this Agreement to be performed by Purchaser, then, and in that event, Purchaser shall be released and discharged of all further liability hereunder.

NOTICE

22. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the following:

Seller: c/o Jonathan Greene, City Manager
161 W. Michigan Ave.
Jackson, MI 49201

Purchaser: c/o Carolyn Moser
634 N. Mechanic Street
Jackson, MI 49202

LEGAL CONSTRUCTION

23. In case any one or more of the provisions contained in this Agreement should for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

TIME OF ESSENCE

24. Time is of the essence of this Agreement. In the event this Agreement is not fully executed by the parties hereto on or before the end of business on December 11, 2020, it shall be null and void.

GENDER

25. Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular shall be held to include the plural, and vice versa, unless the context requires otherwise.

DESCRIPTIVE HEADING

26. The descriptive headings used herein are for convenience only and in no way limit or enlarge the scope or meaning of the language hereof.

ADDITIONAL ACTS

27. Purchaser and Seller agree to execute and deliver such additional documents and to perform such additional acts as may become necessary to effectuate the transfers contemplated by this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement at Jackson, Michigan, on the day and year first above written.

In Presence Of:

_____

_____

_____

_____

SELLER:

City of Jackson

By:_____
Jonathan Greene
Its City Manager

PURCHASER:

Jackson School of the Arts Organization

By:_____
Michael England
Its President and Board Chair

Prepared By:
Philip J. Curtis, Esq.
CURTIS, CURTIS & BRELINSKI, P.C.
120 W. Michigan Ave., Suite 1500
P.O. Box 766
Jackson MI 49204-0766
pjcurtis@curtiscurtislaw.com

E X H I B I T "A"
(Legal Description)

The West half of Lot 7 and the West half of Lot 8; and the East half of the vacated alley adjacent thereto, all in Block 2, of "Original Plat of the Village of Jacksonburgh, now the City of Jackson, as recorded in Liber 4 of Plats, Page 2, Jackson County Records; and

Also, the North 104 feet of the West half of the vacated alley adjacent to Lot 6, in Block 2, of "Original Plat of the Village of Jacksonburgh, now the City of Jackson, as recorded in Liber 4 of Plats, Page 2, Jackson County Records.

E X H I B I T "B"

(Lease Termination Agreement)

E X H I B I T "C"

(Terms and Conditions for New Lease Agreement)

1. Seller to lease a portion of the first floor of the Property to be agreed upon.
2. Rent based on the following terms: First 12 months $0 per square foot, months 13 to 24 $2 per square foot, months 25 to 36 $3 per square foot, months 37 and beyond $3 per square foot plus an annual rent increase thereafter of 3% or the current Consumer Price Index rate of inflation in the applicable year of the lease, whichever is less.
3. Original lease term of five years and then 3 five-year extension terms.
4. Triple Net Lease with the tenant paying for taxes, if any, insurance, utilities (to be separately metered) and the cost of building out the leased space.
5. The basement of the Property is not included in the leased space.
6. The intended use of the leased space is for a community kitchen and a café. Any other use of the leased space would be subject to the approval of the landlord which would not unreasonably be withheld taking into consideration that the primary use of the building by the landlord is for an art, dance and theatre program mainly for children.
7. Any subletting of all or a portion of the leased space of the leased space would be subject to the approval of the landlord which would not unreasonably be withheld taking into consideration that the primary use of the building by the landlord is for an art, dance and theatre program mainly for children.
8. The tenant would be entitled to use the common areas and restrooms on the first floor of the Property and would pay a proportionate share of the costs to operate and maintain the common areas by way of a monthly common area maintenance fee to be adjusted annually.
9. All utilities required by the tenant shall be run to the leased space within the first six months of the lease term unless otherwise mutually agreed in writing by the landlord and tenant.
10. Any exterior and/or interior signage desired by the tenant would be subject to the approval of the landlord which would not unreasonably be withheld.
11. The landlord and tenant would mutually agree upon access control to the Property so that access would be limited to the employees and business invitees of the landlord and the tenant's business operations and business invitees, including those of any approved subtenant, and not the general public. Any costs associated with controlling access to the Property shall be borne by the tenant.
12. A finalized lease agreement incorporating these material terms shall be executed by and between tenant, as approved to the City Attorney, and landlord, as approved by its legal counsel.

Jack V. Butterfield Investment Company

December 3, 2020

To Whom It May Concern:

Jackson School of the Arts has accounts held with our firm, Jack V. Butterfield Investment Company. The funds, totaling well over $500,000.00, are liquid and they may access them at any time.

Thank you for your time and consideration in this matter.

Should you have any questions please call our office 517-787-2430.

Sincerely,

John C. Butterfield
President
Jack V. Butterfield Investment Company

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Founded 1829

City Manager's Office
161 W. Michigan Ave. - Jackson, MI 49201
Telephone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: December 8, 2020

SUBJECT: Approve Conditional Phase One Facility License for a Medical/Adult Use Marihuana Establishment as per Ordinance No. 2020-15

Recommendation:

Approve conditional phase one facility license for JARS Holding LLC Medical/Adult Use Marihuana Provisioning Center at 156 Cooper as per Ordinance No. 2020-15.

Attached is the memo from Jennifer Morris, Director Neighborhood and Economic Operations, along with the associated pre-qualification letter, approved site/facility plans, operational commitments, signed development agreement, and attestations regarding timeframe and removal of the billboards for the following recommended site:

156 Cooper, JARS Holding LLC

Based upon the recent additional due diligence on the part of City staff and the commitments on the part of the applicant, I recommend granting a conditional phase one facility license to the above noted applicant. Your consideration and concurrence is appreciated.

JG

Attachments

DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: Jennifer Morris, Director of Neighborhood and Economic Operations

DATE: December 8, 2020

RECOMMENDATION: Approve Conditional Phase One Facility License for Medical/Adult Use Marihuana Establishment as per Ordinance No 2020-15

SUMMARY

On September 3, 2019 the City received nine (9) applications for a medical marihuana establishment. Each of the applications were for a provisioning center and each subsequently received an informational assessment for completeness. Of the submitted applications, only five (5) were granted authorization to submit for the subsequent site plan negotiation phase. That phase concluded on January 21, 2020 at which time only two (2) were deemed to have satisfied the requirements of Section 16-516(A), Chapter 28 of the Code of Ordinance as well as all applicable building codes. Subsequently Council approved an amendment to Chapter 16 allowing resubmission for the unused phase one (1) conditional license. The applicants for 156 Cooper have taken advantage of this option since they were one (1) of only three (3) eligible applicants. The application has also been reviewed by staff and the Marihuana Licensing Committee for compliance with the applicable ordinances including submission of the signed Development Agreement, security plan, staffing plan and contractor/capital investment plans.

BUDGETARY CONSIDERATIONS

At present there are no budgetary considerations because each applicant has submitted the requisite application fee and escrow funds intended to cover the associated staff time. However, these fees are not intended to cover building permit costs, each of which will be assessed separately.

HISTORY, BACKGROUND and DISCUSSION

Ordinance No. 2020-15 clearly outlines the process for consideration of a marihuana establishment, including the use types, quantities, and timeframe.

City Council is presently only considering the facility application (phase one) which affords the applicant the ability to seek a building permit no sooner than 30 days after Council action. Approval would also permit the City Manager to sign the development agreement which ensures that the applicant completes the project as denoted on the plans and accompanied future operational commitments. Many of the elements on the plans exceed the minimum ordinance requirements, and while not all proposed

improvements garnered points during the original review phase, they will still be a part of the future project building out. Operational elements were clearly outlined on the point system and include such offerings as higher pay scales, expanded benefit packages, local contractors, etc.

The recommended application previously attested to the above noted amenities via a separate submittal package but have now further attested via a signed development agreement which can be effectuated upon Council approval. Building permits can be sought immediately thereafter.

The subsequent review phase (entity) will not commence until receipt of a building permit and will not end until up to twelve (12) months later or upon receipt of a Certificate of Occupancy.

POSITIONS

The application being recommended for conditional phase one facility license includes the following:

156 Cooper, JARS Holding LLC

Council approval will authorize the City Manager to sign the Development Agreement which effectuates the approved plans and submission package.

ATTACHMENTS

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

VIA US MAIL

Date: February 21, 2019

Addressee: JARS Holdings, LLC

Address: 812 S Main Street suite 200
Royal Oak, MI 48067

RE: Prequalification status for your pending application

Dear Applicant:

The Medical Marihuana Licensing Board considered your partial application for prequalification status on February 21, 2019 and determined that you have prequalification status pursuant to the licensing provisions of the Medical Marihuana Facilities Licensing Act (MMFLA) and Administrative Rule 5 (R 333.205). This letter may be provided to a municipality as documentation of your prequalification status. Please note that this is a pending status until all application requirements in Administrative Rule 7 (R 333.207) are completed. A state operating license for a marijuana facility cannot be issued at this stage of the application. During final application review, the board will consider all information relevant to eligibility including information that has been newly acquired or information that is newly apparent since determination of prequalification status.

If you have not already done so, please submit a facility license application (Step 2) for each state operating license for which you wish to apply. You may submit a paper application online through the Accela Citizen Access Portal on the bureau website at www.michigan.gov/bmr or your application may be submitted by mail or in person.

Mailing Address:
Department of Licensing & Regulatory Affairs
Bureau of Marijuana Regulation
Marijuana Facility Licensing
P.O. Box. 30205
Lansing, MI 48909

In Person:
Department of Licensing & Regulatory Affairs
Bureau of Marijuana Regulation
Marijuana Facility Licensing
2407 North Grand River
Lansing, MI 48906

Sincerely,

Andrew Brisbo, Director
Bureau of Marijuana Regulation
Michigan Department of Licensing and Regulatory Affairs

JARS
CANNABIS

INTERIOR FIT UP
11347 W JEFFERSON AVE
RIVER ROUGE
MICHIGAN
48218, USA

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DRAWING LIST

ARCHITECTURAL	
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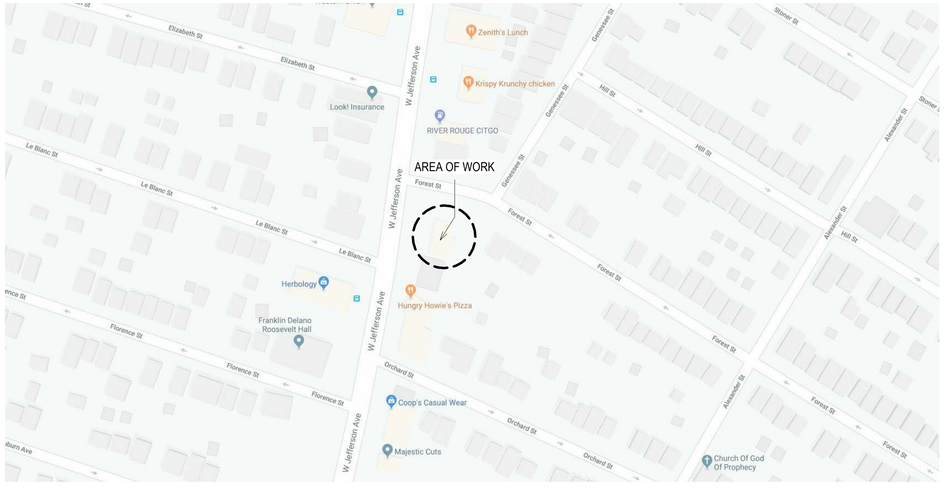
AG3.0	PROPOSED ELEVATIONS - EXTERIOR
AG4.1	PERSPECTIVES - EXTERIORS
AG4.2	PERSPECTIVES - INTERIORS
AG4.3	PERSPECTIVES - INTERIORS



LOCATION PLAN

KEY PLAN

No.	ISSUED FOR	BY	MM/DD/YY
1	CLIENT REVIEW	AG	11/08/19

No.	REVISION	MM/DD/YY

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PROJECT NORTH

JARS
CANNABIS

803 W. Big Beaver Rd, Suite 202
Troy, MICHIGAN 48084

LOCATION

JARS CANNABIS
- INTERIOR FIT-UP -
11347 W JEFFERSON AVE, RIVER ROUGE, MI 48218

DRAWING

COVER PAGE

PROJECT MANAGER	PREPARED BY
PM	TN
JOB No.	**APPROVED BY**
1722275	AS
DATE	**SCALE**
11/08/19	AS NOTED
REGION	**DRAWING No.**
MICHIGAN	AG0.0

FIXTURE SCHEDULE

FX-100 SERIES - POS & RECEPTION

TAG	DESCRIPTION	COUNT
FX-101	POS COUNTER - OVERALL CABINET DIMS - 3'-0"L x 1'-9"W x +/-2'-8 1/2"H. - OVERALL COUNTERTOP DIMS - +/-6'-1 1/2"L x 2'-0"W x 1 1/2"H. - WATERFALL COUNTERTOP DESIGN ON BOTH ENDS OF POS COUNTER. - FIXED BASE & KICK. - COUNTERTOP: L1 - CABINET: L2 - FRONT PANEL: L2 - KICK: B2	2
FX-102	MOBILE POS COUNTER - OVERALL CABINET DIMS - 3'-0"L x 1'-9"W x +/-2'-8 1/2"H. - OVERALL COUNTERTOP DIMS - +/-3'-3"L x 2'-0"W x 1 1/2"H. - WATERFALL COUNTERTOP DESIGN ON BOTH ENDS OF POS COUNTER. - CASTER BASE. - COUNTERTOP: L1 - CABINET: L2 - FRONT PANEL: L2 - KICK: B2	1
FX-103	IMPULSE DISPLAY - OVERALL DIMS - 2'-0"L x 2'-0"W x 1'-8"H. - OVERALL HEIGHT INCLUDES CASTERS. - 1" x 1" STEEL TUBE FRAMING. - CASTER BASE. - CABINET: L2 - FRAME: TO MATCH P3	3
FX-104	IMPULSE BIN - OVERALL DIMS - 2'-0"L x 2'-0"W x 2'-10"H. - OVERALL HEIGHT INCLUDES CASTERS. - 1" x 1" STEEL TUBE FRAMING. - BOTTOM PORTION OF FIXTURE IS FX-103. - CASTER BASE. - CABINET: L2 - FRAME: TO MATCH P3	4
FX-105	RECEPTION DESK - OVERALL CABINET DIMS - 3'-0"L x 1'-9"W x +/-2'-8 1/2"H. - OVERALL COUNTERTOP DIMS - +/-6'-1 1/2"L x 2'-0"W x 1 1/2"H. - WATERFALL COUNTERTOP DESIGN ON BOTH ENDS OF RECEPTION DESK. - FIXED BASE & KICK. - COUNTERTOP: L1 - CABINET: L2 - FRONT PANEL: L2 - KICK: B2	2

FIXTURE SCHEDULE

FX-200 SERIES - DISPLAY CABINETRY

TAG	DESCRIPTION	COUNT
FX-201	CLEAR DISPLAY - OVERALL DIMS - 4'-0"L x 1'-9"W x 2'-10"H. - CABINET INTERIOR LAMINATE TOP @ 1'-8"H. - OVERALL HEIGHT INCLUDES CASTERS. - CASTER BASE. - COUNTERTOP: L2 - CABINET: L2 - KICK: B2	5
FX-202	OPEN DISPLAY - OVERALL DIMS - 4'-0"L x 1'-9"W x 2'-10"H. - CABINET INTERIOR LAMINATE TOP @ 1'-8"H. - OVERALL HEIGHT INCLUDES CASTERS. - OPENED TIERED DISPLAY FOR CLIENT ACCESS. - CASTER BASE. - COUNTERTOP: L2 - CABINET: L2 - TIERED DISPLAY: TO MATCH P3 - KICK: B2	1
FX-203	CABINET DISPLAY - OVERALL DIMS - 4'-0"L x 2'-0"W x 2'-10"H. - CABINETRY 1'-9" WIDE. - OVERALL HEIGHT INCLUDES CASTERS. - CASTER BASE. - COUNTERTOP: L1 - CABINET: L2 - KICK: B2	4
FX-204	SNIFF JAR DISPLAY - OVERALL DIMS - 3'-8"L x 1'-8"W x 0'-8"H. - TRIANGULAR OVERALL SHAPE, 45° ANGLES. - SNIFF JARS TO BE TETHERED. - TO BE FASTENED TO CABINET DISPLAY BELOW. - FRAME: L2 - TOP COVER: TO MATCH P3	4

FIXTURE SCHEDULE

FX-300 SERIES - TOWERS

TAG	DESCRIPTION	COUNT
FX-301	WEDGE TOWER - OVERALL DIMS - 2'-0"L x 2'-0"W x 8'-6"H. - TRIANGULAR SHAPE, 45° ANGLES. - BOTTOM CABINETRY TOP @ 2'-10"H. - 1" x 1" STEEL TUBE FRAMING. - ADJUSTABLE SHELVING. - WALL MOUNTED WITH CLEAT SYSTEM. - FIXED BASE & KICK. - SHELVES: L2 - CABINET: L2 - FRAME: TO MATCH P3 - DOOR: L1 - KICK: B2	15
FX-302	CUBE TOWER - OVERALL DIMS - 2'-0"L x 2'-0"W x 8'-6"H. - BOTTOM CABINETRY TOP @ 2'-10"H. - 1" x 1" STEEL TUBE FRAMING. - ADJUSTABLE SHELVING. - FIXED BASE & KICK. - SHELVES: L2 - CABINET: L2 - FRAME: TO MATCH P3 - DOOR: L1 - KICK: B2	2

FIXTURE SCHEDULE

FX-400 SERIES - DISPLAY INSERTS

TAG	DESCRIPTION	COUNT
FX-402	TIERED INSERT - OVERALL DIMS - 1'-3 3/4"L x 1'-3"W x 0'-7"H - BI-DIRECTIONAL INSERT. - STOCK DISPLAY PURPOSES. - FRAME: TO MATCH P3	4
FX-403	POS INSERT - OVERALL DIMS - 1'-3 3/4"L x 1'-3"W x 0'-10 1/2"H - SINGLE DIRECTION INSERT. - POS IMPULSE STOCK DISPLAY. - FRAME: TO MATCH P3	1

LEGEND:

ROOM → ROOM NAME

001 → ROOM NUMBER

F1 B1 P1 → WALL FINISH ON ALL WALLS OF THE ROOM UNLESS SPECIFIC WALLS NOTED DIFFERENTLY.

BASEBOARD TYPE FOR ALL WALLS UNLESS SPECIFIC WALL NOTED DIFFERENTLY.

FLOOR FINISH FOR ENTIRE ROOM UNLESS SPECIFIC PORTIONS OF FLOOR ARE NOTED DIFFERENTLY.

FINISH SCHEDULE

FLOORING	
F1	- POLISHED EXISTING CONCRETE FLOOR - CLEARCOAT FINISH TBD
F2	- PORCELAIN FLOOR TILE - SIZE 2'-0"x2'-0" - DALTILE CHORD FORTE GREY CH25
F3	- CONCRETE OVERLAY - CTS CEMENT - TRU PC TOPCOAT/LEVELER
BASE	
B1	- 4" RUBBER WALL BASE. - COLOR TO MATCH P3 - SPECIFICATION TBD
B2	- 4" STAINLESS STEEL KICK - XL BLEND S - SPECIFICATION TBD
SOLID SURFACE	
S1	- AVONITE - ALTITUDE 8901 SATIN - MODULAR WALL SYSTEM CABINETRY TOP APPLICATION
LAMINATE	
L1	- WOODGRAIN LAMINATE - FORMICA 5481 OILED OLIVEWOOD
L2	- WHITE LAMINATE - FORMICA 8902 WHITE PAINTED WOOD
PAINT	
P1	- WHITE - GYPSUM WALLBOARD APPLICATION - SW 7005 255-C1 PURE WHITE - EGGSHELL, ENAMEL
P2	- DARK TEAL - BM CSP-720 DARK HARBOUR - EGGSHELL, ENAMEL FINISH
P3	- CHARCOAL - BM CSP-625 DEEP SECRET - EGGSHELL, ENAMEL FINISH
P4	- SAGE - BM CSP-795 ESTATE SALE - EGGSHELL, ENAMEL FINISH
P5	- LIGHT GREY (TO MATCH PANTONE 420 C) - SW 7064 236-C1 PASSIVE - EGGSHELL, ENAMEL FINISH
EXTERIOR	
E1	- EIFS - PAINTED TO MATCH P1
E2	- CEMENT BOARD - PAINTED TO MATCH P1
E3	- ARRISCRAFT - THIN MASONRY - ARRIS-TILE RENAISSANCE - GRAPHITE - ARRIS.TILE
E4	- ACM PANELS - WALL APPLICATION - PREFINISHED TO MATCH P2
E5	- ACM PANELS - PORTAL APPLICATION - PREFINISHED TO WEATHERED STEEL
E6	- ACM PANELS - CANOPY APPLICATION - PREFINISHED TO MATCH P1

ROOM SCHEDULE

Name	Number
RECEPTION	001
CUSTOMER LOUNGE	002
RETAIL ENTRANCE	003
DECOMPRESSION ZONE	004
MERCHANDISE DISPLAY ZONE 1	005
MERCHANDISE DISPLAY ZONE 2	006
MERCHANDISE DISPLAY ZONE 3	007
MERCHANDISE DISPLAY ZONE 4	008
IMPULSE AREA	009
POS	010
RETAIL EXIT	011

LIGHTING SCHEDULE

	NAME	QTY.
	LUMENPULSE - CYLINDER LARGE PENDANT: - LACYL - CYLINDER LARGE - LACYL A PMF MBK ACC50 D 120 18 dL20 30K CR80 W PH NA MBK b MBK - SUSPENDED - 8"d X 18"h - MATTE BLACK	0
	LUMENPULSE - SPOT M2 - LATSM2 - LATSM2 A 120 L10 30K CR80 W MBK b MBK 2C ABK PH NA - SURFACE MOUNTED - FIXED TO DOUBLE CIRCUIT TRACK W/ TRACK ADAPTER - 2 3/8"d X 6 1/4"h X - MATTE BLACK	0
4FT	**LUMENPULSE - DOUBLE CIRCUIT TRACK:** - TEK 4 - TEK 4 A 120 4 BK - SURFACE MOUNTED - TO BE MOUNTED TO U/S OF CEILING GRID AT 9'-0" A.F.F. - 4'-0" LONG TRACK - MATTE BLACK	
8FT	**LUMENPULSE - DOUBLE CIRCUIT TRACK:** - TEK 4 - TEK 4 A 120 8 BK - SURFACE MOUNTED - TO BE MOUNTED TO U/S OF CEILING GRID AT 9'-0" A.F.F. - 8'-0" LONG TRACK - MATTE BLACK	

POWER, DATA, & COMMUNICATIONS LEGEND

- 15AMP DUPLEX OUTLET
- 15AMP DUPLEX OUTLET, FLUSH FLOOR MOUNTED
- DATA OUTLET, CAT-6 CABLES
- DATA OUTLET, CAT-6 CABLES, FLUSH FLOOR MOUNTED
- FM FLOOR MONUMENT/JUNCTION BOX (INCLUDES POWER + DATA)

LIGHTING LEGEND:

- 8" DIAMETER PENDANT LIGHT. REFER TO SCHEDULE AND ELECTRICAL DRAWINGS.
- SPOT LIGHT FOR TRACK LIGHTING. REFER TO SCHEDULE AND ELECTRICAL DRAWINGS.
- DOUBLE CIRCUIT TRACK. REFER TO SCHEDULE AND ELECTRICAL DRAWINGS.
- POT LIGHT. REFER TO ELECTRICAL DRAWINGS.

CEILING SCHEDULE

C1	**CEILING GRID:** - 4"x4" U-CHANNEL PRIMED AND PAINTED TO MATCH P1. WIRED TIED TO STRUCTURE ABOVE WITH 9 GA. WIRE. - CAPPED AT ALL EXPOSED ENDS.
NO	**NO CEILING:** NO CEILING. OPEN TO ABOVE.

BRANDING & SIGNAGE SCHEDULE:

SI-01	- 'JARS CANNABIS' BRANDING. - WALL MOUNTED LETTER SIGNAGE. - COLOR TO MATCH P3 ON FINISHES SCHEDULE.
SI-02	- 'JARS' CIRCULAR BRANDING. - WALL MOUNTED SINTRA LOGO WITH JARS CUT-OUT. - COLOR TO MATCH P3 ON FINISHES SCHEDULE.
SI-03	- 'JARS' CIRCULAR BRANDING. - WALL MOUNTED DOUBLE-SIDED BLADE SIGN - ILLUMINATED. - 'JARS' LOGO ON SIGN FACES. - FRAME & LOGO COLOR TO MATCH P3 ON FINISHES SCHEDULE.
SI-04	- 'JARS CANNABIS' BRANDING. - LETTER SIGNAGE CUT-OUT FROM PORTAL MATERIAL. - ILLUMINATED
SI-05	- 'JARS' CIRCULAR BRANDING. - DISK INSERT AND FLUSH WITH EXTERIOR CLADDING. - ILLUMINATED

LEGEND:

- NOT IN CONTRACT
- E EXISTING
- F FINISH
- ℄ & CL CENTERLINE
- U/S UNDERSIDE
- T/O TOP OF
- A.F.F. ABOVE FINISHED FLOOR

No.	ISSUED FOR	BY	MM/DD/YY
1	CLIENT REVIEW	AG	11/08/19

No.	REVISION	MM/DD/YY

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TRUE NORTH

PROJECT NORTH

JARS CANNABIS

803 W. Big Beaver Rd, Suite 202
Troy, MICHIGAN 48084

LOCATION

JARS CANNABIS

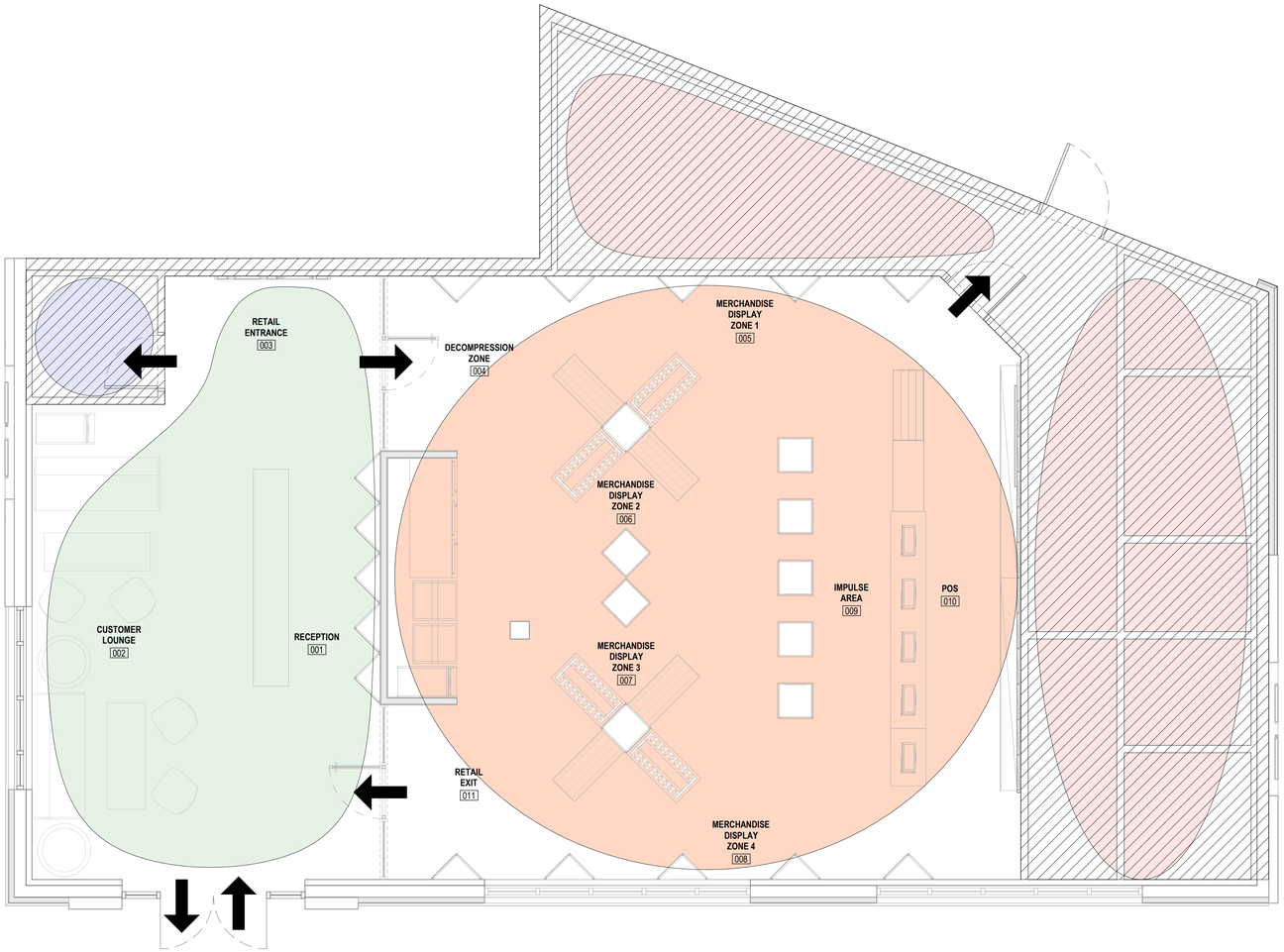
- INTERIOR FIT-UP -

11347 W JEFFERSON AVE, RIVER ROUGE, MI 48218

DRAWING

LEGENDS & SCHEDULES

PROJECT MANAGER	PREPARED BY
PM	TN
JOB No.	**APPROVED BY**
1722275	AS
DATE	**SCALE**
11/08/19	AS NOTED
REGION	**DRAWING No.**
MICHIGAN	AG0.1



1 AG0.2 PROPOSED ZONAL PLAN

SCALE : 1/4" = 1'-0"

LEGEND:

- PUBLIC WASHROOMS
- PUBLIC LOUNGE. NO AGE RESTRICTION
- MERCHANDISE. AGE RESTRICTION.
- BACK OF HOUSE. EMPLOYEES ONLY.

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PROPOSED ZONAL PLAN

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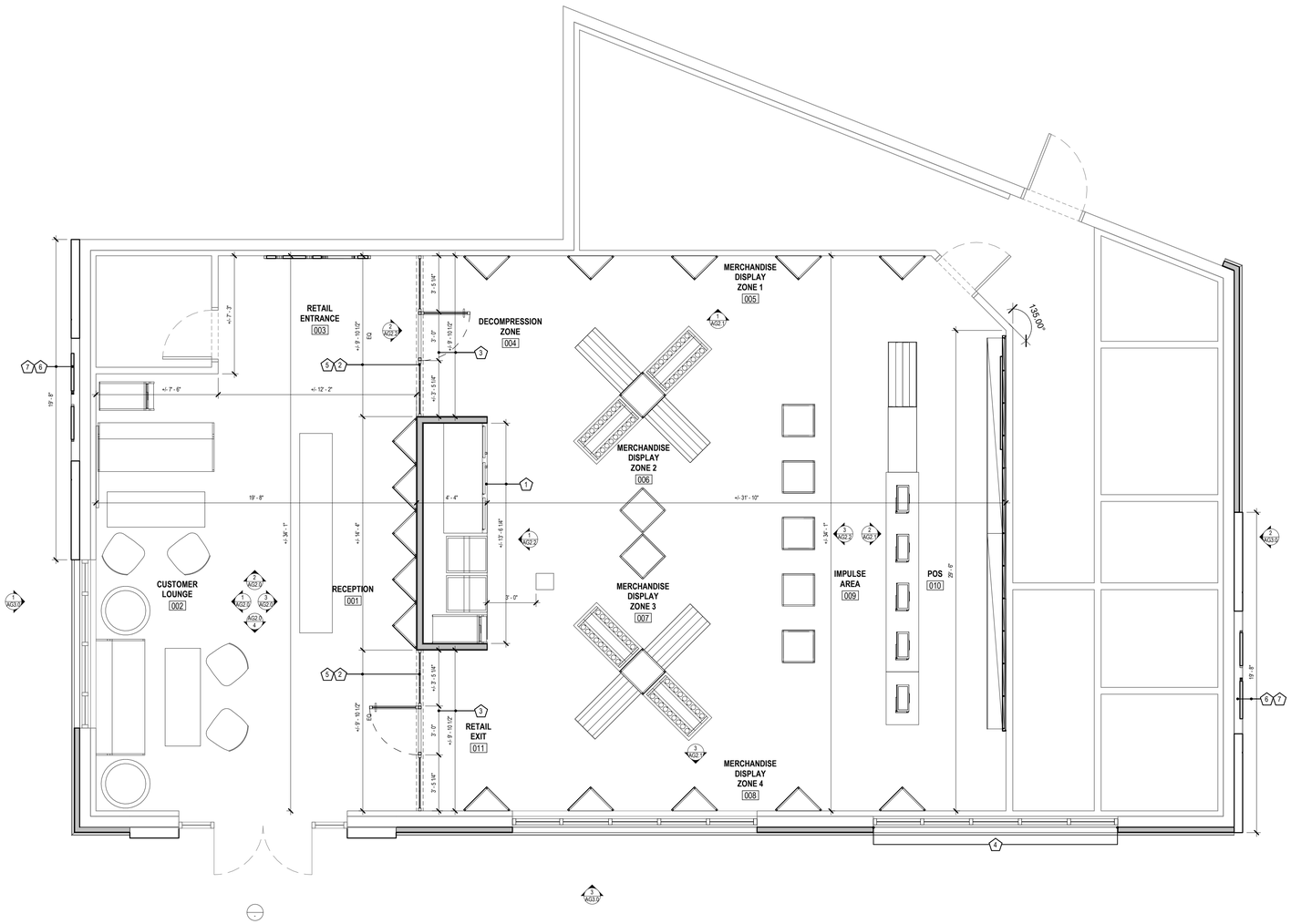
MICHIGAN	AG0.2



1 PROPOSED FLOOR PLAN
AG1.0 SCALE : 1/4" = 1'-0"

ROOM SCHEDULE	
Name	Number
RECEPTION	001
CUSTOMER LOUNGE	002
RETAIL ENTRANCE	003
DECOMPRESSION ZONE	004
MERCHANDISE DISPLAY ZONE 1	005
MERCHANDISE DISPLAY ZONE 2	006
MERCHANDISE DISPLAY ZONE 3	007
MERCHANDISE DISPLAY ZONE 4	008
IMPULSE AREA	009
POS	010
RETAIL EXIT	011

PROPOSED FLOOR PLAN NOTES

1. FINAL DIMENSIONS AND OPENING SIZE TO BE COORIDATED WITH FINAL SPECIFICATION AND SIZE OF 2 TRIPLE DOOR MERCHANDISER REFRIGERATORS. TO BE COORDINATED ON SITE.
2. EXTENT OF NEW CUSTOM FABRICATED GLAZING PARTITION COMPLETE WITH SWING DOOR, FRAME, AND HARDWARE. MULLION SIZES AND STRUCTURAL BRACING TO BE COORDINATED WITH ARCHITECT AND MANUFACTURING COMPANY. FINAL DIMENSIONS OF GLAZING PARTITION TO BE COORDINATED ON SITE WITH AS-BUILT CONDITIONS PRIOR TO COMMENCEMENT OF ANY MANUFACTURING/FABRICATING. TO BE COORDINATED ON SITE.
3. NEW DOOR TO BE CENTERED WITHIN NEW GLAZING PARTITION AS INDICATED ON PLAN. GENERAL CONTRACTOR TO ENSURE MINIMUM DOOR CLEARANCE IS MAINTAINED. TO BE COORDINATED ON SITE.
4. PREFINISHED SPANDREL PANEL. TO BE COORDINATED ON SITE.
5. GLAZING TO RECIEVE FILM. FINAL SELECTION AND DESIGN OF FILM TO BE COORDINATED ON SITE WITH ARCHITECT AND CLIENT.
6. EXTENT OF NEW PREFINISHED ACM PANEL WALL. REVEALS AS INDICATED ON PLANS AND ELEVATIONS. GENERAL CONTRACTOR TO REFER TO SHOP DRAWINGS FOR FINAL DESIGN AND DIMENSIONS. TO BE COORDINATED ON SITE.
7. DEPTH OF ACM PANEL WALL TO BE COORDINATED WITH LIGHTING INSTALLATION TO ILLUMINATE THE JARS BRANDING. REFER TO ELECTRICAL DRAWINGS. TO BE COORDINATED ON SITE.

GENERAL NOTES:

ALL WALLS TO U/S DECK UNLESS OTHERWISE SPECIFIED AND SHOWN ON PLANS AND ELEVATIONS. TO BE COORDINATED ON SITE.

GENERAL CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING ANY DAMAGED SURFACES AS REQUIRED. SURFACES TO BE PREPARED AND MADE GOOD TO RECEIVE NEW FINISHES.

GENERAL CONTRACTOR IS RESPONSIBLE FOR PATCHING ALL EXISTING AND NEW PENETRATIONS IN EXISTING WALLS AS REQUIRED.

GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EXISTING DRYWALL AND REINSTATEMENT & REFINISHING AS REQUIRED. TO BE COORDINATED ON SITE.

GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING MINIMUM CLEARANCES ARE MAINTAINED AS PER BUILDING CODE. TO BE COORDINATED ON SITE.

REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL WORK PERTAINING TO MECHANICAL AND ELECTRICAL SCOPE OF WORK.

ALL PARTITIONS BUILT ABOVE GLAZING & ALL PARTITIONS TO U/S OF DECK ARE TO BE FRAMED TIGHTLY AROUND ALL STRUCTURAL COMPONENTS, MECHANICAL DUCTWORK, AND SPRINKLER LINES.

CONCRETE PLANTERS AND BOLLARD FINAL LOCATION AND COUNT TO BE COORDINATED ON SITE WITH FINAL DESIGN AND LAYOUT OF SITE PLAN. TO BE COORDINATED ON SITE.

LEGEND:

	NOT IN CONTRACT
E	EXISTING
F	FINISH
℄ & CL	CENTERLINE
U/S	UNDERSIDE
T/O	TOP OF
A.F.F.	ABOVE FINISHED FLOOR

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TRUE NORTH
PROJECT NORTH

JARS CANNABIS

803 W. Big Beaver Rd, Suite 202
Troy, MICHIGAN 48084

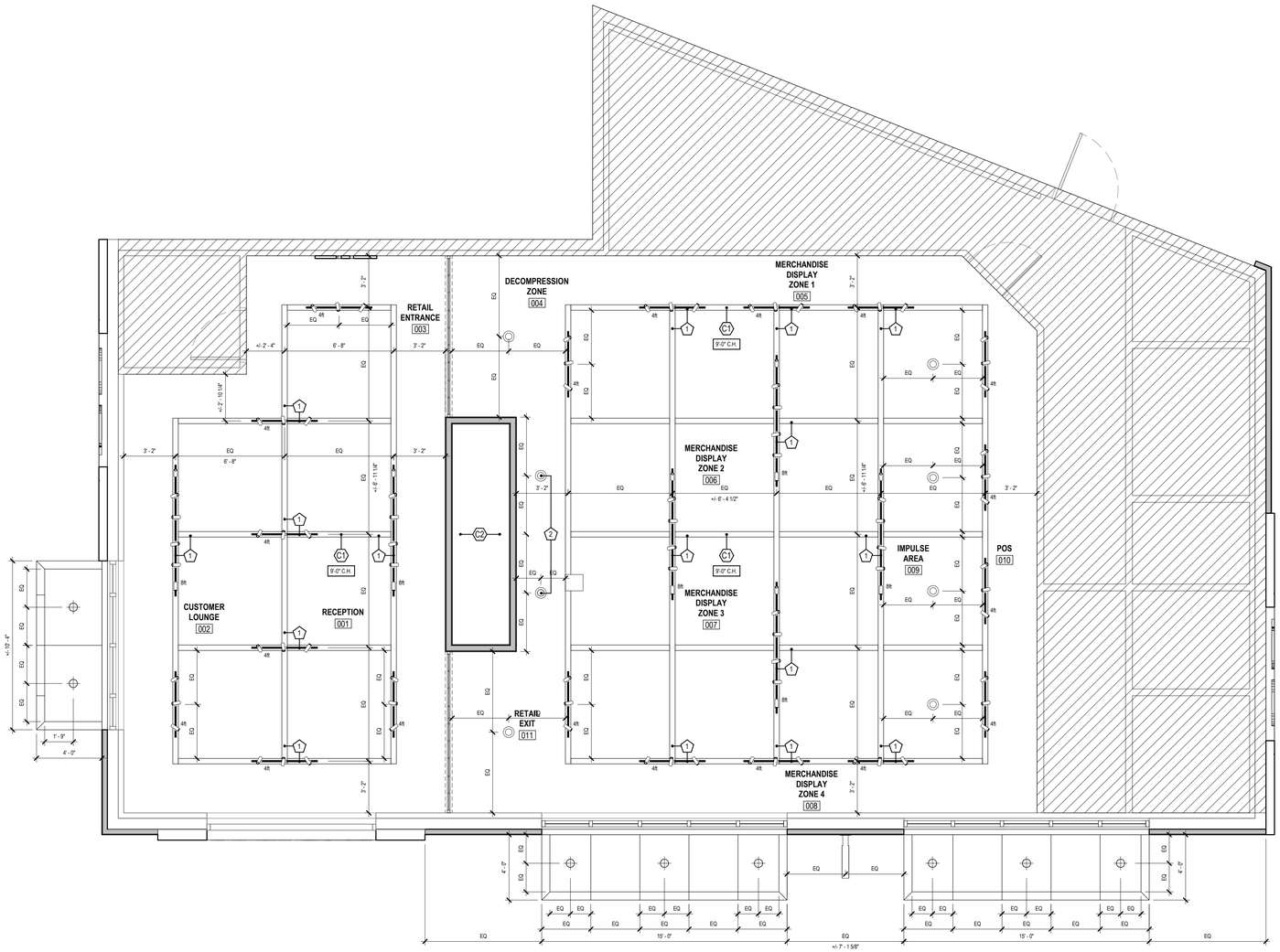
LOCATION

JARS CANNABIS
- INTERIOR FIT-UP -
11347 W JEFFERSON AVE, RIVER ROUGE, MI 48218

DRAWING

PROPOSED FLOOR PLAN

PROJECT MANAGER	PREPARED BY
PM	TN
JOB No.	**APPROVED BY**
1722275	AS
DATE	**SCALE**
11/08/19	AS NOTED
REGION	**DRAWING No.**
MICHIGAN	AG1.0



1 AG1.1 PROPOSED RCP
SCALE : 1/4" = 1'-0"

LIGHTING SCHEDULE		
	NAME	QTY.
	LUMENPULSE - CYLINDER LARGE PENDANT: - LACYL - CYLINDER LARGE - LACYL A PMF MBK ACC50 D 120 18 dL20 30K CR80 W PH NA MBK b MBK - SUSPENDED - 8"d X 18"h - MATTE BLACK	0
	LUMENPULSE - SPOT M2 - LATSM2 - LATSM2 A 120 L10 30K CR80 W MBK b MBK 2C ABK PH NA - SURFACE MOUNTED - FIXED TO DOUBLE CIRCUIT TRACK W/ TRACK ADAPTER - 2 3/8"d X 6 1/4"h X - MATTE BLACK	0
4FT	LUMENPULSE - DOUBLE CIRCUIT TRACK: - TEK 4 - TEK 4 A 120 4 BK - SURFACE MOUNTED - TO BE MOUNTED TO U/S OF CEILING GRID AT 9'-0" A.F.F. - 4'-0" LONG TRACK - MATTE BLACK	
8FT	LUMENPULSE - DOUBLE CIRCUIT TRACK: - TEK 4 - TEK 4 A 120 8 BK - SURFACE MOUNTED - TO BE MOUNTED TO U/S OF CEILING GRID AT 9'-0" A.F.F. - 8'-0" LONG TRACK - MATTE BLACK	

	CEILING SCHEDULE
C1	CEILING GRID: - 4"x4" U-CHANNEL PRIMED AND PAINTED TO MATCH P1. WIRED TIED TO STRUCTURE ABOVE WITH 9 GA. WIRE. - CAPPED AT ALL EXPOSED ENDS.
C2	NO CEILING: NO CEILING. OPEN TO ABOVE.

PROPOSED RCP NOTES:

1. CL OF LIGHT FIXTURE TRACK TO ALIGN WITH CL OF CEILING GRID. TO BE COORDINATED ON SITE.
2. CL OF LIGHT FIXTURES TO ALIGN. TO BE COORDINATED ON SITE.
3. EXTENT OF NEW PREFINISHED ACM PANEL CANOPY. GENERAL CONTRACTOR TO REFER TO SHOP DRAWINGS FOR FINAL DESIGN AND DIMENSIONS. CANOPY FRAMING TO BE COORDINATED AROUND FINAL STRUCTURAL DESIGN.TO BE COORDINATED ON SITE.
4. CANOPY STRUCTURE TO TIE BACK AND CONNECT TO EXISTING BASE BUILDING STRUCTURE. REFER TO STRUCTURAL DRAWINGS. TO BE COORDINATED ON SITE.
5. GENERAL CONTRACTOR TO ACCOMADATE FOR ACM PANEL CANOPY DRAINAGE. TO BE COORDINATED ON SITE.
6. U/S OF ACM PANEL CANOPY TO ALIGN WITH TOP OF EXTERIOR OPENINGS AS SHOWN ON ELEVATIONS. TO BE COORDINATED ON SITE.
7. ACM PANEL CANOPY REVEALS TO ALIGN WITH CL OF VERTICAL MULLIONS AS SHOWN ON ELEVATIONS. TO BE COORDINATED ON SITE.
8. GENERAL CONTRACTOR RESPONSIBLE FOR SUPPLYING POWER AND CONNECTING THE BACKLIGHTING FOR THE JARS BRANDING. EXACT LOCATION OF POWER SUPPLY TO BE COORDINATED ON SITE. REFER TO ELECTRICAL DRAWINGS. TO BE COORDINATED ON SITE.

GENERAL NOTES:

FINAL CEILING HEIGHTS TO BE COORDINATED ON SITE DUE TO SITE-SPECIFIC CONDITIONS TO ENSURE ALL LIGHTING AND HVAC CLEARANCES ARE MAINTAINED.

REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR MECHANICAL AND ELECTRICAL SCOPE OF WORK.

FINAL SPECIFICATION OF ALL LIGHT FIXTURES TO BE CONFIRMED AND COORDINATED WITH CLIENT AND ELECTRICAL ENGINEER.

FINAL LAYOUT OF LIGHTING AND MECHANICAL FIXTURES TO BE CONFIRMED AND COORDINATED WITH ALL ASSOCIATED CONSULTANTS. TO BE COORDINATED ON SITE.

GENERAL CONTRACTOR IS TO COORDINATE THE INSTALLATION OF ALL MECHANICAL FIXTURES AND DUCTWORK TO ENSURE NO INTERFERENCES WITH LIGHTING INSTALLATION. TO BE COORDINATED ON SITE.

U/S OF ALL LIGHT FIXTURES TO BE FLUSH WITH UNDERSIDE GRID CEILING UNLESS OTHERWISE SPECIFIED ON PLAN. TO BE COORDINATED ON SITE.

ALL SPECIFIED LIGHT FIXTURES ARE RECOMMENDED AS A STANDARD BASIS OF DESIGN, SUBJECT TO TECHNICAL APPROVAL BY ARCHITECT AND ELECTRICAL ENGINEER. ANY ALTERNATIVE FIXTURE HAS TO MEET APPROVED AESTHETIC LOOK AND SPACE REQUIREMENT.

LIGHITNG LAYOUT AND DESIGN IS BASED ON AN AVERAGE OF 50 LUMENS/SQFT FOR AMBIENT LIGHTING AND 75-100 LUMENS/SQFT PERIMETER ACCENT LIGHTING WITH A CEILING HEIGHT OF 9'-0". ALL FIXTURES DIMMABLE.

ALL EXPOSED AREAS OF THE DECK ABOVE TO BE PAINTED TO MATCH P3 ON

LIGHTING LE FINISHES SCHEDULE. TO BE COORDINATED ON SITE.

- 8" DIAMETER PENDANT LIGHT. REFER TO SCHEDULE AND ELECTRICAL DRAWINGS.
- SPOT LIGHT FOR TRACK LIGHTING. REFER TO SCHEDULE AND ELECTRICAL DRAWINGS.
- DOUBLE CIRCUIT TRACK. REFER TO SCHEDULE AND ELECTRICAL DRAWINGS.
- POT LIGHT. REFER TO ELECTRICAL DRAWINGS.

LEGEND:

	NOT IN CONTRACT
E	EXISTING
F	FINISH
℄ & CL	CENTERLINE
U/S	UNDERSIDE
T/O	TOP OF
A.F.F.	ABOVE FINISHED FLOOR

No.	ISSUED FOR	BY	MM/DD/YY
1	CLIENT REVIEW	AG	11/08/19

No.	REVISION	MM/DD/YY

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PROPOSED RCP

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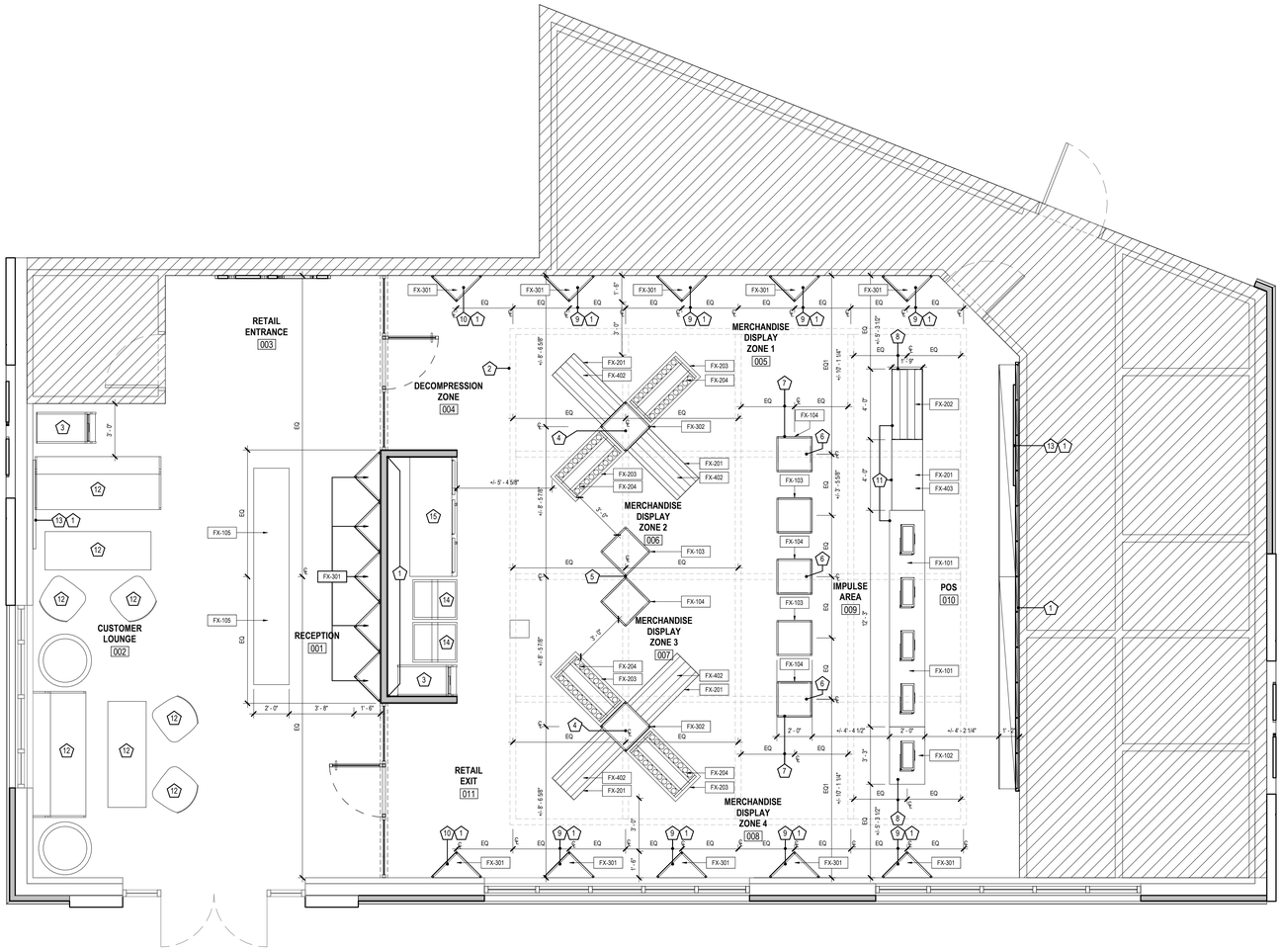
PM	TN
JOB No.	**APPROVED BY**
1722275	AS
DATE	**SCALE**
11/08/19	AS NOTED
REGION	**DRAWING No.**
MICHIGAN	AG1.1



1 AG1.2 PROPOSED FIXTURE PLAN
SCALE : 1/4" = 1'-0"

FIXTURE SCHEDULE

FX-100 SERIES - POS & RECEPTION

TAG	DESCRIPTION	COUNT
FX-101	POS COUNTER - OVERALL CABINET DIMS - 3'-0"L x 1'-9"W x +/-2'-8 1/2"H. - OVERALL COUNTERTOP DIMS - +/-6'-1 1/2"L x 2'-0"W x 1 1/2"H. - WATERFALL COUNTERTOP DESIGN ON BOTH ENDS OF POS COUNTER. - FIXED BASE & KICK. - COUNTERTOP: L1 - CABINET: L2 - FRONT PANEL: L2 - KICK: B2	2
FX-102	MOBILE POS COUNTER - OVERALL CABINET DIMS - 3'-0"L x 1'-9"W x +/-2'-8 1/2"H. - OVERALL COUNTERTOP DIMS - +/-3'-3"L x 2'-0"W x 1 1/2"H. - WATERFALL COUNTERTOP DESIGN ON BOTH ENDS OF POS COUNTER. - CASTER BASE. - COUNTERTOP: L1 - CABINET: L2 - FRONT PANEL: L2 - KICK: B2	1
FX-103	IMPULSE DISPLAY - OVERALL DIMS - 2'-0"L x 2'-0"W x 1'-8"H. - OVERALL HEIGHT INCLUDES CASTERS. - 1" x 1" STEEL TUBE FRAMING. - CASTER BASE. - CABINET: L2 - FRAME: TO MATCH P3	3
FX-104	IMPULSE BIN - OVERALL DIMS - 2'-0"L x 2'-0"W x 2'-10"H. - OVERALL HEIGHT INCLUDES CASTERS. - 1" x 1" STEEL TUBE FRAMING. - BOTTOM PORTION OF FIXTURE IS FX-103. - CASTER BASE. - CABINET: L2 - FRAME: TO MATCH P3	4
FX-105	RECEPTION DESK - OVERALL CABINET DIMS - 3'-0"L x 1'-9"W x +/-2'-8 1/2"H. - OVERALL COUNTERTOP DIMS - +/-6'-1 1/2"L x 2'-0"W x 1 1/2"H. - WATERFALL COUNTERTOP DESIGN ON BOTH ENDS OF RECEPTION DESK. - FIXED BASE & KICK. - COUNTERTOP: L1 - CABINET: L2 - FRONT PANEL: L2 - KICK: B2	2

FIXTURE SCHEDULE

FX-200 SERIES - DISPLAY CABINETRY

TAG	DESCRIPTION	COUNT
FX-201	CLEAR DISPLAY - OVERALL DIMS - 4'-0"L x 1'-9"W x 2'-10"H. - CABINET INTERIOR LAMINATE TOP @ 1'-8"H. - OVERALL HEIGHT INCLUDES CASTERS. - CASTER BASE. - COUNTERTOP: L2 - CABINET: L2 - KICK: B2	5
FX-202	OPEN DISPLAY - OVERALL DIMS - 4'-0"L x 1'-9"W x 2'-10"H. - CABINET INTERIOR LAMINATE TOP @ 1'-8"H. - OVERALL HEIGHT INCLUDES CASTERS. - OPENED TIERED DISPLAY FOR CLIENT ACCESS. - CASTER BASE. - COUNTERTOP: L2 - CABINET: L2 - TIERED DISPLAY: TO MATCH P3 - KICK: B2	1
FX-203	CABINET DISPLAY - OVERALL DIMS - 4'-0"L x 2'-0"W x 2'-10"H. - CABINETRY 1'-9" WIDE. - OVERALL HEIGHT INCLUDES CASTERS. - CASTER BASE. - COUNTERTOP: L1 - CABINET: L2 - KICK: B2	4
FX-204	SNIFF JAR DISPLAY - OVERALL DIMS - 3'-8"L x 1'-8"W x 0'-8"H. - TRIANGULAR OVERALL SHAPE, 45° ANGLES. - SNIFF JARS TO BE TETHERED. - TO BE FASTENED TO CABINET DISPLAY BELOW. - FRAME: L2 - TOP COVER: TO MATCH P3	4

FIXTURE SCHEDULE

FX-300 SERIES - TOWERS

TAG	DESCRIPTION	COUNT
FX-301	WEDGE TOWER - OVERALL DIMS - 2'-0"L x 2'-0"W x 8'-6"H. - TRIANGULAR SHAPE, 45° ANGLES. - BOTTOM CABINETRY TOP @ 2'-10"H. - 1" x 1" STEEL TUBE FRAMING. - ADJUSTABLE SHELVING. - WALL MOUNTED WITH CLEAT SYSTEM. - FIXED BASE & KICK. - SHELVES: L2 - CABINET: L2 - FRAME: TO MATCH P3 - DOOR: L1 - KICK: B2	15
FX-302	CUBE TOWER - OVERALL DIMS - 2'-0"L x 2'-0"W x 8'-6"H. - BOTTOM CABINETRY TOP @ 2'-10"H. - 1" x 1" STEEL TUBE FRAMING. - ADJUSTABLE SHELVING. - FIXED BASE & KICK. - SHELVES: L2 - CABINET: L2 - FRAME: TO MATCH P3 - DOOR: L1 - KICK: B2	2

FIXTURE SCHEDULE

FX-400 SERIES - DISPLAY INSERTS

TAG	DESCRIPTION	COUNT
FX-402	TIERED INSERT - OVERALL DIMS - 1'-3 3/4"L x 1'-3"W x 0'-7"H - BI-DIRECTIONAL INSERT. - STOCK DISPLAY PURPOSES. - FRAME: TO MATCH P3	4
FX-403	POS INSERT - OVERALL DIMS - 1'-3 3/4"L x 1'-3"W x 0'-10 1/2"H - SINGLE DIRECTION INSERT. - POS IMPULSE STOCK DISPLAY. - FRAME: TO MATCH P3	1

PROPOSED FIXTURE PLAN NOTES:

1. GENERAL CONTRACTOR RESPONSIBLE FOR SUPPLYING 3/4" PLYWOOD BACKERS FOR INSTALLATION OF ALL TV'S, FIXTURES, EQUIPMENT, AND/OR MILLWORK. TO BE COORDINATED ON SITE.
2. HIDDEN LINES REPRESENT THE U-CHANNEL CEILING GRID ABOVE.
3. NEW ATM MACHINES SUPPLIED BY THE CLIENT AND INSTALLED BY THE GENERAL CONTRACTOR. GC RESPONSIBLE FOR SUPPLYING POWER AND DATA & COORDINATING INSTALLATION ON SITE.
4. MERCHANDE ZONES 2 & 3 TO BE CENTERED ON CEILING GRID ABOVE. DIAGONAL CL OF CUBE TOWER TO ALIGN WITH CL OF CEILING GRID ABOVE. TO BE COORDINATED ON SITE.
5. CORNERS OF IMPULSE FIXTURES TO ALIGN WITH CL OF INTERSECTING CEILING GRID CHANNELS ABOVE AS SHOWN ON PLAN. TO BE COORDINATED ON SITE.
6. CL OF IMPULSE FIXTURES TO ALIGN WITH CL OF CEILING GRID ABOVE. TO BE COORDINATED ON SITE.
7. IMPULSE FIXTURES TO BE CENTERED WITHIN THE VOID SPACE BETWEEN THE CEILING GRID CHANNELS ABOVE AS SHOWN ON PLAN. TO BE COORDINATED ON SITE.
8. POS FIXTURES TO BE CENTERED WITHIN THE VOID SPACE BETWEEN THE CEILING GRID CHANNELS ABOVE AS SHOWN ON PLAN. TO BE COORDINATED ON SITE.
9. WEDGE TOWERS TO BE CENTERED WITHIN THE VOID SPACE BETWEEN THE CEILING GRID CHANNELS ABOVE AS SHOWN ON PLAN. TO BE COORDINATED ON SITE.
10. FINAL WEDGE TOWER TO BE EQUALLY SPACED APART FROM THE ADJACENT TOWER AS SHOWN ON PLAN. TO BE COORDINATED ON SITE.
11. FINISHED FACE OF CABINET FRONTS TO ALIGN. TO BE COORDINATED ON SITE.
12. NEW SYSTEM FURNITURE & N.I.C., GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION/ASSEMBLY ON SITE WITH VENDOR.
13. NEW DIGITAL DISPLAY N.I.C. TO BE SUPPLIED BY CLIENT AND INSTALLED BY GENERAL CONTRACTOR. LOCATION AND MOUNTING HEIGHT OF DISPLAY AS PER PLANS AND ELEVATIONS. TO BE CONFIRMED AND COORDINATED ON SITE.
14. NEW B&N 2-WAY SINGLE-COLUMN FLOOR FIXTURE N.I.C. TO BE SUPPLIED BY CLIENT AND INSTALLED BY GENERAL CONTRACTOR. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION/ASSEMBLY ON SITE WITH VENDOR.
15. NEW FRIDGE N.I.C., GENERAL CONTRACTOR TO ENSURE POWER OUTLETS MEET SPECIFIED FRIDGE REQUIREMENTS. TO BE COORDINATED ON SITE.

GENERAL NOTES:

FINAL DIMENSIONS AND OVERALL DESIGN OF ALL MILLWORK, FIXTURES, AND FURNITURE TO BE CONFIRMED AND COORDINATED WITH PERSONS OF INTEREST PRIOR TO COMMENCEMENT OF ANY FABRICATION, MANUFACTURING, AND/OR ORDERING OF UNITS.

GENERAL CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING ANY DAMAGED SURFACES AS REQUIRED. SURFACES TO BE PREPARED AND MADE GOOD TO RECEIVE NEW FINISHES.

GENERAL CONTRACTOR IS RESPONSIBLE FOR PATCHING ALL EXISTING AND NEW PENETRATIONS IN EXISTING WALLS AS REQUIRED.

GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EXISTING DRYWALL AND REINSTATEMENT & REFINISHING AS REQUIRED. TO BE COORDINATED ON SITE.

GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING MINIMUM CLEARANCES ARE MAINTAINED AS PER BUILDING CODE. TO BE COORDINATED ON SITE.

REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL WORK PERTAINING TO MECHANICAL AND ELECTRICAL SCOPE OF WORK.

LEGEND:

	NOT IN CONTRACT
E	EXISTING
F	FINISH
℄ & CL	CENTERLINE
U/S	UNDERSIDE
T/O	TOP OF
A.F.F.	ABOVE FINISHED FLOOR

No.	ISSUED FOR	BY	MM/DD/YY
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LOCATION

JARS CANNABIS

- INTERIOR FIT-UP -

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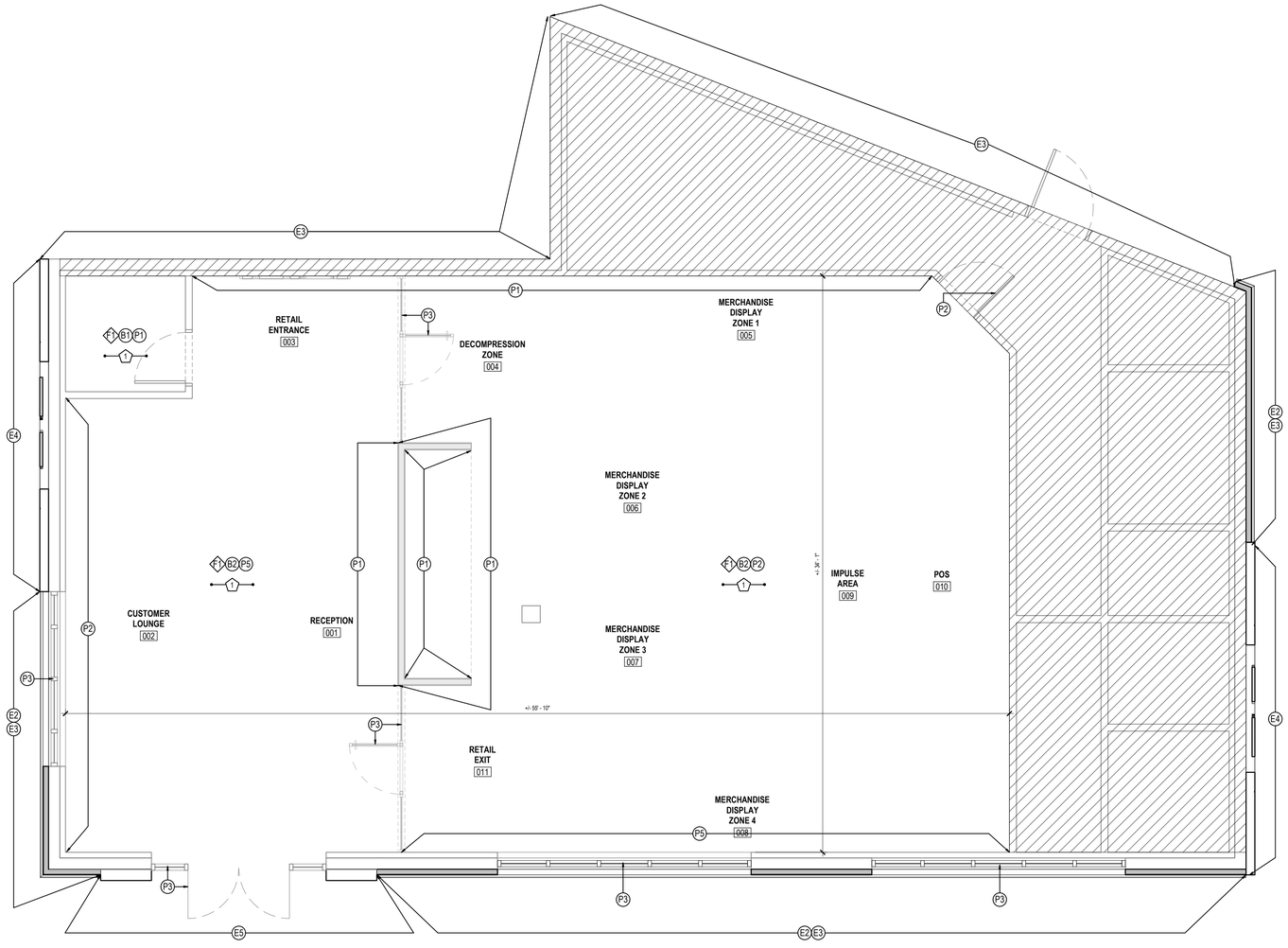
DRAWING

PROPOSED FIXTURE PLAN

PROJECT MANAGER	PREPARED BY
PM	TN
JOB No.	**APPROVED BY**
1722275	AS
DATE	**SCALE**
11/08/19	AS NOTED
REGION	**DRAWING No.**
MICHIGAN	AG1.2



2 PROPOSED FINISHES PLAN
AG1.3 SCALE : 1/4" = 1'-0"

PROPOSED FINISHES PLAN NOTES:

1. FLOOR FINISH IS DEPENDENT ON BASE BUILDING EXISTING FLOOR QUALITY. FINAL FLOOR FINISH TO BE COORDINATED ON SITE BASED ON EXISTING SITE CONDITIONS.

LEGEND:

	NOT IN CONTRACT
E	EXISTING
F	FINISH
℄ & CL	CENTERLINE
U/S	UNDERSIDE
T/O	TOP OF
A.F.F.	ABOVE FINISHED FLOOR

LEGEND:

ROOM — ROOM NAME
001 — ROOM NUMBER
F1 B1 P1 — WALL FINISH ON ALL WALLS OF THE ROOM UNLESS SPECIFIC WALLS NOTED DIFFERENTLY.
BASEBOARD TYPE FOR ALL WALLS UNLESS SPECIFIC WALL NOTED DIFFERENTLY.
FLOOR FINISH FOR ENTIRE ROOM UNLESS SPECIFIC PORTIONS OF FLOOR ARE NOTED DIFFERENTLY.

FINISH SCHEDULE

FLOORING

- F1 - POLISHED EXISTING CONCRETE FLOOR
  - CLEARCOAT FINISH TBD
- F2 - PORCELAIN FLOOR TILE
  - SIZE 2'-0"x2'-0"
  - DALTILE CHORD FORTE GREY CH25
- F3 - CONCRETE OVERLAY
  - CTS CEMENT
  - TRU PC TOPCOAT/LEVELER

BASE

- B1 - 4" RUBBER WALL BASE.
  - COLOR TO MATCH P3
  - SPECIFICATION TBD
- B2 - 4" STAINLESS STEEL KICK
  - XL BLEND S
  - SPECIFICATION TBD

SOLID SURFACE

- S1 - AVONITE
  - ALTITUDE 8901 SATIN
  - MODULAR WALL SYSTEM CABINETRY TOP APPLICATION

LAMINATE

- L1 - WOODGRAIN LAMINATE
  - FORMICA 5481 OILED OLIVEWOOD
- L2 - WHITE LAMINATE
  - FORMICA 8902 WHITE PAINTED WOOD

PAINT

- P1 - WHITE
  - GYPSUM WALLBOARD APPLICATION
  - SW 7005 255-C1 PURE WHITE
  - EGGSHELL, ENAMEL
- P2 - DARK TEAL
  - BM CSP-720 DARK HARBOUR
  - EGGSHELL, ENAMEL FINISH
- P3 - CHARCOAL
  - BM CSP-625 DEEP SECRET
  - EGGSHELL, ENAMEL FINISH
- P4 - SAGE
  - BM CSP-795 ESTATE SALE
  - EGGSHELL, ENAMEL FINISH
- P5 - LIGHT GREY (TO MATCH PANTONE 420 C)
  - SW 7064 236-C1 PASSIVE
  - EGGSHELL, ENAMEL FINISH

EXTERIOR

- E1 - EIFS
  - PAINTED TO MATCH P1
- E2 - CEMENT BOARD
  - PAINTED TO MATCH P1
- E3 - ARRISCRAFT - THIN MASONRY
  - ARRIS-TILE RENAISSANCE
  - GRAPHITE - ARRIS.TILE
- E4 - ACM PANELS
  - WALL APPLICATION
  - PREFINISHED TO MATCH P2
- E5 - ACM PANELS
  - PORTAL APPLICATION
  - PREFINISHED TO WEATHERED STEEL
- E6 - ACM PANELS
  - CANOPY APPLICATION
  - PREFINISHED TO MATCH P1

No.	REVISION	BY	MM/DD/YY
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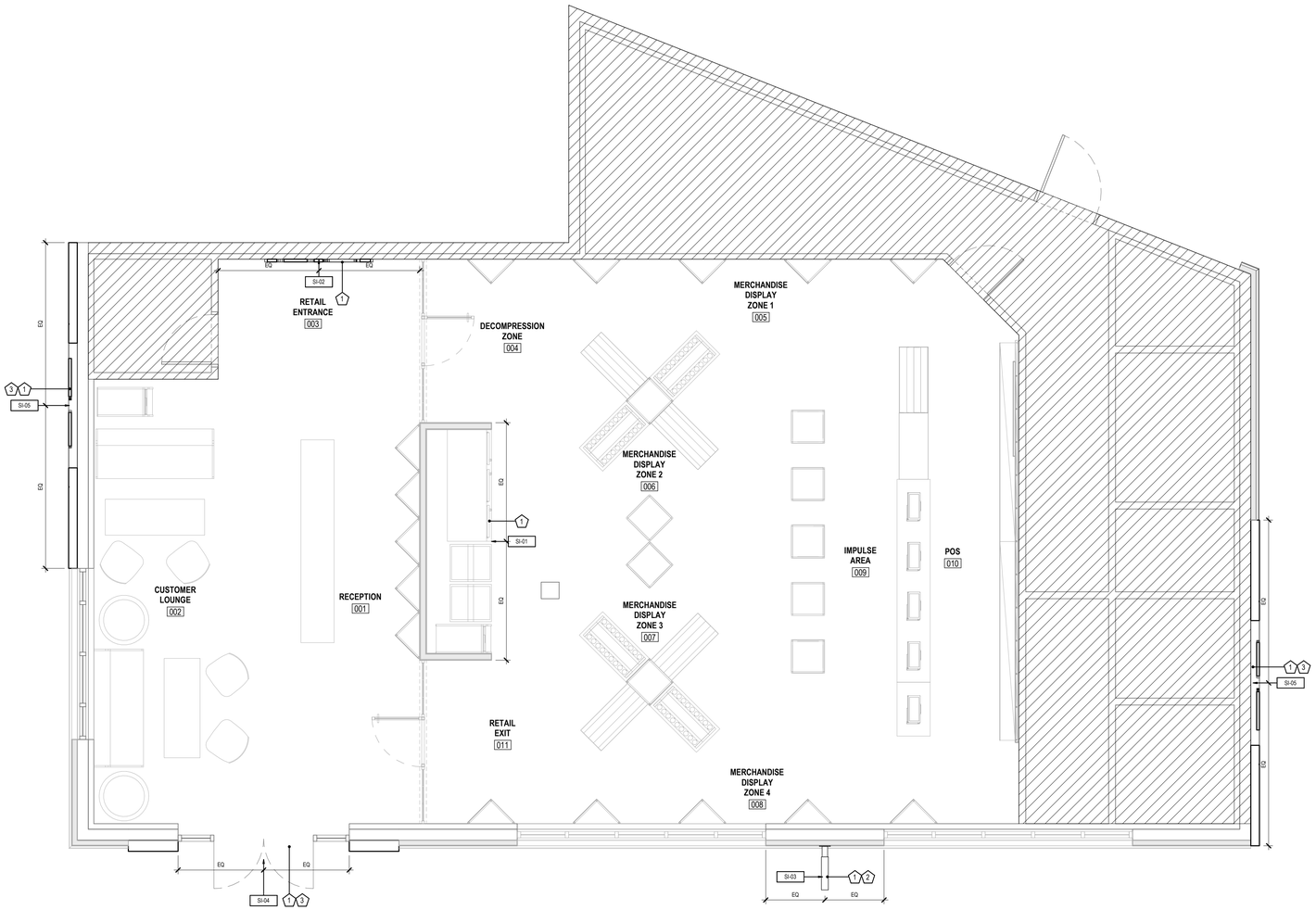
PROPOSED FINISHES PLAN

PROJECT MANAGER PM	**PREPARED BY** TN
JOB No. 1722275	**APPROVED BY** AS
DATE 11/08/19	**SCALE** AS NOTED
REGION MICHIGAN	**DRAWING No.** AG1.3



1 AG1.4 PROPOSED BRANDING & SIGNAGE PLAN

SCALE : 1/4" = 1'-0"

	BRANDING & SIGNAGE SCHEDULE:
SI-01	- 'JARS CANNABIS' BRANDING. - WALL MOUNTED LETTER SIGNAGE. - COLOR TO MATCH P3 ON FINISHES SCHEDULE.
SI-02	- 'JARS' CIRCULAR BRANDING. - WALL MOUNTED SINTRA LOGO WITH JARS CUT-OUT. - COLOR TO MATCH P3 ON FINISHES SCHEDULE.
SI-03	- 'JARS' CIRCULAR BRANDING. - WALL MOUNTED DOUBLE-SIDED BLADE SIGN - ILLUMINATED. - 'JARS' LOGO ON SIGN FACES. - FRAME & LOGO COLOR TO MATCH P3 ON FINISHES SCHEDULE.
SI-04	- 'JARS CANNABIS' BRANDING. - LETTER SIGNAGE CUT-OUT FROM PORTAL MATERIAL. - ILLUMINATED
SI-05	- 'JARS' CIRCULAR BRANDING. - DISK INSERT AND FLUSH WITH EXTERIOR CLADDING. - ILLUMINATED

PROPOSED BRANDING & SIGNAGE PLAN NOTES:

1. BRANDING/SIGNAGE TO BE CENTERED ON WALL AS INDICATED ON PLANS AND ELEVATIONS. TO BE COORDINATED ON SITE.
2. NEW ILLUMINATED BLADE SIGN. GENERAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING POWER AND CONNECTING THE SIGN. EXACT LOCATION OF POWER SUPPLY TO BE COORDINATED ON SITE. REFER TO ELECTRICAL DRAWINGS.
3. GENERAL CONTRACTOR RESPONSIBLE FOR SUPPLYING POWER AND CONNECTING THE BACKLIGHTING FOR THE JARS BRANDING. EXACT LOCATION OF POWER SUPPLY TO BE COORDINATED ON SITE. REFER TO ELECTRICAL DRAWINGS. TO BE COORDINATED ON SITE.

GENERAL NOTES:

FINAL MATERIAL,SIZE, SCALE, AND MOUNTING HEIGHT OF BRANDING/SIGNAGE TO BE CONFIRMED AND COORDINATED PRIOR TO COMMENCING ANY FABRICATION, MANUFACTURING, AND/OR ORDERING. TO BE COORDINATED ON SITE.

LEGEND:

	NOT IN CONTRACT
E	EXISTING
F	FINISH
℄ & CL	CENTERLINE
U/S	UNDERSIDE
T/O	TOP OF
A.F.F.	ABOVE FINISHED FLOOR

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PROJECT NORTH

JARS CANNABIS

803 W. Big Beaver Rd, Suite 202
Troy, MICHIGAN 48084

LOCATION

JARS CANNABIS

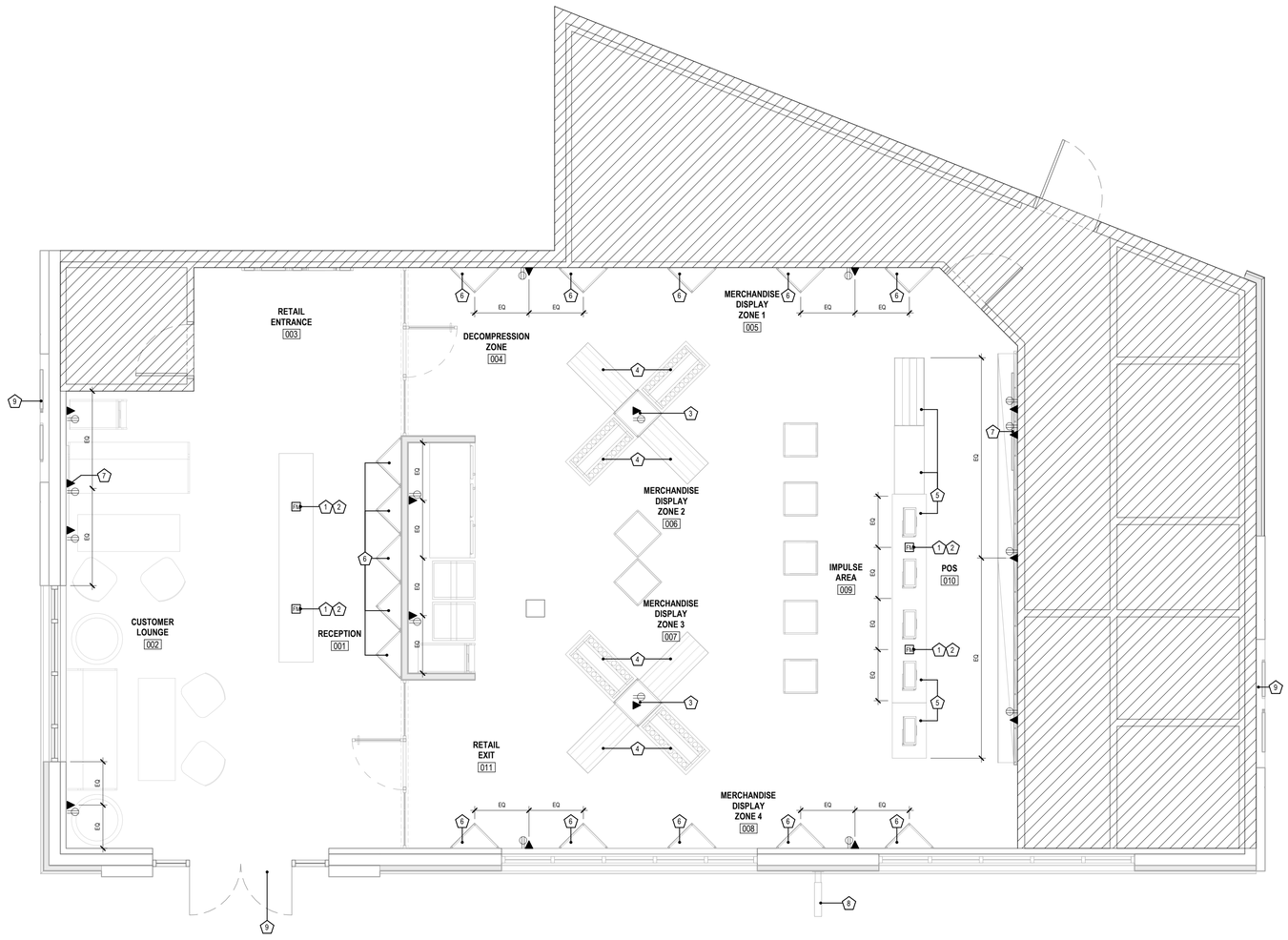
- INTERIOR FIT-UP -

11347 W JEFFERSON AVE, RIVER ROUGE, MI 48218

DRAWING

PROPOSED BRANDING & SIGNAGE PLAN

PROJECT MANAGER	PREPARED BY
PM	TN
JOB No.	**APPROVED BY**
1722275	AS
DATE	**SCALE**
11/08/19	AS NOTED
REGION	**DRAWING No.**
MICHIGAN	AG1.4



1 AG1.5 PROPOSED POWER/DATA/COMMS PLAN

SCALE : 1/4" = 1'-0"

POWER, DATA, & COMMUNICATIONS LEGEND

- 15AMP DUPLEX OUTLET
- 15AMP DUPLEX OUTLET, FLUSH FLOOR MOUNTED
- DATA OUTLET, CAT-6 CABLES
- DATA OUTLET, CAT-6 CABLES, FLUSH FLOOR MOUNTED
- FM FLOOR MONUMENT/JUNCTION BOX (INCLUDES POWER + DATA)

LEGEND:

	NOT IN CONTRACT
E	EXISTING
F	FINISH
℄ & CL	CENTERLINE
U/S	UNDERSIDE
T/O	TOP OF
A.F.F.	ABOVE FINISHED FLOOR

PROPOSED POWER, DATA, & COMMUNICATIONS PLAN NOTES:

1. NEW FLOOR MONUMENT/JUNCTION BOX FOR POWER AND DATA. TO BE COORDINATED ON SITE WITH FINAL LOCATION OF ASSOCIATED FURNITURE AND MILLWORK. REFER TO ELECTRICAL & SHOP DRAWINGS.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCOMMODATING RUNNING POWER AND DATA TO FURNITURE AND MILLWORK AS INDICATED ON PLAN THROUGH STUB UPS AND FLOOR MONUMENTS IN THE FLOOR ASSEMBLY. TO BE COORDINATED ON SITE WITH FINAL LOCATION OF ASSOCIATED FURNITURE, MILLWORK, AND FIXTURES. REFER TO ELECTRICAL & SHOP DRAWINGS.
3. TOWER TO BE FED POWER/DATA FROM CEILING GRID ABOVE. TOWER TO PLUG INTO A HIDDEN RECEPTACLE ABOVE WITHIN THE CEILNG GRID. TOWER TO HAVE MULTIPLE POWER OUTLETS TO ACCOMODATE DAISY-CHAINING ADJACENT FIXTURES AND ACT LIKE A CENTRAL POWER HUB. REFER TO ELECTRICAL DRAWINGS. TO BE COORDINATED ON SITE.
4. FIXTURES TO BE DAISY-CHAINED TOGETHER AND FED POWER/DATA FROM THE TOWER. REFER TO ELECTRICAL DRAWINGS. TO BE COORDINATED ON SITE.
5. FIXTURES TO BE DAISY-CHAINED AND FED POWER/DATA FROM SOURCE FLOOR MONUMENT. REFER TO ELECTRICAL DRAWINGS. TO BE COORDINATED ON SITE.
6. FIXTURE TO BE FED POWER/DATA FROM THE WALL. STUB-OUT LOCATIONS TO BE BELOW 2'-10". TO BE COORDINATED WITH FINAL DESIGN OF FIXTURES. REFER TO ELECTRICAL & SHOP DRAWINGS. TO BE COORDINATED ON SITE.
7. POWER AND DATA OUTLETS TO BE CENTERED ON DIGITAL SCREEN DISPLAY AS SHOWN ON ELEVATION. TO BE COORDINATED ON SITE.
8. NEW ILLUMINATED BLADE SIGN. GENERAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING POWER AND CONNECTING THE SIGN. EXACT LOCATION OF POWER SUPPLY TO BE COORDINATED ON SITE. REFER TO ELECTRICAL DRAWINGS.
9. GENERAL CONTRACTOR RESPONSIBLE FOR SUPPLYING POWER AND CONNECTING THE BACKLIGHTING FOR THE JARS BRANDING. EXACT LOCATION OF POWER SUPPLY TO BE COORDINATED ON SITE. REFER TO ELECTRICAL DRAWINGS. TO BE COORDINATED ON SITE.

GENERAL NOTES:

ALL NEW POWER & DATA OUTLETS ARE TO BE NEW WIRING DIRECTLY FROM ELECTRICAL PANEL.

ALL POWER AND DATA RUN IN WALLS TO BE HOUSED IN CONDUIT. DATA CABLING CAN BE FREE AIRED IN CEILING PLENUM BUT ALL ELECTRICAL WIRING TO BE RUN IN CONDUIT. ALL CABLING TO BE PLENUM RATED.

ALL POWER AND DATA OUTLETS TO BE INSTALLED AT STANDARD HEIGHTS UNLESS OTHERWISE SPECIFIED ON PLAN AND ELEVATIONS. TO BE COORDINATED WITH ASSOCIATED FIXTURE, FURNITURE, OR EQUIPMENT. FINAL HEIGHTS TO BE COORDINATED ON SITE.

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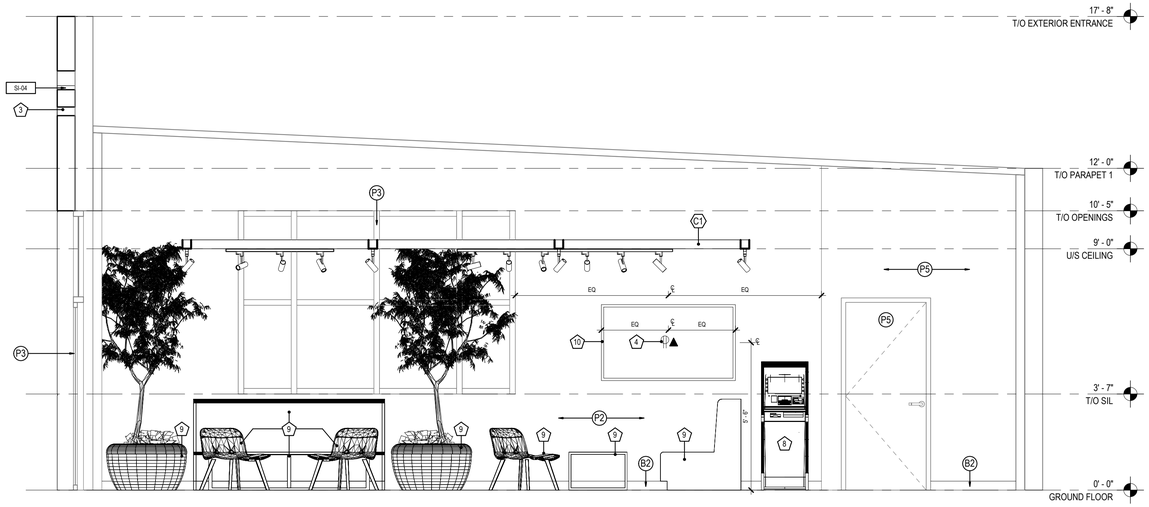
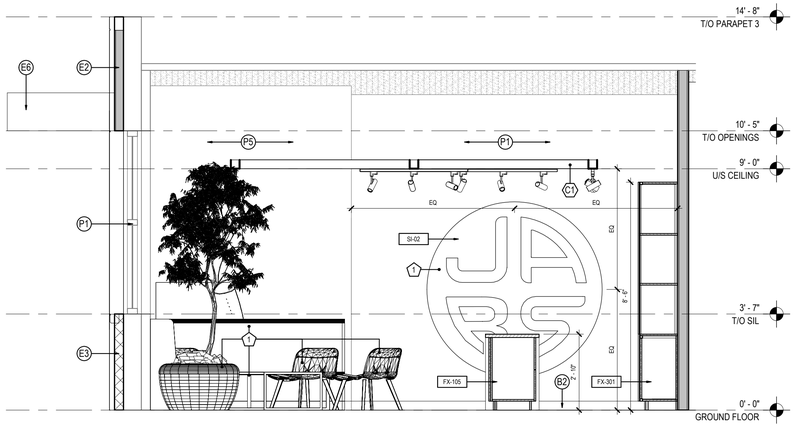


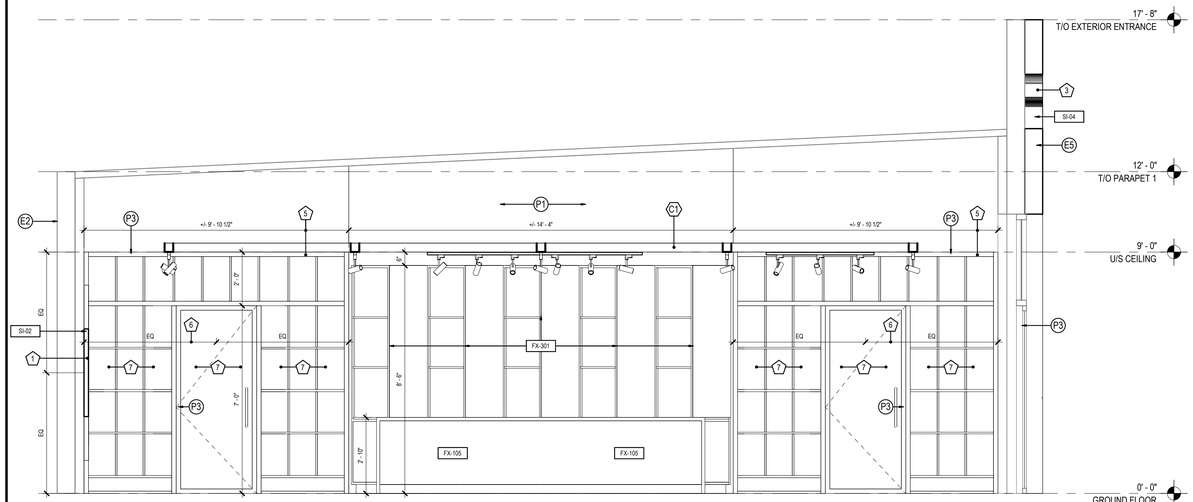
1 AG2.0 RECEPTION AREA - NORTH ELEVATION

SCALE : 3/8" = 1'-0"



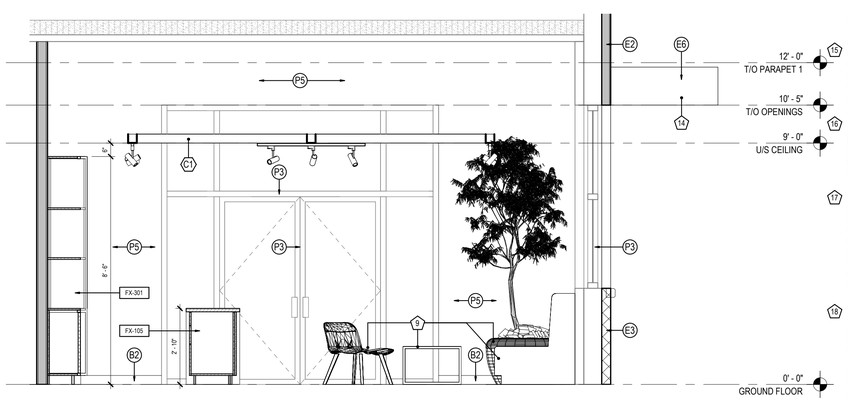
2 AG2.0 RECEPTION AREA - EAST ELEVATION

SCALE : 3/8" = 1'-0"



3 AG2.0 RECEPTION AREA - SOUTH ELEVATION

SCALE : 3/8" = 1'-0"



4 AG2.0 RECEPTION AREA - WEST ELEVATION

SCALE : 3/8" = 1'-0"

PROPOSED ELEVATION NOTES:

1. BRANDING/SIGNAGE TO BE CENTERED ON WALL AS INDICATED ON PLANS AND ELEVATIONS. TO BE COORDINATED ON SITE.
2. NEW ILLUMINATED BLADE SIGN. GENERAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING POWER AND CONNECTING THE SIGN. EXACT LOCATION OF POWER SUPPLY TO BE COORDINATED ON SITE. REFER TO ELECTRICAL DRAWINGS.
3. GENERAL CONTRACTOR RESPONSIBLE FOR SUPPLYING POWER AND CONNECTING THE BACKLIGHTING FOR THE JARS BRANDING. EXACT LOCATION OF POWER SUPPLY TO BE COORDINATED ON SITE. REFER TO ELECTRICAL DRAWINGS. TO BE COORDINATED ON SITE.
4. POWER AND DATA OUTLETS TO BE CENTERED ON DIGITAL SCREEN DISPLAY AS SHOWN ON ELEVATION. TO BE COORDINATED ON SITE.
5. EXTENT OF NEW CUSTOM FABRICATED GLAZING PARTITION COMPLETE WITH SWING DOOR, FRAME, AND HARDWARE. MULLION SIZES AND STRUCTURAL BRACING TO BE COORDINATED WITH ARCHITECT AND MANUFACTURING COMPANY. FINAL DIMENSIONS OF GLAZING PARTITION TO BE COORDINATED ON SITE WITH AS-BUILT CONDITIONS PRIOR TO COMMENCEMENT OF ANY MANUFACTURING/FABRICATING. TO BE COORDINATED ON SITE.
6. NEW DOOR TO BE CENTERED WITHIN NEW GLAZING PARTITION AS INDICATED ON PLAN. GENERAL CONTRACTOR TO ENSURE MINIMUM DOOR CLEARANCE IS MAINTAINED. TO BE COORDINATED ON SITE.
7. GLAZING TO RECIEVE FILM. FINAL SELECTION AND DESIGN OF FILM TO BE COORDINATED ON SITE WITH ARCHITECT AND CLIENT.
8. NEW ATM MACHINES SUPPLIED BY THE CLIENT AND INSTALLED BY THE GENERAL CONTRACTOR. GC RESPONSIBLE FOR SUPPLYING POWER AND DATA & COORDINATING INSTALLATION ON SITE.
9. NEW SYSTEM FURNITURE & N.I.C., GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION/ASSEMBLY ON SITE WITH VENDOR.
10. NEW DIGITAL DISPLAY N.I.C. TO BE SUPPLIED BY CLIENT AND INSTALLED BY GENERAL CONTRACTOR. LOCATION AND MOUNTING HEIGHT OF DISPLAY AS PER PLANS AND ELEVATIONS. TO BE CONFIRMED AND COORDINATED ON SITE.
11. NEW B&N 2-WAY SINGLE-COLUMN FLOOR FIXTURE N.I.C. TO BE SUPPLIED BY CLIENT AND INSTALLED BY GENERAL CONTRACTOR. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION/ASSEMBLY ON SITE WITH VENDOR.
12. NEW FRIDGE N.I.C., GENERAL CONTRACTOR TO ENSURE POWER OUTLETS MEET SPECIFIED FRIDGE REQUIREMENTS. TO BE COORDINATED ON SITE.
13. FINAL DIMENSIONS AND OPENING SIZE TO BE COORIDATED WITH FINAL SPECIFICATION AND SIZE OF FRIDGES. TO BE COORDINATED ON SITE.
14. CANOPY TOTAL HEIGHT AND DESIGN TO BE COORDINATED DIRECTLY WITH FINAL DESIGN OF STRUCTURAL FRAMING. REFER TO STRUCTURAL DRAWINGS. TO BE COORDINATED ON SITE.
15. FINAL LAYOUT AND DESIGN OF MODULAR WALL SYSTEM 1224 TO BE COORDINATED AND CONFIRMED WITH ARCHITECT AND CLIENT TO MEET SHELVING, STORAGE, AND DISPLAY REQUIREMENTS. TO BE COORDINATED ON SITE.
16. TOP OF WALL SYSTEM CABINETRY TO BE @ 2'-10" A.F.F. WALL SYSTEM INSTALLATION TO ACCOMODATE CABINETRY REQUIRED HEIGHT AND BE INSTALLED ACCORDINGLY. TO BE COORDINATED ON SITE.
17. PASS-THRU WINDOW WITHIN BASE BUILDING WALL PARTITION. INSTALLATION OF MODULAR WALL SYSTEM 1224 TO ACCOMODATE WINDOW AND BE FRAMED AROUND THE OPENING. FINAL LOCATION AND SIZE OF WINDOW TO BE COORDINATED ON SITE WITH CLIENT AND ARCHITECT. TO BE COORDINATED ON SITE.
18. NEW DIGITAL DISPLAY N.I.C. TO BE SUPPLIED BY CLIENT AND INSTALLED BY GENERAL CONTRACTOR. TO BE CENTERED ON MODULAR WALL AS SHOWN ON ELEVATION. GENERAL CONTRACTOR TO COORDINATE MOUNTING OF THE DIGITAL DISPLAY WITH EXISTING BASE BUILDING WALL PARTITION AND THE NEW MODULAR WALL SYSTEM 1224. TO BE COORDINATED ON SITE.

GENERAL NOTES:

FINAL MATERIAL, SIZE, SCALE, AND HEIGHT OF BRANDING/SIGNAGE TO BE CONFIRMED AND COORDINATED PRIOR TO COMMENCING ANY FABRICATION, MANUFACTURING, AND/OR ORDERING. TO BE COORDINATED ON SITE.

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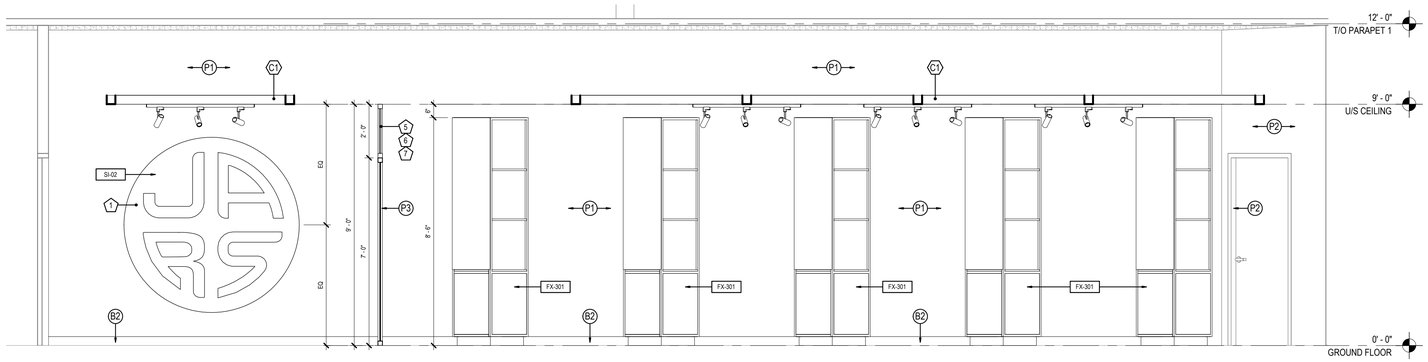
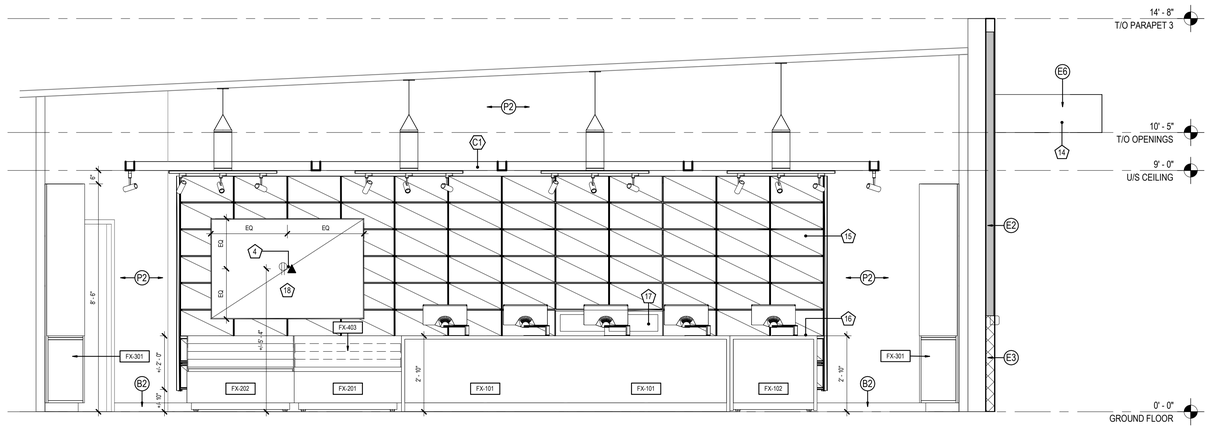


1 AG2.1 RETAIL AREA - EAST ELEVATION

SCALE : 3/8" = 1'-0"



2 AG2.1 RETAIL AREA - SOUTH ELEVATION

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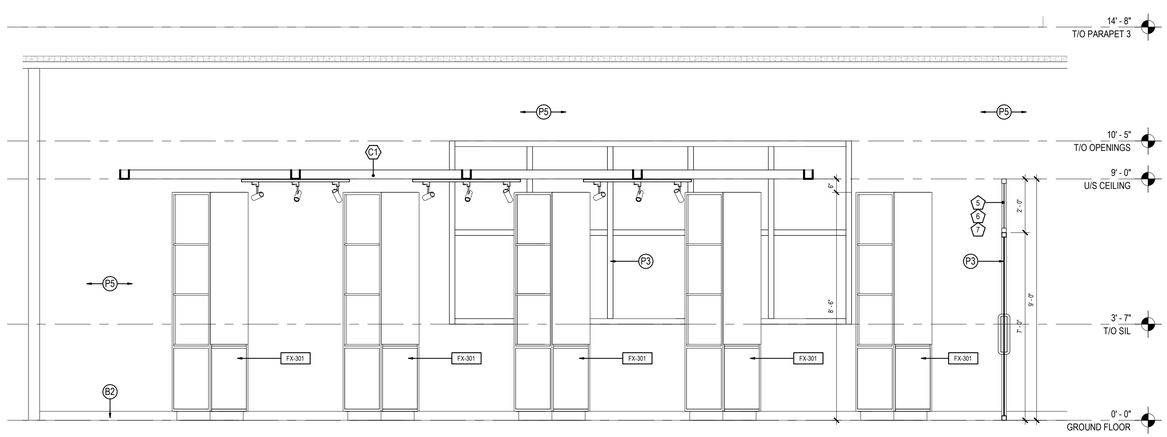

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16. TOP OF WALL SYSTEM CABINETRY TO BE @ 2'-10" A.F.F. WALL SYSTEM INSTALLATION TO ACCOMODATE CABINETRY REQUIRED HEIGHT AND BE INSTALLED ACCORDINGLY. TO BE COORDINATED ON SITE.
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GENERAL NOTES:

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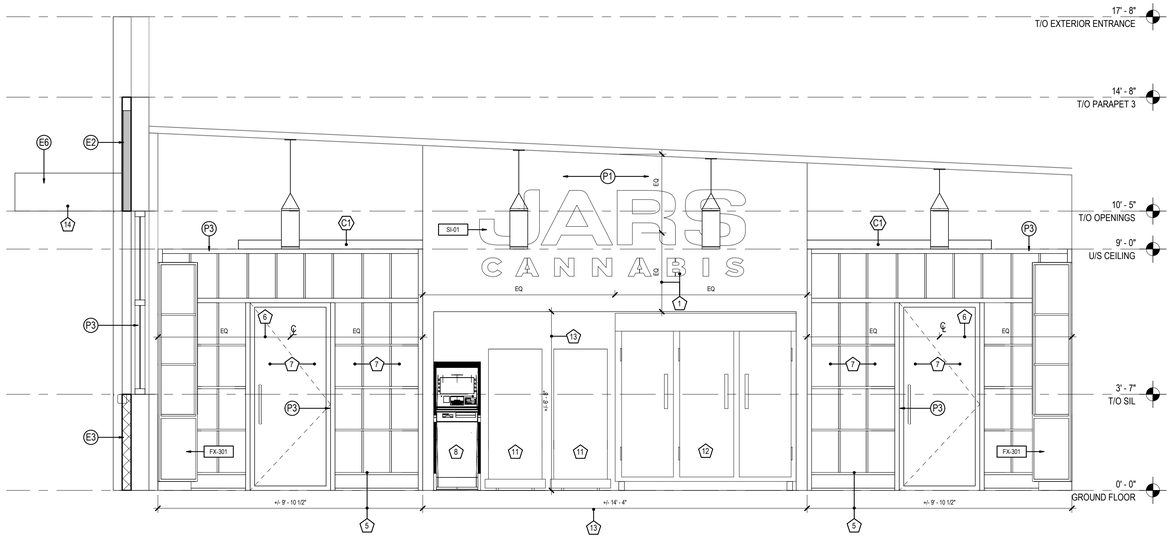
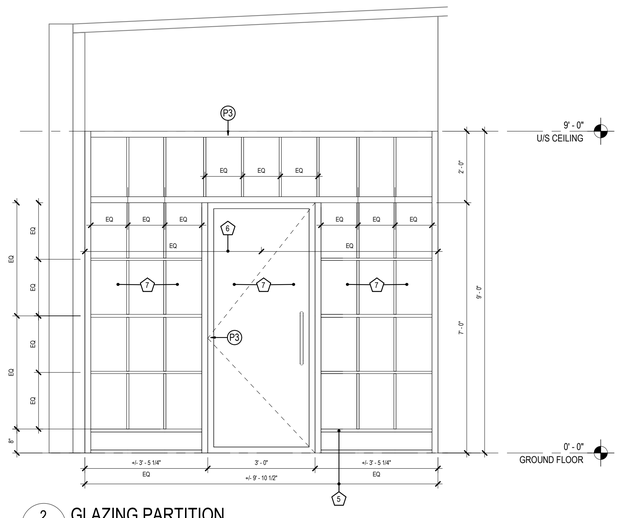
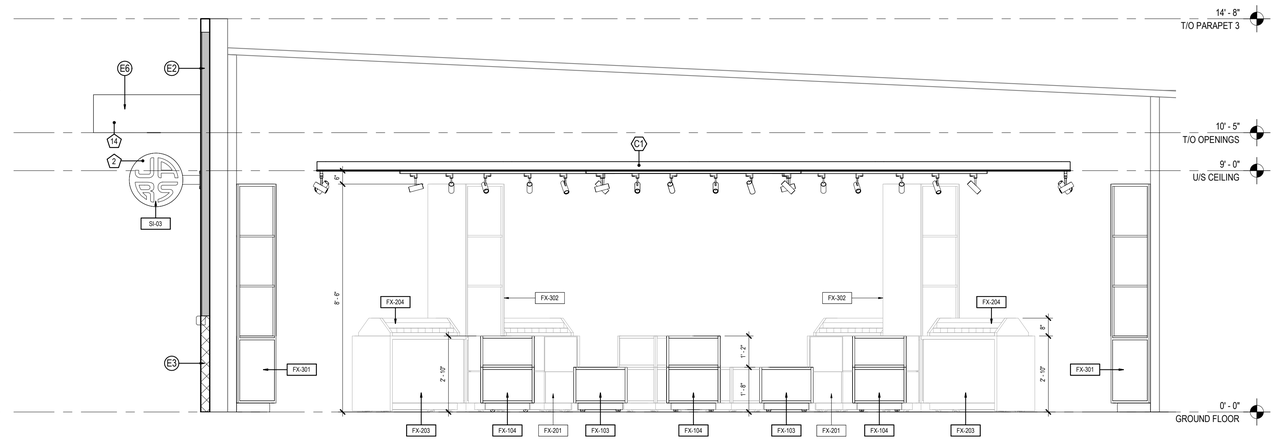


1 AG2.2 RETAIL AREA - NORTH ELEVATION
SCALE : 3/8" = 1'-0"



2 AG2.2 GLAZING PARTITION
SCALE : 1/2" = 1'-0"



3 AG2.2 MERCHANDISING FIXTURES
SCALE : 3/8" = 1'-0"

PROPOSED ELEVATION NOTES:

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18. NEW DIGITAL DISPLAY N.I.C. TO BE SUPPLIED BY CLIENT AND INSTALLED BY GENERAL CONTRACTOR. TO BE CENTERED ON MODULAR WALL AS SHOWN ON ELEVATION. GENERAL CONTRACTOR TO COORDINATE MOUNTING OF THE DIGITAL DISPLAY WITH EXISTING BASE BUILDING WALL PARTITION AND THE NEW MODULAR WALL SYSTEM 1224. TO BE COORDINATED ON SITE.

GENERAL NOTES:

FINAL MATERIAL, SIZE, SCALE, AND HEIGHT OF BRANDING/SIGNAGE TO BE CONFIRMED AND COORDINATED PRIOR TO COMMENCING ANY FABRICATION, MANUFACTURING, AND/OR ORDERING. TO BE COORDINATED ON SITE.

No.	REVISION	BY	MM/DD/YY
1	CLIENT REVIEW	AG	11/08/19

No.	ISSUED FOR	BY	MM/DD/YY

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TRUE NORTH
PROJECT NORTH

JARS CANNABIS

803 W. Big Beaver Rd, Suite 202
Troy, MICHIGAN 48084

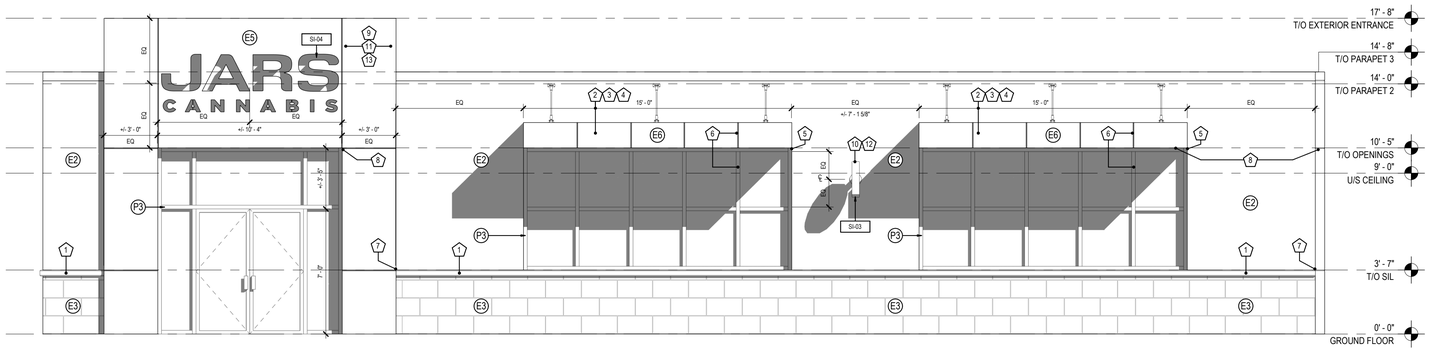
LOCATION

JARS CANNABIS
- INTERIOR FIT-UP -
11347 W JEFFERSON AVE, RIVER ROUGE, MI 48218

DRAWING

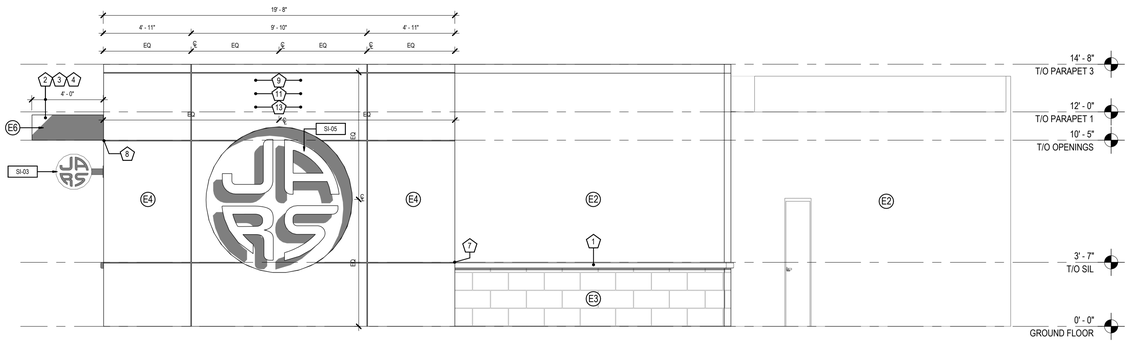
PROPOSED ELEVATIONS - INTERIOR

PROJECT MANAGER	PREPARED BY
PM	TN
JOB No.	**APPROVED BY**
1722275	AS
DATE	**SCALE**
11/08/19	AS NOTED
REGION	**DRAWING No.**
MICHIGAN	AG2.2



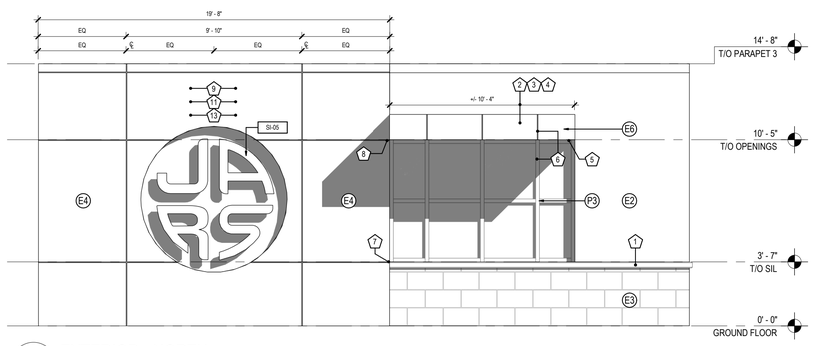
3 AG3.0 EXTERIOR - WEST

SCALE : 1/4" = 1'-0"



2 AG3.0 EXTERIOR - SOUTH

SCALE : 1/4" = 1'-0"



1 AG3.0 EXTERIOR - NORTH

SCALE : 1/4" = 1'-0"

PROPOSED EXTERIOR ELEVATION NOTES:

1. PRECAST CONCRETE SILL/COPING, TO BE INSTALLED BETWEEN ARCHITECTURAL BLOCK, WINDOWS, AND/OR MASONRY BRICK. TYPICAL ALONG ENTIRE PERIMETER OF BUILDING. TO BE COORDINATED ON SITE.
2. EXTENT OF NEW PREFINISHED ACM PANEL CANOPY. GENERAL CONTRACTOR TO REFER TO SHOP DRAWINGS FOR FINAL DESIGN AND DIMENSIONS. CANOPY FRAMING TO BE COORDINATED AROUND FINAL STRUCTURAL DESIGN.TO BE COORDINATED ON SITE.
3. CANOPY STRUCTURE TO TIE BACK AND CONNECT TO EXISTING BASE BUILDING STRUCTURE. REFER TO STRUCTURAL DRAWINGS. TO BE COORDINATED ON SITE.
4. GENERAL CONTRACTOR TO ACCOMADATE FOR ACM PANEL CANOPY DRAINAGE. TO BE COORDINATED ON SITE.
5. U/S OF ACM PANEL CANOPY TO ALIGN WITH TOP OF EXTERIOR OPENINGS AS SHOWN ON ELEVATIONS. TO BE COORDINATED ON SITE.
6. ACM PANEL CANOPY REVEALS TO ALIGN WITH CL OF VERTICAL MULLIONS AS SHOWN ON ELEVATIONS. TO BE COORDINATED ON SITE.
7. ACM PANEL WALL REVEAL TO ALIGN WITH TOP OF SILL AS SHOWN ON THE ELEVATIONS. TO BE COORDINATED ON SITE.
8. ACM PANEL WALL REVEALS TO ALIGN WITH TOP OF EXTERIOR OPENINGS AS SHOWN ON THE ELEVATIONS. TO BE COORDINATED ON SITE.
9. EXTENT OF NEW PREFINISHED ACM PANEL WALL. REVEALS AS INDICATED ON PLANS AND ELEVATIONS. GENERAL CONTRACTOR TO REFER TO SHOP DRAWINGS FOR FINAL DESIGN AND DIMENSIONS. TO BE COORDINATED ON SITE.
10. CL OF BLADE SIGN TO ALIGN W/ CL OF GLAZING AS INDICATED ON ELEVATIONS. TO BE COORDINATED ON SITE.
11. BRANDING/SIGNAGE TO BE CENTERED ON WALL AS INDICATED ON PLANS AND ELEVATIONS. TO BE COORDINATED ON SITE.
12. NEW ILLUMINATED BLADE SIGN. GENERAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING POWER AND CONNECTING THE SIGN. EXACT LOCATION OF POWER SUPPLY TO BE COORDINATED ON SITE. REFER TO ELECTRICAL DRAWINGS.
13. GENERAL CONTRACTOR RESPONSIBLE FOR SUPPLYING POWER AND CONNECTING THE BACKLIGHTING FOR THE JARS BRANDING. EXACT LOCATION OF POWER SUPPLY TO BE COORDINATED ON SITE. REFER TO ELECTRICAL DRAWINGS. TO BE COORDINATED ON SITE.

GENERAL NOTES:

FINAL MATERIAL, SIZE, SCALE, AND HEIGHT OF BRANDING/SIGNAGE TO BE CONFIRMED AND COORDINATED PRIOR TO COMMENCING ANY FABRICATION, MANUFACTURING, AND/OR ORDERING. TO BE COORDINATED ON SITE.

ALL EXTERIOR GLAZING TO RECEIVED FULL HEIGHT FROSTED FILM. TO BE COORDINATED ON SITE.

No.	ISSUED FOR	BY	MM/DD/YY
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PROJECT NORTH

JARS CANNABIS

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Troy, MICHIGAN 48084

LOCATION

JARS CANNABIS

- INTERIOR FIT-UP -

11347 W JEFFERSON AVE, RIVER ROUGE, MI 48218

DRAWING

PROPOSED ELEVATIONS - EXTERIOR

PROJECT MANAGER	PREPARED BY
PM	TN
JOB No.	**APPROVED BY**
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DATE	**SCALE**
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MICHIGAN	AG3.0

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- INTERIOR FIT-UP -

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DRAWING

PERSPECTIVES - EXTERIORS

PROJECT MANAGER	PREPARED BY
PM	TN
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DATE	**SCALE**
11/08/19	AS NOTED
REGION	**DRAWING No.**
MICHIGAN	AG4.1

No.	ISSUED FOR	BY	MM/DD/YY
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No.	REVISION	MM/DD/YY

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JARS CANNABIS

803 W. Big Beaver Rd, Suite 202
Troy, MICHIGAN 48084

LOCATION

JARS CANNABIS

- INTERIOR FIT-UP -

11347 W JEFFERSON AVE, RIVER ROUGE, MI 48218

DRAWING

PERSPECTIVES - INTERIORS

PROJECT MANAGER	PREPARED BY
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REGION	**DRAWING No.**
MICHIGAN	AG4.2

No.	ISSUED FOR	BY	MM/DD/YY
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PERSPECTIVES - INTERIORS

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REGION	**DRAWING No.**
MICHIGAN	AG4.3

SITE PLAN & COVER SHEET
PHASE 1 OVERALL LAYOUT

NORTH

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

PARCEL NUMBERS:
7-047900000 AS TO 160 COOPER STREET; 7-0479.1000 AS TO 405 E PEARL STREET;
7-0479.2000 AS TO 119 N COLUMBUS STREET; 7-048000000 AS TO 156 COOPER STREET;
7-048100000 AS TO 442 E MICHIGAN AVENUE; 7-048200000 AS TO 438 E MICHIGAN AVENUE;
7-048300000 AS TO (V/L) E MICHIGAN AVENUE (ALL OF BLOCK 27, FORDS EXTENSION)
(SEE SHEET C-2 FOR LEGAL DESCRIPTIONS)

NOTES:
1. THE PROPERTY IS MADE UP OF LOTS 1-8, BLOCK 27, OF FORDS EXTENTION, AS RECORDED IN LIBER 3 OF PLATS, PAGE 11, JACKSON COUNTY RECORDS. (ALL OF BLOCK 27)
2. THE MAJOR THOROUGHFARES ARE MICHIGAN AVE (BUSINESS 94), AND COOPER AVENUE (M-106) (SEE SHEET C-2)

PHASING PLAN NARRATIVE
PHASE 1: OF PLANS WILL CONSIST OF THE PROPOSED 4,125 SFT BUILDING AT THE NORTHWEST CORNER OF MICHIGAN AVE & COOPER STREET, ALONG WITH ALL ROADWAY IMPROVEMENTS, THE PERIMETER SIDEWALK CONSTRUCTED, AND CONSTRUCTION OF THE ENTIRE PARKING LOT, INCLUDING THE DUMPSTER ENCLOSURE, THE LOADING AND UNLOADING SPACE, ALL LANDSCAPING, LIGHTING, AND IRRIGATION AS SHOWN ON THE ACCOMPANYING PLANS. PHASE 1 WILL CONSIST OF 77 PARKING SPACES, INCLUDING ON-STREET PARKING AND BE COMPLETE IN THE SUMMER OF 2021. THE REMAINING PORTION OF THE SITE WILL BECOME GREEN SPACE FUTURE PHASE 2 & 3 BUILDINGS AND LANDSCAPING.

PHASE 2: OF PLANS WILL CONSIST OF AN ADDITIONAL 3,685 SFT BUILDING BUILT NORTH OF THE PHASE 1 BUILDING, WITHIN THE GREEN SPACE RESERVED FOR THE PHASE 2 BUILDING CONSTRUCTION, ALONG WITH EASTERLY ADJACENT LANDSCAPING AND IRRIGATION, ALONG WITH BUILDING LIGHTS. EXPECTED CONSTRUCTION COMPLETION TO BE DETERMINED (TBD). THE REMAINING FUTURE PHASE 3 PORTION WILL BE GREEN SPACE AND LANDSCAPING UNTIL THE LAST BUILDING IS BUILT.

PHASE 3: OF PLANS WILL CONSIST OF AN ADDITIONAL 3,300 SFT BUILDING BUILT WESTERLY OF THE PHASE 1 & 2 BUILDINGS. EXPECTED CONSTRUCTION COMPLETION TO BE DETERMINED (TBD).

ZONING INFORMATION:
ACCORDING TO THE CITY OF JACKSON ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED C-4 (GENERAL COMMERCIAL DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

1) MINIMUM LOT AREA = NONE SPECIFIED
2) MINIMUM LOT WIDTH = NONE SPECIFIED
3) MAXIMUM LOT COVERAGE = NONE SPECIFIED
1) FRONT SETBACK = 15 FEET
2) SIDE SETBACK = 20 FEET
3) REAR SETBACK = 10 FEET
4) MAXIMUM BUILDING HEIGHT = 40 FEET

SEWER & WATER NOTES:
THE EXISTING BUILDINGS ARE CURRENTLY SERVICED BY AN WATER LEAD, AND A SANITARY SEWER LEAD.

FLOOD PLAIN NOTE:
THIS PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26075C0307D WHICH BEARS AN EFFECTIVE DATE OF MAY 3, 2010 AND IS IN A SPECIAL FLOOD HAZARD AREA.

WETLAND NOTE:
ACCORDING TO THE FINAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE NO WETLAND AREAS ON THIS PROPERTY.

SURVEYOR NOTES:
1. DATE OF LAST FIELD WORK: OCTOBER 8, 2019.

2. THE BEARINGS ARE RELATIVE TO THE MICHIGAN COORDINATE SYSTEM, SOUTH ZONE (2113) AS DEFINED BY MICHIGAN P.A. 9 OF 1964 AND AMENDED BY P.A. 154 OF 1988 (NAD 83 [2011]).

3. THERE ARE NO OTHER VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY, OTHER THAN AS SHOWN HEREON THE ACCOMPANYING DRAWINGS.

4. PER OBSERVATION, THERE IS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS; THERE IS NO EVIDENCE OF CHANGES TO RIGHT OF WAY LINES, OR STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

5. PER OBSERVATION, THIS SITE IS EITHER CURRENTLY SUPPLIED BY OR HAS ACCESS TO THE FOLLOWING PUBLIC UTILITIES: DOMESTIC WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, AND TELEPHONE. EITHER LOCATED ADJACENT TO THE SUBJECT SITE OR WITHIN PUBLIC ROAD RIGHT-OF-WAY.

6. TOTAL PROPERTY AREA = 60,346 SFT or 1.385 ACRES

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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SITE DATA:
1) SITE ZONING = C-4 (GENERAL COMMERCIAL DISTRICT)
2) ADJACENT ZONING = C-4 (ALL ADJACENT PARCELS)
3) TOTAL GROSS OVERALL AREA = 60,346 SFT or 1.385 ACRES
4) TOTAL GROSS BUILDING AREA:
PROPOSED TOTAL FLOOR AREA = 11,290 SFT (3 PHASES)
PHASE 1 - TOTAL FLOOR AREA = 4,125 SFT
PHASE 2 - TOTAL FLOOR AREA = 3,685 SFT
PHASE 3 - TOTAL FLOOR AREA = 3,300 SFT
5) MAXIMUM BUILDING HEIGHT ALLOWED = 40'-0"
PROPOSED BUILDING HEIGHT = 25'-0"
6) MAXIMUM BUILDING COVERAGE ALLOWED = NONE SPECIFIED
TOTAL BUILDING SITE COVERAGE = 18.7% (ALL 3 PHASES)
7) PARKING SPACE & LANE SIZE REQUIREMENTS:
a) REGULAR PARKING SPACE = 9' x 19' or 20'
b) BARRIER FREE SPACE = 9' x 19' or 20' W/9' AISLE (VAN ACCESSIBLE)
8) PARKING REQUIRED (MERCANTILE):
1 SPACE PER 150 SFT OF GROSS BUILDING AREA =
11,290 SFT / 150 = 75.26 SPACES PLUS 5 SPACES FOR 5 EMPLOYEES ON PEAK SHIFT
TOTAL SPACES REQUIRED = 75+5 = 80 SPACES
PHASE 1 - PARKING REQUIRED = 4125/150 = 27 SPACES
PHASE 2 - PARKING REQUIRED = 3685/150 = 26 SPACES
PHASE 3 - PARKING REQUIRED = 3300/150 = 22 SPACES
9) SITE PARKING PROVIDED:
OFF STREET = 58 SPACES, ON STREET = 19 SPACES
TOTAL PARKING PROVIDED = 80; PROVIDED = 77
PHASE 1 - PARKING PROVIDED = ALL 77 SPACES
10) BARRIER FREE PARKING REQUIRED:
BARRIER FREE PARKING REQUIRED = 3, PROVIDED = 4
11) LOADING SPACES REQUIRED & PROVIDED = 1
12) EXISTING LAND USE = CAR RENTAL SERVICES
13) PROPOSED LAND USE = MERCANTILE RETAIL
14) EXISTING ADDRESS = 156/160 COOPER STREET

STANDARD NOTES FOR SITE PLANS:
* A. EXTENSION OF PUBLIC UTILITIES: ALL PUBLIC SANITARY SEWER AND/OR WATERMAIN SHALL BE EXTENDED TO THE FURTHEST LIMITS OF THE PROPERTY, INCLUDING CORNER LOTS, WITH THE PIPE SIZE AND MATERIAL APPROVED BY CITY OF JACKSON. THIS IS NECESSARY FOR PLAN APPROVAL. FOR WATER SERVICE OF 1" OR LESS OR A BUILDING ON A CORNER LOT, THE REQUIREMENTS TO EXTEND THE PUBLIC WATERMAIN AND/OR SANITARY SEWER ALONG BOTH PROPERTY LINES WILL BE REVIEWED.

* B. WATERMAIN LOOPING: ALL PUBLIC WATERMAINS SHALL BE LOOPED WHENEVER POSSIBLE. THE PIPE SIZE REQUIREMENTS SHALL BE APPROVED BY CITY OF JACKSON.

C. INDUSTRIAL PRETREATMENT PROGRAM (IPP): THIS PERMIT IS REQUIRED FOR ALL COMMERCIAL (NON-RESIDENTIAL) AND INDUSTRIAL DISCHARGES. THE OWNER SHALL OBTAIN AN INDUSTRIAL PRETREATMENT DISCHARGE PERMIT PRIOR TO THE ISSUANCE OF A SEWER CONNECTION PERMIT. INDUSTRIAL DISCHARGE PERMITS ARE NONTRANSFERABLE.

D. SOIL EROSION: THE DEVELOPER SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. THIS INCLUDES THE PAYMENT OF FEES AND THE PROVIDING OF NECESSARY BONDS. NO EARTH CHANGES OR EXCAVATION SHALL BE STARTED PRIOR TO THE ISSUANCE OF THIS PERMIT. THE DEVELOPER SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ON AND ADJACENT TO THE SITE DURING CONSTRUCTION. ALL SEDIMENT SHALL BE CONTAINED ON SITE. ANY SILT IN COUNTY DRAINS, STORM SEWER, CULVERTS, ETC. AS A RESULT OF THIS PROJECT, SHALL BE REMOVED BY THE DEVELOPER AT THE COST OF THE DEVELOPER. THE APPLICATION WILL BE FILED THROUGH THE JCHD-EHD.

* E. FLOOD PLAIN OR WETLAND CONSTRUCTION: THE DEVELOPER SHALL APPLY TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY FOR A PERMIT FOR THE ALTERATION AND/OR OCCUPATION OF A FLOOD PLAIN OR FLOODWAY, AS REQUIRED UNDER PA 451. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY CITY OF JACKSON.

* F. NPDES STORM WATER DISCHARGE PERMIT: THE OWNER OF THE PROPERTY SHALL OBTAIN A NPDES STORM WATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM MDEQ AS REQUIRED UNDER PUBLIC ACT 451. THE NOTICE OF COVERAGE FORM SHALL BE SUBMITTED THROUGH JACKSON COUNTY HEALTH DEPARTMENT-ENVIRONMENTAL HEALTH DIVISION (JCHD-EHD) WITH THE SOIL EROSION CONTROL PERMIT APPLICATION. ALL MDEQ FEES SHALL ACCOMPANY THE NOTICE OF COVERAGE. IF APPLICABLE, EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY JCDC-EHD. LESS THAN 5 ACRES WILL BE DISTURBED IN CONSTRUCTION OF THIS PROJECT, THEREFORE A NPDES STORM WATER DISCHARGE PERMIT WILL NOT BE REQUIRED.

G. CITY OF JACKSON PERMIT TO CONSTRUCT A PUBLIC UTILITY: AFTER THE APPROVAL OF THIS PRELIMINARY PLAT OR SITE PLAN, THE DEVELOPER SHALL SUBMIT A DETAILED PLAN FOR CONSTRUCTION OF ALL PUBLIC SANITARY SEWER AND WATERMAIN. THE PLANS MUST HAVE CITY OF JACKSON APPROVAL, A S-PERMIT ISSUED, AND APPROVAL FROM THE MDEQ PRIOR TO BEGINNING CONSTRUCTION.

H. MDOT AND CITY OF JACKSON ROAD RIGHT-OF-WAY PERMIT: THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE CITY OF JACKSON TO PERFORM WORK WITHIN THE CITY OF JACKSON RIGHT-OF-WAY. ALL FEES FOR THE PERMIT, BONDS AND INSURANCES ARE THE RESPONSIBILITY OF THE DEVELOPER.

I. MUNICIPALITY SANITARY SEWER AND WATER PERMIT: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE LOCAL MUNICIPALITY, THE DEVELOPER SHALL BE REQUIRED TO OBTAIN A SANITARY SEWER AND/OR WATER TAP-IN PERMIT FROM THE LOCAL MUNICIPALITY, IF AUTHORIZED, OR CITY OF JACKSON PUBLIC WORKS DEPARTMENT.

* J. STATE CONSTRUCTION PERMITS: THE SANITARY SEWER AND WATERMAIN CONSTRUCTION PERMITS FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY SHALL BE SUBMITTED TO THE MDEQ AFTER APPROVAL OF CITY OF JACKSON. CONSTRUCTION SHALL NOT BEGIN UNTIL THESE STATE PERMITS ARE ISSUED.

*NOT APPLICABLE TO THIS PROJECT

L E G E N D

FOUND MONUMENTATION	PROP BUILDING AREA
EX ROAD SIGNS	PROP CONCRETE AREAS
EX TRANSFORMER	PROP ASPH - PUBLIC ROADWAY
EX HAND HOLE	PROP ASPH - PUBLIC ROADWAY SURFACE
EX UTILITY POLE	PROP PARKING SPACE COUNT
EX SERVICE PEDESTAL	PROP BARRIER FREE (ADA) PARKING
EX LIGHT POLE	PROP PAINTED TRAFFIC FLOW ARROW
EX ELECTRIC MANHOLE	PROP LIGHT - STREET LIGHT POLE & CABINET
EX TELEPHONE MANHOLE	PROP LIGHT - PARKING LOT LIGHT POLE
EX BUIRED FIBER OPTICS	PROP LIGHT - BUILDING WALL PACK
EX OVERHEAD POWERLINES	PROP REVERSE CURB & GUTTER (F4-MOD)
EX GAS, ELECTRIC & TELE	PROP NORMAL CURB & GUTTER (F4)
EX STORM SEWER	PROP THICKENED EDGE WALK
EX STORM MANHOLE	PROP CONCRETE CURB (E4 or FORM ROLLED)
EX STORM CATCHBASINS	PROP MASONARY WALL W/BRICK FACE
EX SANITARY SEWER	PROP UNDERGROUND ELECTRIC LINE
EX SANITARY LEAD	PROP UNDERGROUND GAS LINE
EX SANITARY MANHOLE	PROP UNDERGROUND TELEPHONE or CABLE TV
EX WATERMAIN	PROP ELECTRIC TRANSFORMER
EX FIRE HYDRANT	PROP GAS METER
EX WATER MANHOLE	PROP STORM MANHOLE
EX GATEVALVE	PROP STORM CATCHBASIN
EX WATER LEAD	PROP STORM SEWER
EXISTING	PROP ROOF DRAINS
CONCRETE	PROP ROOF DRAIN CLEANOUT
ASPHALT	PROP SANITARY CLEANOUT
BACK TO BACK	PROP SANITARY SEWER LEAD
EDGE TO EDGE	PROP WATER SHUT-OFF VALVE
FACE TO FACE	PROP WATER LEAD LINE
	PROP WATER METER & BACKFLOW
	PROP PHASE 1 GREEN AREAS

SHEET INDEX

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SITE PLAN LAYOUT - PHASE 2 — C-1A
SITE PLAN LAYOUT - PHASE 3 — C-1B
OVERALL SURVEY OF EXISTING CONDITIONS — C-2
REMOVAL PLAN & NOTES — C-3
GRADING, DRAINAGE, PAVING & UTILITY PLAN — C-4
DRAINAGE & DETENTION AREA CALCULATIONS — C-4A
SOIL EROSION CONTROL PLAN & NOTES — C-5
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CITY OF JACKSON STANDARD DETAILS — C-8
SITE LANDSCAPING PLAN & NOTES — C-9
SITE IRRIGATION PLAN & NOTES — C-10
SITE LIGHTING PLAN & NOTES — C-11

LOCATION MAP

JENNIFER B. MILLER ENGINEER No. 45076 LICENSED PROFESSIONAL ENGINEER

SCALE: 1"=20'

JOB NO. 070719

PREPARED FOR:
JARS HOLDINGS, LLC
812 S MAIN STREET, SUITE 200
ROYAL OAK, MI 48067
PHONE: 313.790.7800

PART OF THE SOUTHWEST 1/4, SECTION 35, T2S-R1W, CITY OF JACKSON, JACKSON CO, MI

BM CC

BM CONSTRUCTION CONSULTANTS
2240 LAUDERDALE STREET
FLINT, MICHIGAN 48532
PHONE: 810.423.5014
EMAIL:BMCONSTRUCTION@COMCAST.NET

SITE PLAN & COVER SHEET - PHASE 1 FOR:
156 & 160 COOPER ST, 119 N COLUMBUS ST, 405 E PEARL ST, AND 438 & 442 E MICHIGAN AVE

REVISIONS	DRN. BY:	J.R.B.	07.24.2020
09.14.2020	FLD. BY:	J.R.B.	"
10.10.2020	CHK'D BY:	J.B.M.	"
11.20.2020	APPR BY:	J.B.M.	"

SHEET NO: C-1

BMCC JOBS/SURVEY19/070719-HAN/DWG/070719-156 COOPER-PEARL-PHASE 1.DWG - C-1

SITE PLAN & COVER SHEET
PHASE 2 OVERALL LAYOUT

NORTH

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

PARCEL NUMBERS:
7-047900000 AS TO 160 COOPER STREET; 7-0479.1000 AS TO 405 E PEARL STREET;
7-0479.2000 AS TO 119 N COLUMBUS STREET; 7-048000000 AS TO 156 COOPER STREET;
7-048100000 AS TO 442 E MICHIGAN AVENUE; 7-048200000 AS TO 438 E MICHIGAN AVENUE;
7-048300000 AS TO (V.L) E MICHIGAN AVENUE (ALL OF BLOCK 27, FORDS EXTENSION)
(SEE SHEET C-2 FOR LEGAL DESCRIPTIONS)

NOTES:
1. THE PROPERTY IS MADE UP OF LOTS 1-8, BLOCK 27, OF FORDS EXTENTION, AS RECORDED IN LIBER 3 OF PLATS, PAGE 11, JACKSON COUNTY RECORDS. (ALL OF BLOCK 27)
2. THE MAJOR THOROUGHFARES ARE MICHIGAN AVE (BUSINESS 94), AND COOPER AVENUE (M-106) (SEE SHEET C-2)

SITE DATA:
1) SITE ZONING = C-4 (GENERAL COMMERCIAL DISTRICT)
2) ADJACENT ZONING = C-4 (ALL ADJACENT PARCELS)
3) TOTAL GROSS OVERALL AREA = 60,346 SFT or 1.385 ACRES
4) TOTAL GROSS BUILDING AREA:
   PROPOSED TOTAL FLOOR AREA = 11,290 SFT (3 PHASES)
   PHASE 1 - TOTAL FLOOR AREA = 4,125 SFT
   PHASE 2 - TOTAL FLOOR AREA = 3,865 SFT
   PHASE 3 - TOTAL FLOOR AREA = 3,300 SFT
5) MAXIMUM BUILDING HEIGHT ALLOWED = 40'-0"
   PROPOSED BUILDING HEIGHT = 25'-0"
6) MAXIMUM BUILDING COVERAGE ALLOWED = NONE SPECIFIED
   TOTAL BUILDING SITE COVERAGE = 18.7% (ALL 3 PHASES)
7) PARKING SPACE & LANE SIZE REQUIREMENTS:
   a) REGULAR PARKING SPACE = 9' x 19' or 20'
   b) BARRIER FREE SPACE = 9' x 19' or 20' W/9' AISLE (VAN ACCESSIBLE)
8) PARKING REQUIRED (MERCANTILE):
   1 SPACE PER 150 SFT OF GROSS BUILDING AREA =
   11,290 SFT / 150 = 75.26 SPACES PLUS 5 SPACES FOR 5 EMPLOYEES ON PEAK SHIFT
   TOTAL SPACES REQUIRED = 75+5 = 80 SPACES
   PHASE 1 - PARKING REQUIRED = 4125/150 = 27 SPACES
   PHASE 2 - PARKING REQUIRED = 3865/150 = 26 SPACES
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9) SITE PARKING REQUIRED & PROVIDED:
   OFF STREET = 58 SPACES, ON STREET = 19 SPACES
   TOTAL PARKING REQUIRED = 80; PROVIDED = 77
   PHASE 1 - PARKING PROVIDED = ALL 77 SPACES
10) BARRIER FREE PARKING REQUIRED:
    BARRIER FREE PARKING REQUIRED = 3, PROVIDED = 4
11) LOADING SPACES REQUIRED & PROVIDED = 1
12) EXISTING LAND USE = CAR RENTAL SERVICES
13) PROPOSED LAND USE = MERCANTILE RETAIL
14) EXISTING ADDRESS = 156/160 COOPER STREET

PHASING PLAN NARRATIVE
PHASE 1: OF PLANS WILL CONSIST OF THE PROPOSED 4,125 SFT BUILDING AT THE NORTHWEST CORNER OF MICHIGAN AVE & COOPER STREET, ALONG WITH ALL ROADWAY IMPROVEMENTS, THE PERIMETER SIDEWALK CONSTRUCTED, AND CONSTRUCTION OF THE ENTIRE PARKING LOT, INCLUDING THE DUMPSTER ENCLOSURE, THE LOADING AND UNLOADING SPACE, ALL LANDSCAPING, LIGHTING, AND IRRIGATION AS SHOWN ON THE ACCOMPANYING PLANS. PHASE 1 WILL CONSIST OF 77 PARKING SPACES, INCLUDING ON-STREET PARKING AND BE COMPLETE IN THE SUMMER OF 2021. THE REMAINING PORTION OF THE SITE WILL BECOME GREEN SPACE FUTURE PHASE 2 & 3 BUILDINGS AND LANDSCAPING.

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PHASE 3: OF PLANS WILL CONSIST OF AN ADDITIONAL 3,300 SFT BUILDING BUILT WESTERLY OF THE PHASE 1 & 2 BUILDINGS. EXPECTED CONSTRUCTION COMPLETION TO BE DETERMINED (TBD).

ZONING INFORMATION:
ACCORDING TO THE CITY OF JACKSON ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED C-4 (GENERAL COMMERCIAL DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

1) MINIMUM LOT AREA = NONE SPECIFIED
2) MINIMUM LOT WIDTH = NONE SPECIFIED
3) MAXIMUM LOT COVERAGE = NONE SPECIFIED
1) FRONT SETBACK = 15 FEET
2) SIDE SETBACK = 20 FEET
3) REAR SETBACK = 10 FEET
4) MAXIMUM BUILDING HEIGHT = 40 FEET

SEWER & WATER NOTES:
THE EXISTING BUILDINGS ARE CURRENTLY SERVICED BY AN WATER LEAD, AND A SANITARY SEWER LEAD.

FLOOD PLAIN NOTE:
THIS PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26075C0307D WHICH BEARS AN EFFECTIVE DATE OF MAY 3, 2010 AND IS IN A SPECIAL FLOOD HAZARD AREA.

WETLAND NOTE:
ACCORDING TO THE FINAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE NO WETLAND AREAS ON THIS PROPERTY.

SURVEYOR NOTES:
1. DATE OF LAST FIELD WORK: OCTOBER 8, 2019.
2. THE BEARINGS ARE RELATIVE TO THE MICHIGAN COORDINATE SYSTEM, SOUTH ZONE (2113) AS DEFINED BY MICHIGAN P.A. 9 OF 1964 AND AMENDED BY P.A. 154 OF 1988 (NAD 83 [2011]).
3. THERE ARE NO OTHER VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY, OTHER THAN AS SHOWN HEREON THE ACCOMPANYING DRAWINGS.
4. PER OBSERVATION, THERE IS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS; THERE IS NO EVIDENCE OF CHANGES TO RIGHT OF WAY LINES, OR STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
5. PER OBSERVATION, THIS SITE IS EITHER CURRENTLY SUPPLIED BY OR HAS ACCESS TO THE FOLLOWING PUBLIC UTILITIES: DOMESTIC WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, AND TELEPHONE. EITHER LOCATED ADJACENT TO THE SUBJECT SITE OR WITHIN PUBLIC ROAD RIGHT-OF-WAY.
6. TOTAL PROPERTY AREA = 60,346 SFT or 1.385 ACRES

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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(TOLL FREE) FOR THE LOCATION OF UNDERGROUND FACILITIES

STANDARD NOTES FOR SITE PLANS:
* **A. EXTENSION of PUBLIC UTILITIES:** ALL PUBLIC SANITARY SEWER AND/OR WATERMAIN SHALL BE EXTENDED TO THE FURTHEST LIMITS OF THE PROPERTY, INCLUDING CORNER LOTS, WITH THE PIPE SIZE AND MATERIAL APPROVED BY CITY OF JACKSON. THIS IS NECESSARY FOR PLAN APPROVAL FOR WATER SERVICE OF 1" OR LESS OR A BUILDING ON A CORNER LOT, THE REQUIREMENTS TO EXTEND THE PUBLIC WATERMAIN AND/OR SANITARY SEWER ALONG BOTH PROPERTY LINES WILL BE REVIEWED.
* **B. WATERMAIN LOOPING:** ALL PUBLIC WATERMAINS SHALL BE LOOPED WHENEVER POSSIBLE. THE PIPE SIZE REQUIREMENTS SHALL BE APPROVED BY CITY OF JACKSON.
C. INDUSTRIAL PRETREATMENT PROGRAM (IPP): THIS PERMIT IS REQUIRED FOR ALL COMMERCIAL (NON-RESIDENTIAL) AND INDUSTRIAL DISCHARGES. THE OWNER SHALL OBTAIN AN INDUSTRIAL PRETREATMENT DISCHARGE PERMIT PRIOR TO THE ISSUANCE OF A SEWER CONNECTION PERMIT. INDUSTRIAL DISCHARGE PERMITS ARE NONTRANSFERABLE.
D. SOIL EROSION: THE DEVELOPER SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. THIS INCLUDES THE PAYMENT OF FEES AND THE PROVIDING OF NECESSARY BONDS. NO EARTH CHANGES OR EXCAVATION SHALL BE STARTED PRIOR TO THE ISSUANCE OF THIS PERMIT. THE DEVELOPER SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ON AND ADJACENT TO THE SITE DURING EXCAVATION AND CONSTRUCTION. ALL SEDIMENT SHALL BE CONTAINED ON SITE. ANY SILT IN COUNTY DRAINS, STORM SEWER, CULVERTS, ETC. AS A RESULT OF THIS PROJECT, SHALL BE REMOVED BY THE DEVELOPER AT THE COST OF THE DEVELOPER. THE APPLICATION WILL BE FILED THROUGH THE JCHD-EHD.
* **E. FLOOD PLAIN OR WETLAND CONSTRUCTION:** THE DEVELOPER SHALL APPLY TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY FOR A PERMIT FOR THE ALTERATION AND/OR OCCUPATION OF A FLOOD PLAIN OR FLOODWAY, AS REQUIRED UNDER PA 451. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY CITY OF JACKSON.
* **F. NPDES STORM WATER DISCHARGE PERMIT:** THE OWNER OF THE PROPERTY SHALL OBTAIN A NPDES STORM WATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM MDEQ AS REQUIRED UNDER PUBLIC ACT 451. THE NOTICE OF COVERAGE FORM SHALL BE SUBMITTED THROUGH JACKSON COUNTY HEALTH DEPARTMENT-ENVIRONMENTAL HEALTH DIVISION (JCHD-EHD) WITH THE SOIL EROSION CONTROL PERMIT APPLICATION. ALL MDEQ FEES SHALL ACCOMPANY THE NOTICE OF COVERAGE. IF APPLICABLE, EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY JCDC-EHD. **LESS THAN 5 ACRES WILL BE DISTURBED IN CONSTRUCTION OF THIS PROJECT, THEREFORE A NPDES STORM WATER DISCHARGE PERMIT WILL NOT BE REQUIRED.**
G. CITY OF JACKSON PERMIT TO CONSTRUCT A PUBLIC UTILITY: AFTER THE APPROVAL OF THIS PRELIMINARY PLAT OR SITE PLAN, THE DEVELOPER SHALL SUBMIT A DETAILED PLAN FOR CONSTRUCTION OF ALL PUBLIC SANITARY SEWER AND WATERMAIN. THE PLANS MUST HAVE CITY OF JACKSON APPROVAL, A 'S'-PERMIT ISSUED, AND APPROVAL FROM THE MDEQ PRIOR TO BEGINNING CONSTRUCTION.
H. MDOT AND CITY OF JACKSON ROAD RIGHT-OF-WAY PERMIT: THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE CITY OF JACKSON TO PERFORM WORK WITHIN THE CITY OF JACKSON RIGHT-OF-WAY. ALL FEES FOR THE PERMIT, BONDS AND INSURANCES ARE THE RESPONSIBILITY OF THE DEVELOPER.
I. MUNICIPALITY SANITARY SEWER AND WATER PERMIT: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE LOCAL MUNICIPALITY, THE DEVELOPER SHALL BE REQUIRED TO OBTAIN A SANITARY SEWER AND/OR WATER TAP-IN PERMIT FROM THE LOCAL MUNICIPALITY, IF AUTHORIZED, OR CITY OF JACKSON PUBLIC WORKS DEPARTMENT.
* **J. STATE CONSTRUCTION PERMITS:** THE SANITARY SEWER AND WATERMAIN CONSTRUCTION PERMITS FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY SHALL BE SUBMITTED TO THE MDEQ AFTER APPROVAL OF CITY OF JACKSON. CONSTRUCTION SHALL NOT BEGIN UNTIL THESE STATE PERMITS ARE ISSUED.
* NOT APPLICABLE TO THIS PROJECT

L E G E N D

●	FOUND MONUMENTATION	▨	PROP BUILDING AREA
⊕	EX ROAD SIGNS	▨	PROP CONCRETE AREAS
⊠	EX TRANSFORMER	▨	PROP ASPH - PUBLIC ROADWAY
⊠	EX HAND HOLE	▨	PROP ASPH - PUBLIC ROADWAY SURFACE
⌀	EX UTILITY POLE	▨	PROP PHASE 2 CONSTRUCTION AREAS
⊕	EX SERVICE PEDESTAL	▨	PROP PHASE 3 CONSTRUCTION AREAS
☼	EX LIGHT POLE	D	PROP LIGHT - BUILDING WALL PACK
Ⓔ	EX ELECTRIC MANHOLE	♿	EX BARRIER FREE (ADA) PARKING
Ⓣ	EX TELEPHONE MANHOLE		EX PAINTED TRAFFIC FLOW ARROW
fo	EX BUIRED FIBER OPTICS		EX REVERSE CURB & GUTTER (F4-MOD)
///	EX OVERHEAD POWERLINES		EX NORMAL CURB & GUTTER (F4)
	EX GAS, ELECTRIC & TELE		EX THICKENED EDGE WALK
	EX STORM SEWER		EX CONCRETE CURB (E4 or FORM ROLLED)
Ⓓ	EX STORM MANHOLE		EX MASONARY WALL W/BRICK FACE
▦	EX STORM CATCHBASINS	UE	EX UNDERGROUND ELECTRIC LINE
	EX SANITARY SEWER	UG	EX UNDERGROUND GAS LINE
	EX SANITARY LEAD	UT	EX UNDERGROUND TELEPHONE or CABLE TV
Ⓢ	EX SANITARY MANHOLE	⊠	EX ELECTRIC TRANSFORMER
	EX WATERMAIN	▽	EX GAS METER
⊕	EX FIRE HYDRANT	Ⓓ	EX STORM MANHOLE
Ⓦ	EX WATER MANHOLE	▦	EX STORM CATCHBASIN
⊗	EX GATEVALVE		EX STORM SEWER
	EX WATER LEAD	○	EX ROOF DRAINS
	EX PAVEMENT AREAS	○	EX ROOF DRAIN CLEANOUT
EX	EXISTING	Ⓒ	EX SANITARY CLEANOUT
CONC	CONCRETE		EX SANITARY SEWER LEAD
ASPH	ASPHALT	⊗	EX WATER SHUT-OFF VALVE
B/B	BACK TO BACK		EX WATER LEAD LINE
E/E	EDGE TO EDGE		EX WATER METER & BACKFLOW
F/F	FACE TO FACE		

SCALE: 1"=20'

JOB NO. 070719

PREPARED FOR:
JARS HOLDINGS, LLC
812 S MAIN STREET, SUITE 200
ROYAL OAK, MI 48067
PHONE: 313.790.7800

PART OF THE SOUTHWEST 1/4, SECTION 35, T2S-R1W, CITY OF JACKSON, JACKSON CO, MI

BM CC

BM CONSTRUCTION CONSULTANTS
2240 LAUDERDALE STREET
FLINT, MICHIGAN 48532
PHONE: 810.423.5014
EMAIL:BMCONSTRUCTION@COMCAST.NET

SITE PLAN LAYOUT - PHASE 2 FOR:
156 & 160 COOPER ST, 119 N COLUMBUS ST,
405 E PEARL ST, AND 438 & 442 E MICHIGAN AVE

REVISIONS			
11.20.2020	DRN. BY:	J.R.B.	10.10.2020
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SHEET NO: C-1A

BMCC: JOBS/SURVEY19/070719-HAN/DWG/070719-156 COOPER-PEARL-PHASE 2.DWG - C-1A

SITE PLAN & COVER SHEET
PHASE 3 FINAL OVERALL LAYOUT

NORTH

GRAPHIC SCALE
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(IN FEET)
1 inch = 20 ft.

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WETLAND NOTE:
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SURVEYOR NOTES:
1. DATE OF LAST FIELD WORK: OCTOBER 8, 2019.

2. THE BEARINGS ARE RELATIVE TO THE MICHIGAN COORDINATE SYSTEM, SOUTH ZONE (2113) AS DEFINED BY MICHIGAN P.A. 9 OF 1964 AND AMENDED BY P.A. 154 OF 1988 (NAD 83 [2011]).

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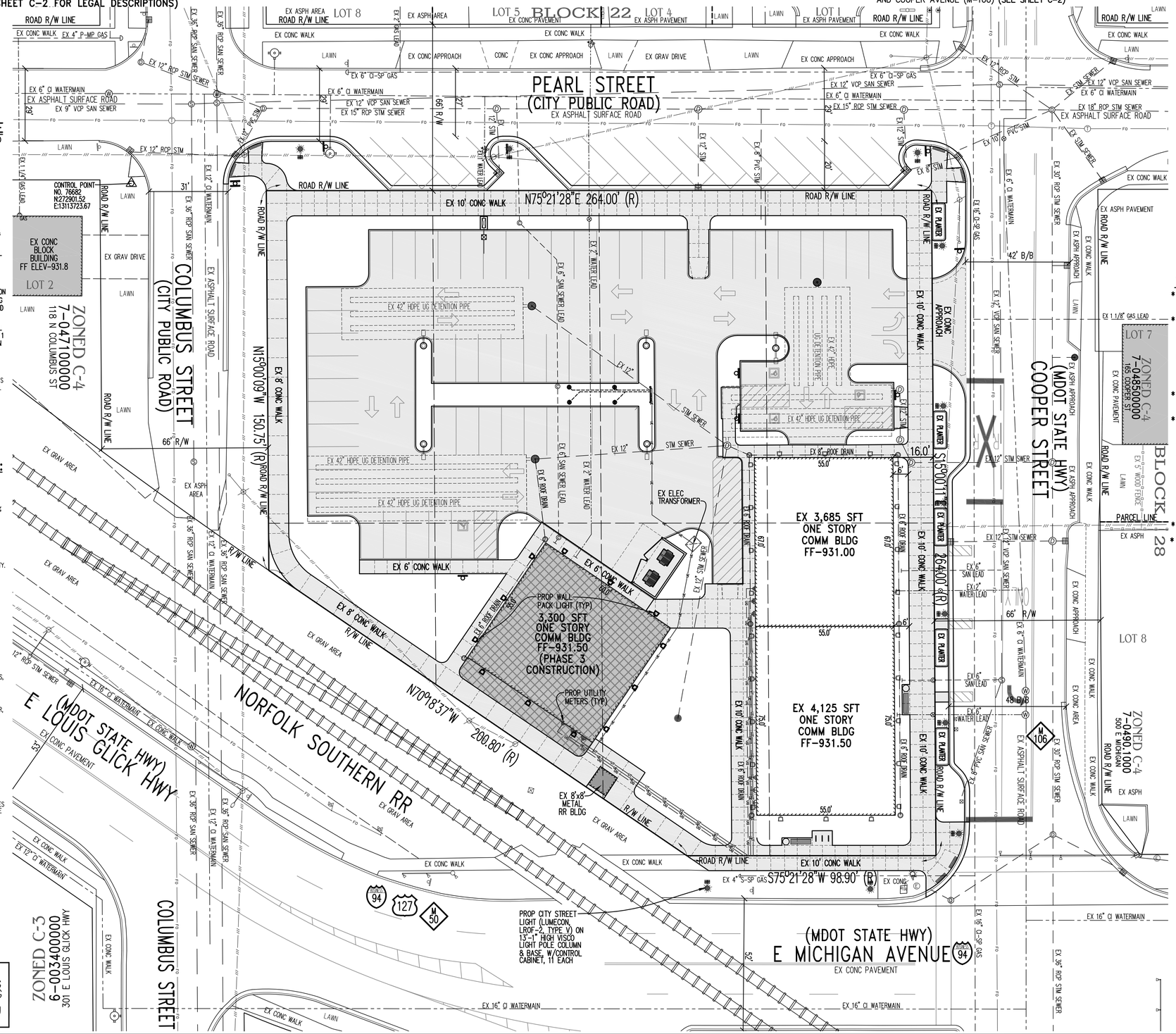

STANDARD NOTES FOR SITE PLANS:
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D. SOIL EROSION: THE DEVELOPER SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. THIS INCLUDES THE PAYMENT OF FEES AND THE PROVIDING OF NECESSARY BONDS. NO EARTH CHANGES OR EXCAVATION SHALL BE STARTED PRIOR TO THE ISSUANCE OF THIS PERMIT. THE DEVELOPER SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ON AND ADJACENT TO THE SITE DURING EXCAVATION AND CONSTRUCTION. ALL SEDIMENT SHALL BE CONTAINED ON SITE. ANY SILT IN COUNTY DRAINS, STORM SEWER, CULVERTS, ETC. AS A RESULT OF THIS PROJECT, SHALL BE REMOVED BY THE DEVELOPER AT THE COST OF THE DEVELOPER. THE APPLICATION WILL BE FILED THROUGH THE JCHD-EHD.

* **E. FLOOD PLAIN OR WETLAND CONSTRUCTION:** THE DEVELOPER SHALL APPLY TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY FOR A PERMIT FOR THE ALTERATION AND/OR OCCUPATION OF A FLOOD PLAIN OR FLOODWAY, AS REQUIRED UNDER PA 451. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY CITY OF JACKSON.
* **F. NPDES STORM WATER DISCHARGE PERMIT:** THE OWNER OF THE PROPERTY SHALL OBTAIN A NPDES STORM WATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM MDEQ AS REQUIRED UNDER PUBLIC ACT 451. THE NOTICE OF COVERAGE FORM SHALL BE SUBMITTED THROUGH JACKSON COUNTY HEALTH DEPARTMENT-ENVIRONMENTAL HEALTH DIVISION (JCHD-EHD) WITH THE SOIL EROSION CONTROL PERMIT APPLICATION. ALL MDEQ FEES SHALL ACCOMPANY THE NOTICE OF COVERAGE. IF APPLICABLE, EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY JCDC-EHD. **LESS THAN 5 ACRES WILL BE DISTURBED IN CONSTRUCTION OF THIS PROJECT, THEREFORE A NPDES STORM WATER DISCHARGE PERMIT WILL NOT BE REQUIRED.**

G. CITY OF JACKSON PERMIT TO CONSTRUCT A PUBLIC UTILITY: AFTER THE APPROVAL OF THIS PRELIMINARY PLAT OR SITE PLAN, THE DEVELOPER SHALL SUBMIT A DETAILED PLAN FOR CONSTRUCTION OF ALL PUBLIC SANITARY SEWER AND WATERMAIN. THE PLANS MUST HAVE CITY OF JACKSON APPROVAL, A 'S'-PERMIT ISSUED, AND APPROVAL FROM THE MDEQ PRIOR TO BEGINNING CONSTRUCTION.

H. MDOT AND CITY OF JACKSON ROAD RIGHT-OF-WAY PERMIT: THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE CITY OF JACKSON TO PERFORM WORK WITHIN THE CITY OF JACKSON RIGHT-OF-WAY. ALL FEES FOR THE PERMIT, BONDS AND INSURANCES ARE THE RESPONSIBILITY OF THE DEVELOPER.

I. MUNICIPALITY SANITARY SEWER AND WATER PERMIT: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE LOCAL MUNICIPALITY, THE DEVELOPER SHALL BE REQUIRED TO OBTAIN A SANITARY SEWER AND/OR WATER TAP-IN PERMIT FROM THE LOCAL MUNICIPALITY, IF AUTHORIZED, OR CITY OF JACKSON PUBLIC WORKS DEPARTMENT.

* **J. STATE CONSTRUCTION PERMITS:** THE SANITARY SEWER AND WATERMAIN CONSTRUCTION PERMITS FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY SHALL BE SUBMITTED TO THE MDEQ AFTER APPROVAL OF CITY OF JACKSON. CONSTRUCTION SHALL NOT BEGIN UNTIL THESE STATE PERMITS ARE ISSUED.

***NOT APPLICABLE TO THIS PROJECT**

L E G E N D

FOUND MONUMENTATION	PROP BUILDING AREA
EX ROAD SIGNS	PROP CONCRETE AREAS
EX TRANSFORMER	PROP ASPH - PUBLIC ROADWAY
EX HAND HOLE	PROP ASPH - PUBLIC ROADWAY SURFACE
EX UTILITY POLE	PROP PHASE 3 CONSTRUCTION AREAS
EX SERVICE PEDESTAL	PROP LIGHT - BUILDING WALL PACK
EX LIGHT POLE	EX BARRIER FREE (ADA) PARKING
EX ELECTRIC MANHOLE	EX PAINTED TRAFFIC FLOW ARROW
EX TELEPHONE MANHOLE	EX REVERSE CURB & GUTTER (F4-MOD)
EX BURIED FIBER OPTICS	EX NORMAL CURB & GUTTER (F4)
EX OVERHEAD POWERLINES	EX THICKENED EDGE WALK
EX GAS, ELECTRIC & TELE	EX CONCRETE CURB (E4 or FORM ROLLED)
EX STORM SEWER	EX MASONARY WALL W/BRICK FACE
EX STORM MANHOLE	EX UNDERGROUND ELECTRIC LINE
EX STORM CATCHBASINS	EX UNDERGROUND GAS LINE
EX SANITARY SEWER	EX UNDERGROUND TELEPHONE or CABLE TV
EX SANITARY LEAD	EX ELECTRIC TRANSFORMER
EX SANITARY MANHOLE	EX GAS METER
EX WATERMAIN	EX STORM MANHOLE
EX FIRE HYDRANT	EX STORM CATCHBASIN
EX WATER MANHOLE	EX STORM SEWER
EX GATEVALVE	EX ROOF DRAINS
EX WATER LEAD	EX ROOF DRAIN CLEANOUT
EX PAVEMENT AREAS	EX SANITARY CLEANOUT
EX EXISTING	EX SANITARY SEWER LEAD
CONC CONCRETE	EX WATER SHUT-OFF VALVE
ASPH ASPHALT	EX WATER LEAD LINE
B/B BACK TO BACK	EX WATER METER & BACKFLOW
E/E EDGE TO EDGE	
F/F FACE TO FACE	

SCALE: 1"=20'	PREPARED FOR: JARS HOLDINGS, LLC, 812 S MAIN STREET, SUITE 200, ROYAL OAK, MI 48067, PHONE: 313.790.7800	PART OF THE SOUTHWEST 1/4, SECTION 35, T2S-R1W, CITY OF JACKSON, JACKSON CO, MI	BM CONSTRUCTION CONSULTANTS, 2240 LAUDERDALE STREET, FLINT, MICHIGAN 48532, PHONE: 810.423.5014, EMAIL:BMCONSTRUCTION@COMCAST.NET
JOB NO. 070719			

SITE PLAN LAYOUT - PHASE 3 FINAL FOR:
156 & 160 COOPER ST, 119 N COLUMBUS ST,
405 E PEARL ST, AND 438 & 442 E MICHIGAN AVE

REVISIONS			
11.20.2020	DRN. BY:	J.R.B.	10.10.2020
	FLD. BY:	J.R.B.	"
	CHK'D BY:	J.B.M.	"
	APPR BY:	J.B.M.	"

SHEET NO: C-1B

BMCC JOBS/SURVEY19/070719-HAN/DWG/070719-156 COOPER-PEARL-PHASE 3.DWG - C-1B

OVERALL SURVEY OF EXISTING CONDITIONS FOR:

NOTE: THE MAJOR THOROUGHFARES ARE MICHIGAN AVE (BUS 94), AND COOPER AVENUE (M-106)

ZONING INFORMATION:

ACCORDING TO THE CITY OF JACKSON ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED C-4 (GENERAL COMMERCIAL DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

1) MINIMUM LOT AREA = NONE SPECIFIED
2) MINIMUM LOT WIDTH = NONE SPECIFIED
3) MAXIMUM LOT COVERAGE = NONE SPECIFIED
1) FRONT SETBACK = 15 FEET
2) SIDE SETBACK = 20 FEET
3) REAR SETBACK = 10 FEET
4) MAXIMUM BUILDING HEIGHT = 40 FEET

SEWER & WATER NOTES:

THE EXISTING BUILDINGS ARE CURRENTLY SERVICED BY AN WATER LEAD, AND A SANITARY SEWER LEAD.

FLOOD PLAIN NOTE:

THIS PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26075C0307D WHICH BEARS AN EFFECTIVE DATE OF MAY 3, 2010 AND IS IN A SPECIAL FLOOD HAZARD AREA.

WETLAND NOTE:

ACCORDING TO THE FINAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE NO WETLAND AREAS ON THIS PROPERTY.

SURVEYOR NOTES:

1. DATE OF LAST FIELD WORK: OCTOBER 8, 2019.

2. THE BEARINGS ARE RELATIVE TO THE MICHIGAN COORDINATE SYSTEM, SOUTH ZONE (2113) AS DEFINED BY MICHIGAN P.A. 9 OF 1964 AND AMENDED BY P.A. 154 OF 1988 (NAD 83 [2011]).

3. THERE ARE NO OTHER VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY, OTHER THAN AS SHOWN HEREON THE ACCOMPANYING DRAWINGS.

4. PER OBSERVATION, THERE IS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS; THERE IS NO EVIDENCE OF CHANGES TO RIGHT OF WAY LINES, OR STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

5. PER OBSERVATION, THIS SITE IS EITHER CURRENTLY SUPPLIED BY OR HAS ACCESS TO THE FOLLOWING PUBLIC UTILITIES: DOMESTIC WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, AND TELEPHONE. EITHER LOCATED ADJACENT TO THE SUBJECT SITE OR WITHIN PUBLIC ROAD RIGHT-OF-WAY.

6. TOTAL PROPERTY AREA = 60,346 SFT or 1.385 ACRES

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

L E G E N D

- EX ROAD SIGNS
- EX UTILITY & LIGHT POLE
- EX OVERHEAD POWERLINES
- EX STREET LIGHT POLE
- EX PEDESTAL
- EX HAND HOLE
- EX BUILDING LINE
- EX GAS LINE
- EX GAS/ELEC METER
- EX STORM SEWER
- EX STORM MANHOLE
- EX STORM CATCHBASINS
- EX SANITARY SEWER
- EX SANITARY MANHOLE
- EX WATERMAIN
- EX FIRE HYDRANT
- EX WATER MANHOLE
- EX GATEVALVE
- EX BRUSH LINE
- EX CHAIN LINK FENCE
- 930.25 EX SURFACE ELEVATION
- 930 EX CONTOUR ELEVATION
- FOUND MONUMENTATION
- EX LOT LINE
- EX PARCEL LINE
- CONC CONCRETE
- ASPH ASPHALT
- B/B BACK TO BACK
- EX EXISTING
- (13) PARKING COUNT
- BARRIER FREE SPACE
- EX BUILDING AREA
- EX PAVEMENT AREAS

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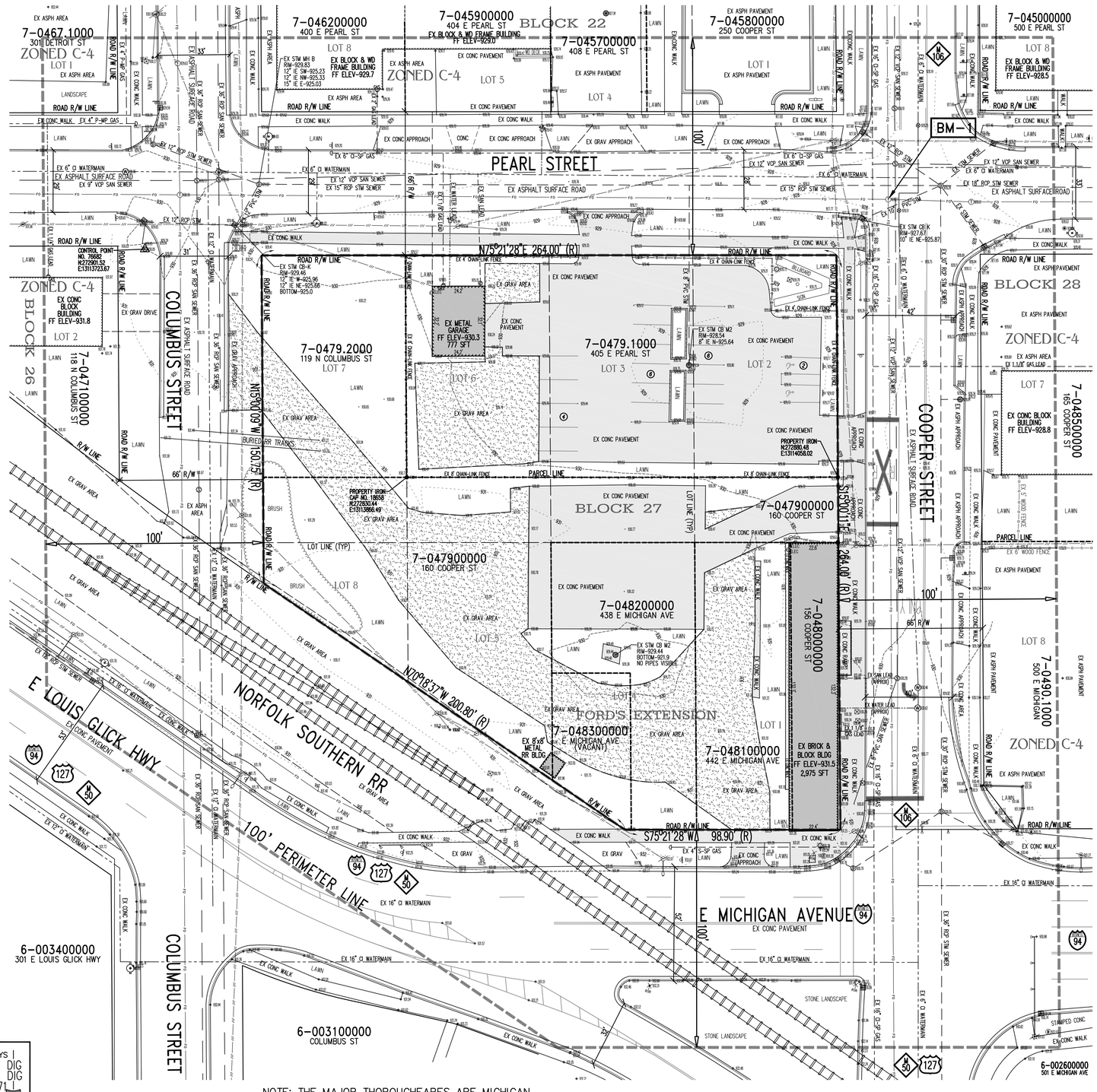


NOTE: THE MAJOR THOROUGHFARES ARE MICHIGAN AVE (BUS 94), AND COOPER AVENUE (M-106)

NORTH

GRAPHIC SCALE
25 0 12.5 25
(IN FEET)
1 inch = 25 ft.

LOCATION MAP

BENCHMARK NO. 1

RIM OF EXISTING TELEPHONE MANHOLE, LOCATED AT THE SOUTHWEST CORNER OF COOPER ST & PEARL ST, AS SHOWN ELEVATION-928.27 (NAVD88)

PROPERTY DESCRIPTIONS:

PARCEL NUMBERS:
7-047900000 AS TO 160 COOPER STREET, 7-0479.1000 AS TO 405 E PEARL STREET, 7-0479.2000 AS TO 119 N COLUMBUS STREET, 7-048000000 AS TO 156 COOPER STREET, 7-048100000 AS TO 442 E MICHIGAN AVENUE, 7-048200000 AS TO 438 E MICHIGAN AVENUE, 7-048300000 AS TO (V/L) E MICHIGAN AVENUE

LAND IN CITY OF JACKSON, JACKSON COUNTY, MICHIGAN DESCRIBED AS:

PARCEL 1:
A PARCEL OF LAND IN SECTION 34, TOWN 2 SOUTH, RANGE 1 WEST, CITY OF JACKSON, JACKSON COUNTY, MICHIGAN; BEING LOTS 2, 3, 6 AND 7 AND PARTS OF LOTS 4, 5 AND 8 IN BLOCK 27 OF THE PLAT OF FORD'S NORTH ADDITION, FORD'S EXTENSION, AND ELM GROVE ADDITION TO THE VILLAGE OF JACKSON; THE BOUNDARY OF SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2, 132.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 16' 30" WEST ALONG SOUTH LINE OF SAID LOTS 2 AND 3, 132.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH ALONG WEST LINE OF SAID LOT 4, 60.00 FEET; THENCE SOUTH 89 DEGREES 16' 30" EAST PARALLEL TO THE NORTH LINE OF SAID LOT 4, 36.00 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 4, 72.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES 16' 30" WEST ALONG SOUTH LINE OF SAID LOT 4, 2.90 FEET TO A POINT DISTANT 25.00 FEET MEASURED NORTHEASTERLY AND PERPENDICULAR TO THE CENTERLINE OF NORTHERLY MOST TRACKS OF THE RAILROAD AS LOCATED MAY 20, 1977; THENCE NORTH 55 DEGREES 03' 30" WEST PARALLEL TO AND 25.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 8; THENCE NORTH ALONG WEST LINE OF SAID LOTS 8 AND 7, 150.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89 DEGREES 16' 30" EAST ALONG NORTH LINE OF SAID BLOCK 27, 264.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 102 FEET THEREOF.

ALSO: LOT 4, BLOCK 27, EXCEPT THE SOUTH 72 FEET OF THE WEST 36 FEET OF SAME LYING NORTH OF THE RAILROAD RIGHT OF WAY, AN EXTENSION OF THE VILLAGE OF JACKSONBURGH ON THE EAST SIDE OF GRAND RIVER (KNOWN AS FORD'S EASTERN EXTENSION, CITY OF JACKSON).

ALSO: COMMENCING AT A POINT ON THE NORTH LINE OF MAIN STREET (NOW MICHIGAN AVENUE) AT THE SOUTHWEST CORNER OF LOT 1, IN BLOCK 27 OF FORD'S EXTENSION TO THE VILLAGE (NOW CITY OF JACKSON, THENCE NORTHWESTERLY ON THE WEST LINE OF SAID LOT 1, 132 FEET; THENCE EASTERLY PARALLEL WITH MAIN STREET 44 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 132 FEET TO MAIN STREET; THENCE WESTERLY ON THE NORTH LINE OF MAIN STREET 44 FEET TO THE PLACE OF BEGINNING; BEING KNOWN AS THE WEST 44 FEET OF LOT 1, BLOCK 27, OF FORD'S EXTENSION TO THE VILLAGE (NOW CITY OF JACKSON).

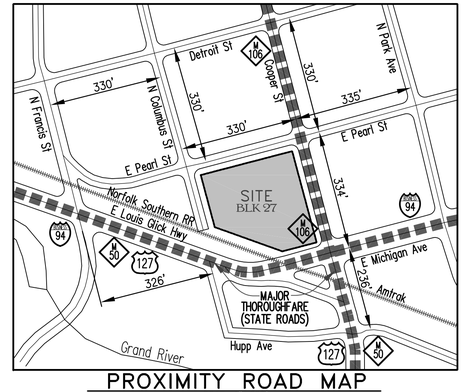
ALSO DESCRIBED AS: THE WEST 44 FEET OF LOT 1, ALL OF LOTS 4, 5, AND 8 LYING NORTH OF THE RAILROAD RIGHT OF WAY AND LOTS 2, 3, 6, AND 7, EXCEPT THE NORTH 102 FEET THEREOF, ALL IN BLOCK 27, FORD'S EXTENSION TO THE CITY OF JACKSON, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 1, JACKSON COUNTY RECORDS.

PARCEL 2:
THE EAST 22 FEET OF LOT 1 AND THE NORTH 102 FEET OF LOTS 2, 3, AND 6, BLOCK 27, FORD'S EXTENSION TO THE VILLAGE OF JACKSONBURGH (NOW CITY OF JACKSON, ON THE EAST SIDE OF GRAND RIVER (KNOWN AS FORD'S EXTENSION) ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 3 OF PLATS, PAGE 11, JACKSON COUNTY RECORDS.

PARCEL 3:
LAND SITUATED IN THE CITY OF JACKSON, JACKSON COUNTY, MICHIGAN IS DESCRIBED AS FOLLOWS:
THE NORTH 102 FEET OF LOT 7, BLOCK 27, OF THE PLAT OF FORD'S NORTH ADDITION, FORD'S EXTENSION AND ELM GROVE ADDITION TO THE VILLAGE OF JACKSON, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 1, JACKSON COUNTY RECORDS.

UTILITIES & PLAN DISTRIBUTION LIST

AGENCY	FACILITY	CONTACT PERSON
JACKSON COUNTY DRAIN COMMISSIONER ENVIRONMENTAL HEALTH DIVISION 1715 LANSING AVENUE, SUITE 221 JACKSON, MI 49202	SOIL EROSION CONTROL	PERSONNEL (517) 788.4433
CITY OF JACKSON ENGINEERING DIVISION 161 W MICHIGAN AVENUE JACKSON, MI 49201	STREETS, DRIVES, STORM SEWER, SANITARY SEWER, & WATERMAINS	JON H DOWLING, PE (517) 788.4160
CITY OF JACKSON DEPARTMENT OF PLANNING & ZONING 161 W MICHIGAN AVENUE JACKSON, MI 49201	PLANNING & ZONING DEPARTMENT	PERSONNEL (517) 768.6433
CITY OF JACKSON DEPARTMENT OF PUBLIC WORKS 161 W MICHIGAN AVENUE JACKSON, MI 49201	STREETS, STORM, SANITARY SEWER, & WATERMAIN MAINTENANCE	JONATHAN GREENE (517) 788.4170
CITY OF JACKSON CITY MANAGERS OFFICE 161 W MICHIGAN AVENUE JACKSON, MI 49201	CITY MANAGER	PATRICK BURTCH (517) 788.4035
CITY OF JACKSON FIRE DEPARTMENT 518 N JACKSON STREET JACKSON, MI 49201	FIRE DEPARTMENT	DAVID WOODEN (517) 788.4150



PROXIMITY ROAD MAP
SCAE: 1"=200'

BMCC: JOBS/SURVEY19/070719-HAN/DWG/070719-156 COOPER-PEARL.DWG - C-2

SCALE: 1"=25'	PREPARED FOR: JARS HOLDINGS, LLC 812 S MAIN STREET, SUITE 200 ROYAL OAK, MI 48067 PHONE: 313.790.7800	PART OF THE SOUTHWEST 1/4, SECTION 35, T2S-R1W, CITY OF JACKSON, JACKSON CO, MI	BM CC	BM CONSTRUCTION CONSULTANTS 2240 LAUDERDALE STREET FLINT, MICHIGAN 48532 PHONE: 810.423.5014 EMAIL:BMCONSTRUCTION@COMCAST.NET	OVERALL SURVEY OF EXISTING CONDITIONS FOR: 156 & 160 COOPER ST, 119 N COLUMBUS ST, 405 E PEARL ST, AND 438 & 442 E MICHIGAN AVE
JOB NO. 070719					

REVISIONS				SHEET NO:
	DRN. BY:	J.R.B.	07.24.2020	C-2
	FLD. BY:	J.R.B.	"	
	CHK'D BY:	J.B.R.	"	
	APPR BY:	J.P.W.	"	

REMOVAL PLAN & NOTES FOR:

SITE SPECIFIC REMOVAL NOTES:

1. THE WHOLE SITE WILL BE CLEARED. ALL DRIVEWAY APPROACHES AND ALL INTERIOR GRAVEL, ASPHALT, & CONCRETE AREAS BE REMOVED AND RESTORED TO LAWN/GREEN AREAS AS PART OF PHASE 1 WORK, OTHER THAN THOSE AREAS SHOWN AS PART OF PHASE 1 CONSTRUCTION.

2. ALL BILLBOARDS WILL BE REMOVED FROM THE SITE AS PART OF PHASE 1 CONSTRUCTION.

ZONING INFORMATION:

ACCORDING TO THE CITY OF JACKSON ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED C-4 (GENERAL COMMERCIAL DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

1) MINIMUM LOT AREA = NONE SPECIFIED
2) MINIMUM LOT WIDTH = NONE SPECIFIED
3) MAXIMUM LOT COVERAGE = NONE SPECIFIED
1) FRONT SETBACK = 15 FEET
2) SIDE SETBACK = 20 FEET
3) REAR SETBACK = 10 FEET
4) MAXIMUM BUILDING HEIGHT = 40 FEET

SEWER & WATER NOTES:

THE EXISTING BUILDINGS ARE CURRENTLY SERVICED BY AN WATER LEAD, AND A SANITARY SEWER LEAD.

FLOOD PLAIN NOTE:

THIS PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26075C0307D WHICH BEARS AN EFFECTIVE DATE OF MAY 3, 2010 AND IS IN A SPECIAL FLOOD HAZARD AREA.

WETLAND NOTE:

ACCORDING TO THE FINAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE NO WETLAND AREAS ON THIS PROPERTY.

SURVEYOR NOTES:

1. DATE OF LAST FIELD WORK: OCTOBER 8, 2019.

2. THE BEARINGS ARE RELATIVE TO THE MICHIGAN COORDINATE SYSTEM, SOUTH ZONE (2113) AS DEFINED BY MICHIGAN P.A. 9 OF 1964 AND AMENDED BY P.A. 154 OF 1988 (NAD 83 [2011]).

3. THERE ARE NO OTHER VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY, OTHER THAN AS SHOWN HEREON THE ACCOMPANYING DRAWINGS.

4. PER OBSERVATION, THERE IS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS; THERE IS NO EVIDENCE OF CHANGES TO RIGHT OF WAY LINES, OR STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

5. PER OBSERVATION, THIS SITE IS EITHER CURRENTLY SUPPLIED BY OR HAS ACCESS TO THE FOLLOWING PUBLIC UTILITIES: DOMESTIC WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, AND TELEPHONE. EITHER LOCATED ADJACENT TO THE SUBJECT SITE OR WITHIN PUBLIC ROAD RIGHT-OF-WAY.

6. TOTAL PROPERTY AREA = 60,346 SFT or 1.385 ACRES

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

L E G E N D

- EX ROAD SIGNS
- EX UTILITY & LIGHT POLE
- EX OVERHEAD POWERLINES
- EX STREET LIGHT POLE
- EX PEDESTAL
- EX HAND HOLE
- EX BUILDING LINE
- EX GAS LINE
- EX GAS/ELEC METER
- EX STORM SEWER
- EX STORM MANHOLE
- EX STORM CATCHBASINS
- EX SANITARY SEWER
- EX SANITARY MANHOLE
- EX WATERMAIN
- EX FIRE HYDRANT
- EX WATER MANHOLE
- EX GATEVALVE
- EX BRUSH LINE
- EX CHAIN LINK FENCE
- 930.25 EX SURFACE ELEVATION
- 930 EX CONTOUR ELEVATION
- FOUND MONUMENTATION
- CONC CONCRETE
- ASPH ASPHALT
- B/B BACK TO BACK
- EX EXISTING
- (13) PARKING COUNT
- BARRIER FREE SPACE
- EX BUILDING AREA
- EX PAVEMENT AREAS
- REMOVE CURB
- SAW CUT LINE
- COLDMILL ASPHALT PAVEMENT 2"
- REMOVE PAVEMENT/CURB
- REMOVE EX BUILDINGS
- (REM) REMOVE ITEM(S)
- (REL) RELOCATE ITEM(S)
- (REC) RECONSTRUCT ITEM(S)
- (ADJ) ADJUST ITEM(S)
- (SAVE) SAVE ITEM(S)

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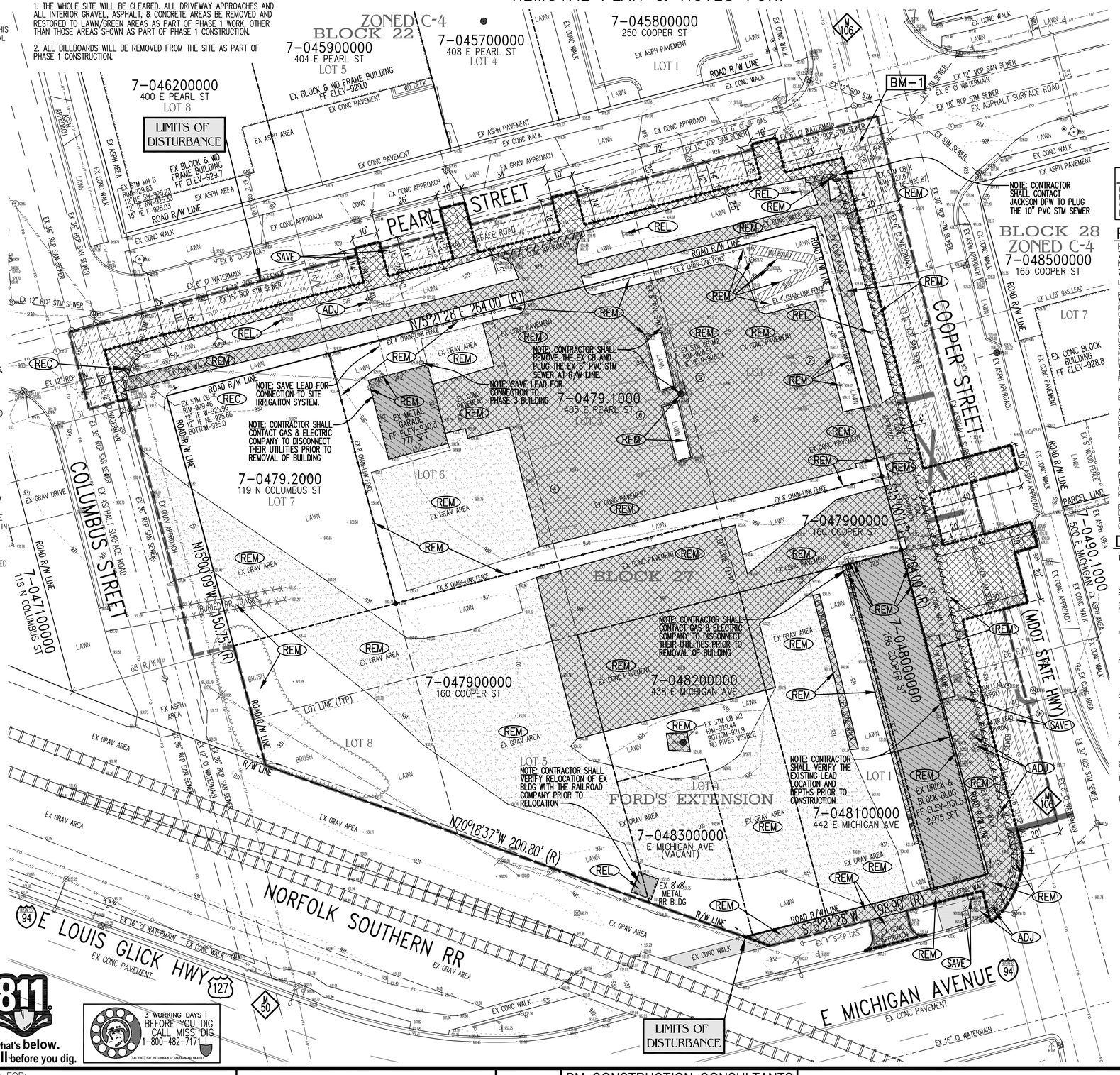


BENCHMARK NO. 1

RIM OF EXISTING TELEPHONE MANHOLE, LOCATED AT THE SOUTHWEST CORNER OF COOPER ST & PEARL ST, AS SHOWN ELEVATION=928.27 (NAVD88)

NORTH

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

LOCATION MAP

PROPERTY DESCRIPTIONS:

PARCEL NUMBERS:
7-047900000 AS TO 160 COOPER STREET, 7-0479.1000 AS TO 405 E PEARL STREET, 7-0479.2000 AS TO 119 N COLUMBUS STREET, 7-048000000 AS TO 156 COOPER STREET, 7-048100000 AS TO 442 E MICHIGAN AVENUE, 7-048200000 AS TO 438 E MICHIGAN AVENUE, 7-048300000 AS TO (V/L) E MICHIGAN AVENUE

LAND IN CITY OF JACKSON, JACKSON COUNTY, MICHIGAN DESCRIBED AS:

PARCEL 1:
A PARCEL OF LAND IN SECTION 34, TOWN 2 SOUTH, RANGE 1 WEST, CITY OF JACKSON, JACKSON COUNTY, MICHIGAN; BEING LOTS 2, 3, 6 AND 7 AND PARTS OF LOTS 4, 5 AND 8 IN BLOCK 27 OF THE PLAT OF FORD'S NORTH ADDITION, FORD'S EXTENSION, AND ELM GROVE ADDITION TO THE VILLAGE OF JACKSON; THE BOUNDARY OF SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2, 132.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 16' 30" WEST ALONG SOUTH LINE OF SAID LOTS 2 AND 3, 132.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH ALONG WEST LINE OF SAID LOT 4, 60.00 FEET; THENCE SOUTH 89 DEGREES 16' 30" EAST PARALLEL TO THE NORTH LINE OF SAID LOT 4, 36.00 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 4, 72.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES 16' 30" WEST ALONG SOUTH LINE OF SAID LOT 4, 2.90 FEET TO A POINT DISTANT 25.00 FEET MEASURED NORTHEASTERLY AND PERPENDICULAR TO THE CENTERLINE OF NORTHERLY MOST TRACKS OF THE RAILROAD AS LOCATED MAY 20, 1977; THENCE NORTH 55 DEGREES 03' 30" WEST PARALLEL TO AND 25.00 FEET DISTANT FROM SAID TRACKS, A DISTANCE OF 201.30 FEET TO A POINT ON THE WEST LINE OF SAID LOT 8; THENCE NORTH ALONG WEST LINE OF SAID LOTS 8 AND 7, 150.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89 DEGREES 16' 30" EAST ALONG NORTH LINE OF SAID BLOCK 27, 264.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 102 FEET THEREOF.

ALSO: LOT 4, BLOCK 27, EXCEPT THE SOUTH 72 FEET OF THE WEST 36 FEET OF SAME LYING NORTH OF THE RAILROAD RIGHT OF WAY, AN EXTENSION OF THE VILLAGE OF JACKSONBURGH ON THE EAST SIDE OF GRAND RIVER (KNOWN AS FORD'S EASTERN EXTENSION, CITY OF JACKSON).

ALSO: COMMENCING AT A POINT ON THE NORTH LINE OF MAIN STREET (NOW MICHIGAN AVENUE) AT THE SOUTHWEST CORNER OF LOT 1, IN BLOCK 27 OF FORD'S EXTENSION TO THE VILLAGE (NOW CITY OF JACKSON, THENCE NORTHWESTERLY ON THE WEST LINE OF SAID LOT 1, 132 FEET; THENCE EASTERLY PARALLEL WITH MAIN STREET 44 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 132 FEET TO MAIN STREET; THENCE WESTERLY ON THE NORTH LINE OF MAIN STREET 44 FEET TO THE PLACE OF BEGINNING; BEING KNOWN AS THE WEST 44 FEET OF LOT 1, BLOCK 27, OF FORD'S EXTENSION TO THE VILLAGE (NOW CITY OF JACKSON).

ALSO DESCRIBED AS: THE WEST 44 FEET OF LOT 1, ALL OF LOTS 4, 5, AND 8 LYING NORTH OF THE RAILROAD RIGHT OF WAY AND LOTS 2, 3, 6, AND 7, EXCEPT THE NORTH 102 FEET THEREOF, ALL IN BLOCK 27, FORD'S EXTENSION TO THE CITY OF JACKSON, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 1, JACKSON COUNTY RECORDS.

PARCEL 2:
THE EAST 22 FEET OF LOT 1 AND THE NORTH 102 FEET OF LOTS 2, 3, AND 6, BLOCK 27, FORD'S EXTENSION TO THE VILLAGE OF JACKSONBURGH (NOW CITY OF JACKSON, ON THE EAST SIDE OF GRAND RIVER (KNOWN AS FORD'S EXTENSION) ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 3 OF PLATS, PAGE 11, JACKSON COUNTY RECORDS.

PARCEL 3:
LAND SITUATED IN THE CITY OF JACKSON, JACKSON COUNTY, MICHIGAN IS DESCRIBED AS FOLLOWS:
THE NORTH 102 FEET OF LOT 7, BLOCK 27, OF THE PLAT OF FORD'S NORTH ADDITION, FORD'S EXTENSION AND ELM GROVE ADDITION TO THE VILLAGE OF JACKSON, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 1, JACKSON COUNTY RECORDS.

DEMOLITION/REMOVAL NOTES:

1. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH MIOSHA REGULATIONS INSOFAR AS THEY APPLY TO THE REQUIRED WORK. A SOIL EROSION CONTROL PERMIT MUST BE OBTAINED FROM THE JACKSON COUNTY HEALTH DEPARTMENT-CEA PRIOR TO BEGINNING ANY DEMOLITION WORK.
2. THE DEMOLITION CONTRACTOR SHALL FOLLOW DEMOLITION POLICY IN CITY OF JACKSON AND IN JACKSON COUNTY.
3. THE DEMOLITION CONTRACTOR SHALL REMOVE ALL BUILDINGS, SIDEWALKS, CURBS, ASPHALT AND CONCRETE PAVEMENT, FENCES, SIGNS, DRAINAGE STRUCTURES, AND RAILROAD SPUR TRACKS, AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
4. ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL DESIGNATED DISPOSAL AREA. NO ON-SITE BURNING WILL BE PERMITTED, PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDINGS IN ITS ENTIRETY INCLUDING WALLS, FOUNDATIONS, AND FOOTINGS. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PLUGGED. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES, IF APPLICABLE.
6. BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% DENSITY PER MODIFIED PROCTOR IN MAXIMUM 9" LIFTS.
7. AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION WITH ANY PROTECTIVE DEVICES AND BARRIERS REMOVED. ALL EXPOSED AREAS SHALL BE SUITABLY TOP SOILED, SEEDED AND MULCHED.
8. DEMOLISH AND REMOVE ALL ITEMS, AS SHOWN ON THIS PLAN. VISIT THE SITE TO DETERMINE THE EXTENT OF DEMOLITION WORK WHICH MAY OR MAY NOT BE SHOWN ON THE PLANS.
9. CONTRACTOR SHALL INSTALL INFI-SHIELD OR AN APPROVED ALTERNATE FOR MANHOLES IN DRIVE, IF APPLICABLE.
10. CONTRACTOR SHALL OBTAIN A MANHOLE CASTING ADJUSTING PERMIT FROM THE CITY OF JACKSON ENGINEERING DIVISION FOR ANY CITY SANITARY SEWER OR WATER MANHOLES WITHIN CONSTRUCTION.
11. CONTRACTOR SHALL SAW-CUT ALL EXISTING CONCRETE AND ASPHALT PAVEMENT AND CONCRETE CURBS, PRIOR TO REMOVAL. REPLACE PAVEMENT IN KIND.

UTILITIES & PLAN DISTRIBUTION LIST

AGENCY	FACILITY	CONTACT PERSON
JACKSON COUNTY DRAIN COMMISSIONER ENVIRONMENTAL HEALTH DIVISION 1715 LANSING AVENUE, SUITE 221 JACKSON, MI 49202	SOIL EROSION CONTROL	PERSONNEL (517) 788.4433
CITY OF JACKSON ENGINEERING DIVISION 161 W MICHIGAN AVENUE JACKSON, MI 49201	STREETS, DRIVES, STORM SEWER, SANITARY SEWER, & WATERMAINS	JON H DOWLING, PE (517) 788.4160
CITY OF JACKSON DEPARTMENT OF PLANNING & ZONING 161 W MICHIGAN AVENUE JACKSON, MI 49201	PLANNING & ZONING DEPARTMENT	PERSONNEL (517) 768.6433
CITY OF JACKSON DEPARTMENT OF PUBLIC WORKS 161 W MICHIGAN AVENUE JACKSON, MI 49201	STREETS, STORM, SANITARY SEWER, & WATERMAIN MAINTENANCE	JONATHAN GREENE (517) 788.4170
CITY OF JACKSON CITY MANAGERS OFFICE 161 W MICHIGAN AVENUE JACKSON, MI 49201	CITY MANAGER	PATRICK BURTCH (517) 788.4035
CITY OF JACKSON FIRE DEPARTMENT 518 N JACKSON STREET JACKSON, MI 49201	FIRE DEPARTMENT	DAVID WOODEN (517) 788.4150

THE CONTRACTOR MUST CONTACT THE CITY OF JACKSON & MDOT, THEN SECURE THE REQUIRED PERMITS AND BONDS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR MUST FOLLOW ALL REQUIREMENTS IN THE PERMIT, UTILIZING MAINTAINING TRAFFIC TYPICALS M0040a, M0250a AND THE PROPER CONSTRUCTION TRAFFIC SIGNAGE.

SCALE: 1"=20'

JOB NO. 070719

PREPARED FOR:
JARS HOLDINGS, LLC
812 S MAIN STREET, SUITE 200
ROYAL OAK, MI 48067
PHONE: 313.790.7800

PART OF THE SOUTHWEST 1/4, SECTION 35, T2S-R1W, CITY OF JACKSON, JACKSON CO, MI

BM CC

BM CONSTRUCTION CONSULTANTS
2240 LAUDERDALE STREET
FLINT, MICHIGAN 48532
PHONE: 810.423.5014
EMAIL:BMCONSTRUCTION@COMCAST.NET

REMOVAL PLAN & NOTES FOR:
156 & 160 COOPER ST, 119 N COLUMBUS ST, 405 E PEARL ST, AND 438 & 442 E MICHIGAN AVE

REVISIONS	DRN. BY:	J.R.B.	07.24.2020
09.08.2020	FLD. BY:	J.R.B.	"
10.10.2020	CHK'D BY:	J.B.R.	"
11.20.2020	APPR BY:	J.P.W.	"

SHEET NO: C-3

BMCC JOBS/SURVEY19/070719-HAN/DWG/070719-156 COOPER-PEARL.DWG - C-3

GRADING, DRAINAGE, PAVING & UTILITY PLAN

NORTH

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

LEGEND

- 925.25 EX SURFACE ELEVATION
- 925 EX SURFACE CONTOUR
- EX ROAD SIGNS
- EX UTILITY POLE
- EX SERVICE PEDISTAL
- EX LIGHT POLE
- EX ELECTRIC MANHOLE
- EX TELEPHONE MANHOLE
- EX MAILBOX
- FO EX BUIRED FIBER OPTICS
- EX OVERHEAD POWERLINES
- EX GASMAIN/SERVICE LEAD
- EX STORM SEWER
- EX STORM MANHOLE
- EX STORM CATCHBASINS
- EX SANITARY SEWER
- EX SANITARY MANHOLE
- EX WATERMAIN
- EX FIRE HYDRANT
- EX WATER MANHOLE
- EX GATEVALVE
- PROP BUILDING AREAS
- PROP CONCRETE AREAS
- PROP ASPH – PUBLIC ROADWAY
- PROP ASPH – PUBLIC ROADWAY SURFACE
- PROP STORM CATCHBASIN
- PROP STORM MANHOLE
- PROP STORM SEWER
- DS-3 PROP DRAINAGE STRUCTURE NO
- PROP UNDERGROUND (UG) BASIN
- PROP REVERSE CURB & GUTTER
- PROP NORMAL CURB & GUTTER
- PROP THICKENED EDGE WALK
- PROP CONC BLOCK WALL
- PROP ROOF DRAINS
- PROP ROOF DRAIN CLEANOUT
- RDC-7 PROP ROOF DRAIN STRUCT NO
- DRAINAGE BOUNDARY AREA
- DA DRAINAGE AREA
- 930.0 PROP SURFACE CONTOUR
- • 930.2 PROP PAVEMENT ELEVATION
- +931.5 PROP SURFACE ELEVATION
- PROP DRAINAGE FLOW ARROW
- PROP SANITARY CLEANOUT
- PROP SANITARY SEWER LEAD
- PROP WATER SHUT-OFF VALVE
- PROP WATER LEAD LINE

CONTRACTOR ALERT STATEMENT

THIS PROJECT HAS BEEN DESIGNED IMPLEMENTING THE LATEST CITY OF JACKSON DESIGN SPECIFICATIONS. CAREFULLY REVIEW THE NOTES, DETAILS, AND DESIGN PRIOR TO SUBMITTING A BID. FULL COMPLIANCE WITH THE LATEST STANDARDS WILL BE REQUIRED.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, IF AVAILABLE. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

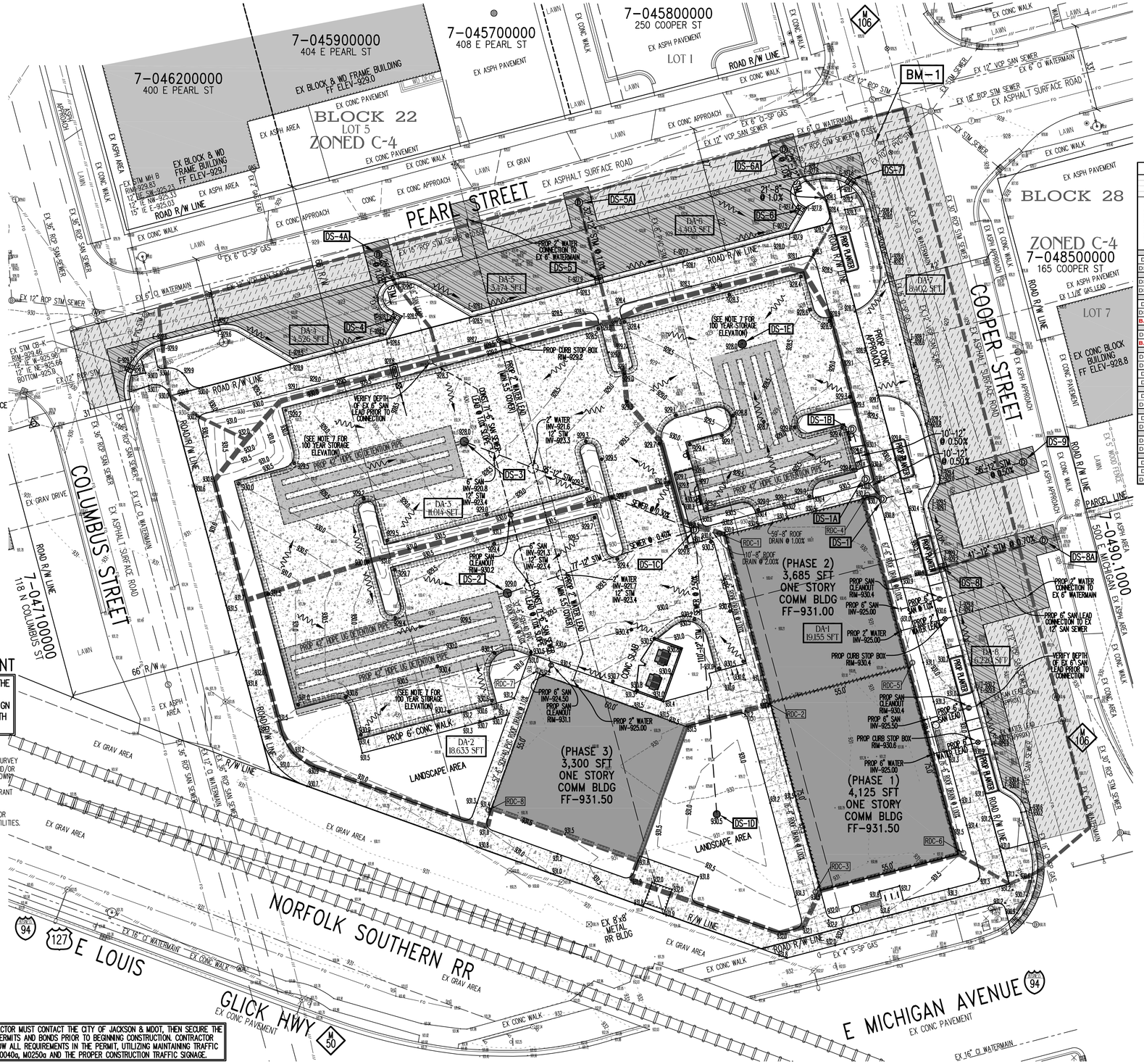
BENCHMARK NO. 1

RIM OF EXISTING TELEPHONE MANHOLE, LOCATED AT THE SOUTHWEST CORNER OF COOPER ST & PEARL ST, AS SHOWN ELEVATION=928.27 (NAVD88)

811 Know what's **below.** **Call** before you dig.

3 WORKING DAYS | BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE) FOR THE LOCATION OF UNDERGROUND FACILITIES

THE CONTRACTOR MUST CONTACT THE CITY OF JACKSON & MDOT, THEN SECURE THE REQUIRED PERMITS AND BONDS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR MUST FOLLOW ALL REQUIREMENTS IN THE PERMIT, UTILIZING MAINTAINING TRAFFIC TYPICALS M0040a, M0250a AND THE PROPER CONSTRUCTION TRAFFIC SIGNAGE.



CONSTRUCTION NOTES:

1. PROPOSED SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS NOTED OTHERWISE. SEE SHEET C-6 FOR MISCELLANEOUS CONSTRUCTION DETAILS TO CALCULATE THE TOP OF WALK OR TOP OF CURB ELEVATIONS.
2. ALL PROPOSED STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS NOTED OTHERWISE. ALL ROOF DRAIN PIPE SHALL BE SCH-40 PVC PIPE.
3. ALL PROPOSED UTILITIES UNDER PROPOSED PAVEMENT SHALL BE BACKFILLED WITH CLASS II SAND COMPACTED TO A MINIMUM 95% OF MAXIMUM UNIT WEIGHT BY MODIFIED PROCTOR FOR THE FULL DEPTH OF THE TRENCH.
4. ALL NEW DRAINAGE STRUCTURES (DS or CB) WITHIN PAVEMENT AREAS SHALL HAVE 20' OR 40' OF 4" UNDERDRAIN OUT OF EACH STRUCTURE, SEE SHEET C-6.
5. ALL LETTERED DRAINAGE STRUCTURE TYPES ARE MDOT STANDARD COVERS, TYPE M2 GRATE IS EJIW FRAME 1040 W/M2 GRATE.
6. SEE SHEET C-7 FOR CITY OF JACKSON DRAINAGE STRUCTURE, SANITARY SEWER LEAD, AND WATER LEAD STANDARD DETAILS.
7. SEE SHEET C-4A FOR SITE DRAINAGE CALCULATIONS AND DETAILS FOR THE PROPOSED 42" HDPE UNDERGROUND (UG) STORMWATER DETENTION PIPE. **THE 100 YEAR STORAGE VOLUME WILL BE CONTAINED WITHIN THIS SYSTEM. NO DRAINAGE SURFACE WATER STORAGE WILL OCCUR WITHIN THE PROPOSED PARKING LOT SURFACE AREA.**
8. **THE CONTRACTOR SHALL VERIFY DEPTHS OF ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF THE PROPOSED 6" SANITARY SEWER LEADS AND ALL PROPOSED WATER LEADS. CONTRACTOR SHALL CONTACT THE ENGINEER IF ANY CONFLICTS ARISE.**

STORM SEWER SYSTEM DESIGN

Job Name: 156-160 COOPER
By: BM/FJB
Date: September 14, 2020
Revised: November 20, 2020

Q = A 1.486/n R 2/3 S 1/2 Q = C I A I = 175/(T + 25.00) 10 YR

STRUCTURE #	INCREMENT AREA Ai SFT	INCREMENT AREA Ai AC.	TOTAL AREA A AC.	RUNOFF COEF. C	TIME T MIN.	RAINFALL INTENSITY I IN/HR	FLOW Q=CIAI C.F.S.	TOTAL FLOW C.F.S.	PIPE CAPACITY FLOWING FULL C.F.S.	DIAMETER OF PIPE IN.	LENGTH OF PIPE TO NEXT STRUCT. FT.	SLOPE OF PIPE %	VELOCITY OF FLOW FT/SEC	TIME OF FLOW MIN.	INVERT ELEV. UPPER END	INVERT ELEV. LOWER END	RIM
DS-3	11014	0.25	0.25	0.85	20.00	3.89	0.84	0.84	2.11	12	95.0	0.30	2.69	0.59	923.48	923.20	927.50
DS-1C															923.20		930.50
DS-1D	4150	0.10	0.10	0.50	20.00	3.89	0.19	0.19	3.86	12	110.0	1.00	4.91	0.37	924.30	923.20	930.50
DS-1C															923.20		930.50
DS-2	18633	0.43	0.43	0.85	20.00	3.89	1.41	1.41	2.44	12	76.0	0.40	3.11	0.41	923.50	923.20	928.50
DS-1C	22974	0.53	0.96	0.85	20.41	3.85	1.73	3.14	3.23	12	3.0	0.70	4.11	0.01	923.20	923.18	930.50
BASIN															923.18		
DS-1E	7195	0.17	0.17	0.85	20.00	3.89	0.55	0.55	5.46	12	2.0	2.00	6.95	0.00	923.10	923.06	928.00
BASIN															923.06		
DS-1B	0	0.00	0.00	0.80	20.00	0.00	0.08	0.08	2.73	12	20.0	0.50	3.47	0.10	922.90	922.80	930.10
DS-1A	0	0.00	0.00	0.80	20.10	3.88	0.00	0.08	2.73	12	10.0	0.50	3.47	0.05	922.80	922.75	930.10
DS-1	0	0.00	0.00	0.80	20.14	3.88	0.00	0.08	2.73	12	56.0	0.50	3.47	0.27	922.67	922.39	929.80
DS-9															922.39		929.00
DS-8	6220	0.14	0.14	0.85	20.00	3.89	0.47	0.55	3.23	12	41.0	0.70	4.11	0.17	925.20	924.91	929.20
DS-8A															924.91		929.10
DS-4	4526	0.10	0.10	0.70	20.00	3.89	0.28	0.28	3.86	12	25.0	1.00	4.91	0.08	924.85	924.60	928.00
DS-4A															924.60		929.10
DS-5A	3474	0.08	0.08	0.85	20.00	3.89	0.26	0.26	3.86	12	32.0	1.00	4.91	0.11	924.47	924.15	927.80
DS-5B															924.15		928.60
DS-7	8402	0.19	0.19	0.80	20.00	3.89	0.60	0.60	1.31	8	21.0	1.00	3.75	0.09	924.15	923.94	927.60
DS-6	4403	0.10	0.29	0.75	20.09	3.88	0.29	0.89	3.86	12	25.0	1.00	4.91	0.08	923.94	923.69	927.30
DS-6A															923.69		928.15

DRAINAGE STRUCTURE SCHEDULE

DRAINAGE STRUCT NO 1 (DS-1)
CONST 6' DIA STORMCEPTOR CATCHBASIN MANHOLE STC-900
PLACE MDOT COVER B
PROP RIM=930.80
PROP 12" INV SE=922.67
PROP 12" INV NW=922.75

DRAINAGE STRUCT NO 1A (DS-1A)
CONST 4' DIA MH
PLACE MDOT COVER B
PROP RIM=930.40
PROP 12" INV SE,N=922.80

DRAINAGE STRUCT NO 1B (DS-1B)
CONST 4' DIA MH
PLACE MDOT COVER B
PROP RIM=929.80
PROP 12" INV S,W=922.90

DRAINAGE STRUCT NO 1C (DS-1C)
CONST 4' DIA MH
PLACE MDOT COVER B
PROP RIM=930.60
PROP 12" INV S,W,NW=923.20
PROP 8" RD INV SE=925.80

DRAINAGE STRUCT NO 1D (DS-1D)
CONST 2' DIA CB W/2' SUMP
PLACE MDOT COVER G
PROP RIM=930.50
PROP 12" INV N=925.95

DRAINAGE STRUCT NO 1E (DS-1E)
CONST 2' DIA CB W/2' SUMP
PLACE COVER M2
PROP RIM=928.00
PROP 12" INV S=923.15

DRAINAGE STRUCT NO 2 (DS-2)
CONST 4' DIA CB W/2' SUMP
PLACE COVER M2
PROP RIM=929.00
PROP 12" INV W,E=923.50
PROP 6" RD INV S=926.40

DRAINAGE STRUCT NO 3 (DS-3)
CONST 4' DIA CB W/2' SUMP
PLACE COVER M2
PROP RIM=928.00
PROP 12" INV SE,W=923.50

DRAINAGE STRUCT NO 4 (DS-4)
CONST 2' DIA CB W/2' SUMP
PLACE MDOT COVER K
PROP RIM=928.00
PROP 12" INV N=924.85

DRAINAGE STRUCT NO 4A (DS-4A)
CONST 4' DIA MH OVER 15" STM
PLACE MDOT COVER B
PROP RIM=929.10
PROP 12" INV S=924.60
EX 15" INV E,W=924.5±

DRAINAGE STRUCT NO 5 (DS-5)
CONST 2' DIA CB W/2' SUMP
PLACE MDOT COVER K
PROP RIM=927.80
PROP 12" INV N=924.47

DRAINAGE STRUCT NO 5A (DS-5A)
CONST 4' DIA MH OVER 15" STM
PLACE MDOT COVER B
PROP RIM=928.60
PROP 12" INV S=924.15
EX 15" INV E,W=924.0±

DRAINAGE STRUCT NO 6 (DS-6)
CONST 4' DIA CB W/2' SUMP
PLACE MDOT COVER K
PROP RIM=927.30
PROP 8" INV E=923.94
PROP 12" INV N=923.94

DRAINAGE STRUCT NO 6A (DS-6A)
CONST 4' DIA MH OVER 15" STM
PLACE MDOT COVER B
PROP RIM=928.15
PROP 12" INV S=923.69
EX 15" INV E,W=923.5±

DRAINAGE STRUCT NO 7 (DS-7)
CONST 2' DIA CB W/2' SUMP
PLACE MDOT COVER K
PROP RIM=927.60
PROP 8" INV W=924.15

DRAINAGE STRUCT NO 8 (DS-8)
CONST 2' DIA CB W/2' SUMP
PLACE MDOT COVER K
PROP RIM=929.20
PROP 12" INV E=925.20

DRAINAGE STRUCT NO 8A (DS-8A)
CONST 5' DIA MH OVER 30" STM
PLACE MDOT COVER B
PROP RIM=929.10
PROP 12" INV W=924.91
EX 30" INV N,S=922.0±
EX 12" INV E=924.5±

DRAINAGE STRUCT NO 9 (DS-9)
CONST 5' DIA MH OVER 30" STM
PLACE MDOT COVER B
PROP RIM=929.00
PROP 12" INV W=922.39
EX 30" INV N,S=922.2±

ROOF DRAIN (RD) STRUCTURE SCHEDULE

ROOF DRAIN CLEANOUT NO 1 (RDC-1)
CONST 6" CLEANOUT RISER
PROP RIM=930.90
PROP 8" INV NW,E=925.80
PROP 6" INV S=925.80

ROOF DRAIN CLEANOUT NO 2 (RDC-2)
CONST 6" CLEANOUT RISER
PROP RIM=931.30
PROP 6" INV N,S=926.70

ROOF DRAIN CLEANOUT NO 3 (RDC-3)
CONST 6" CLEANOUT RISER
PROP RIM=931.50
PROP 6" INV N=927.50

ROOF DRAIN CLEANOUT NO 4 (RDC-4)
CONST 6" CLEANOUT RISER
PROP RIM=930.80
PROP 8" INV W=926.60
PROP 6" INV S=926.60

ROOF DRAIN CLEANOUT NO 5 (RDC-5)
CONST 6" CLEANOUT RISER
PROP RIM=931.30
PROP 6" INV N,S=927.30

ROOF DRAIN CLEANOUT NO 6 (RDC-6)
CONST 6" CLEANOUT RISER
PROP RIM=931.50
PROP 6" INV N=928.00

ROOF DRAIN CLEANOUT NO 7 (RDC-7)
CONST 8" CLEANOUT RISER
PROP RIM=931.20
PROP 6" INV N,SW=927.40

ROOF DRAIN CLEANOUT NO 8 (RDC-8)
CONST 6" CLEANOUT RISER
PROP RIM=931.40
PROP 6" INV NE=928.00

SCALE: 1"=20'

JOB NO. 070719

PREPARED FOR:
JARS HOLDINGS, LLC
812 S MAIN STREET, SUITE 200
ROYAL OAK, MI 48067
PHONE: 313.790.7800

PART OF THE SOUTHWEST 1/4, SECTION 35, T2S-R1W, CITY OF JACKSON, JACKSON CO, MI

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GRADING, DRAINAGE, PAVING & UTILITY PLAN FOR:
156 & 160 COOPER ST, 119 N COLUMBUS ST, 405 E PEARL ST, AND 438 & 442 E MICHIGAN AVE

REVISIONS	DRN. BY:	J.R.B.	07.24.2020
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SHEET NO: C-4

BMCC JOBS/SURVEY19/070719-HAN/DWG/070719-156 COOPER-PEARL.DWG - C-4

DRAINAGE/DETENTION CALCULATIONS, DETAILS & NOTES

DETERMINATION OF PROP RUNOFF COEFFICIENT:

DRAINAGE AREA 1 = 0.44 ACRES = 19,155 SFT

- LAWN	= 4,195 SFT X 0.30	=	1,258
- PAVT	= 7,150 SFT X 0.90	=	6,435
- BLDG	= 7,810 SFT X 0.95	=	7,419
TOTALS	= 19,155 SFT		15,112

Cw = 15,112/19,155 = 0.7889 (Cw = 0.79)

156 COOPER-PEARL - STORAGE VOLUME REQUIRED 100 YEAR STORM EVENT - DRAINAGE AREA 1 (DA-1)			
DRAINAGE AREA =	19155 sf.	0.44	Acres
RUNOFF COEFFICIENT			
Weighted "C" Factor =		0.79	
Q allowable		0.20	cfs/acre
Qa=		0.088	cfs
REQUIRED STORAGE VOLUME			
Qo = Allowable outflow / (AreaxRunoff coefficient)			
Qo =		0.25	Cfs/Acre imperv
Time in minutes that maximum storage will occur			
T=-25+SQRT(10312.5/Qo) =		176.83	min.
Maximum Volume of Storage per acre of imperviousness			
Vs = 16500xT1/(T1+25)-(40xQoxT) =		12665.52	Cft/Acre imperv
TOTAL VOLUME OF STORAGE REQUIRED			
Vt=VsxAxC=		**4,403**	**Cft**
Outflow=		**0.088**	**Cfs**
Outlet Invert Elevaton =		**922.90**	

RESTRICTION CALCULATIONS FOR DRAINAGE AREA 1 (DA-1):			
D: DIAMETER OF PIPE RESTRICTION			
H: DEPTH OF WATER TO CENTER OF RESTRICTION =	3.4	FT	
Q : ALLOWABLE OUTFLOW = DRAINGE CONTRIB. AREA X 0.2 =	0.088	CFS	
A: AREA OF RESTRICTION CROSS-SECTION			
C: CONSTANT COEFFICIENT = 0.62			
Q = A X C	SQRT (2 X G X H)		
0.09 = A X 0.62	SQRT (2 X 32.2 X 3.4)		
A = 0.0096	SFT		
D = 1.33	INCH		
VELOCITY CHECK:			
Q = V * A			
A = 0.010	SFT		
V = 9.174	FPS		
D = 1.33	IN	**USE 1.5" TO PREVENT PLUGGING**	
VELOCITY CHECK FOR ACTUAL RESTRICTOR SIZE			
A = 0.012	SFT		
D = 1.500	IN		
V = 7.171	FPS		

PROVIDED STORAGE = 4,651.3 CFT > REQUIRED STORAGE = 4,403 CFT
STORAGE VOLUME PROVIDED IN THE 42" HDPE UG DETENTION SYSTEM
(SEE DETAIL UPPER RIGHT – THIS SHEET)
(100 YEAR HIGHWATER ELEVATION = 922.90 + 3.5 = 926.40)

DETERMINATION OF PROP RUNOFF COEFFICIENT:

DRAINAGE AREA 2 = 0.43 ACRES = 18,633 SFT

- LAWN	= 3,892 SFT X 0.30	=	1,168
- PAVT	= 11,441 SFT X 0.90	=	10,297
- BLDG	= 3,300 SFT X 0.95	=	3,135
TOTALS	= 18,633 SFT		14,600

Cw = 14,600/18,633 = 0.7838 (Cw = 0.78)

156 COOPER-PEARL - STORAGE VOLUME REQUIRED 100 YEAR STORM EVENT - DRAINAGE AREA 2 (DA-2)			
DRAINAGE AREA =	18633 sf.	0.430	Acres
RUNOFF COEFFICIENT			
Weighted "C" Factor =		0.780	
Q allowable		0.20	cfs/acre
Qa=		0.086	cfs
REQUIRED STORAGE VOLUME			
Qo = Allowable outflow / (AreaxRunoff coefficient)			
Qo =		0.26	Cfs/Acre imperv
Time in minutes that maximum storage will occur			
T=-25+SQRT(10312.5/Qo) =		175.55	min.
Maximum Volume of Storage per acre of imperviousness			
Vs = 16500xT1/(T1+25)-(40xQoxT) =		12642.64	Cft/Acre imperv
TOTAL VOLUME OF STORAGE REQUIRED			
Vt=VsxAxC=		**4,240**	**Cft**
Outflow=		**0.086**	**Cfs**
Outlet Invert Elevaton =		**923.50**	

RESTRICTION CALCULATIONS FOR DRAINAGE AREA 2 (DA-2):			
D: DIAMETER OF PIPE RESTRICTION			
H: DEPTH OF WATER TO CENTER OF RESTRICTION =	3.4	FT	
Q : ALLOWABLE OUTFLOW = DRAINGE CONTRIB. AREA X 0.2 =	0.078	CFS	
A: AREA OF RESTRICTION CROSS-SECTION			
C: CONSTANT COEFFICIENT = 0.62			
Q = A X C	SQRT (2 X G X H)		
0.08 = A X 0.62	SQRT (2 X 32.2 X 3.4)		
A = 0.0085	SFT		
D = 1.25	INCH		
VELOCITY CHECK:			
Q = V * A			
A = 0.009	SFT		
V = 9.174	FPS		
D = 1.25	IN	**USE 1.5" TO PREVENT PLUGGING**	
VELOCITY CHECK FOR ACTUAL RESTRICTOR SIZE			
A = 0.012	SFT		
D = 1.500	IN		
V = 6.356	FPS		

PROVIDED STORAGE = 4,348.2 CFT > REQUIRED STORAGE = 4,240 CFT
STORAGE VOLUME PROVIDED IN THE 42" HDPE UG DETENTION SYSTEM
(SEE DETAIL LOWER RIGHT – THIS SHEET)
(100 YEAR HIGHWATER ELEVATION = 923.50 + 3.5 = 927.00)

DETERMINATION OF PROP RUNOFF COEFFICIENT:

DRAINAGE AREA 3 = 0.25 ACRES = 11,014 SFT

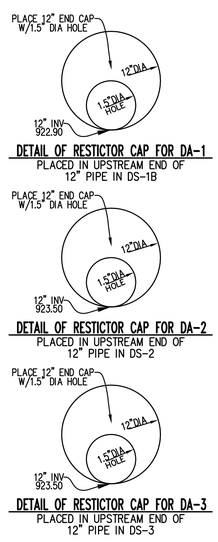
- LAWN	= 1,793 SFT X 0.30	=	538
- PAVT	= 9,221 SFT X 0.90	=	8,299
TOTALS	= 11,014 SFT		8,837

Cw = 8,837/11,014 = 0.8023 (Cw = 0.80)

156 COOPER-PEARL - STORAGE VOLUME REQUIRED 100 YEAR STORM EVENT - DRAINAGE AREA 3 (DA-3)			
DRAINAGE AREA =	11014 sf.	0.250	Acres
RUNOFF COEFFICIENT			
Weighted "C" Factor =		0.800	
Q allowable		0.20	cfs/acre
Qa=		0.050	cfs
REQUIRED STORAGE VOLUME			
Qo = Allowable outflow / (AreaxRunoff coefficient)			
Qo =		0.25	Cfs/Acre imperv
Time in minutes that maximum storage will occur			
T=-25+SQRT(10312.5/Qo) =		178.10	min.
Maximum Volume of Storage per acre of imperviousness			
Vs = 16500xT1/(T1+25)-(40xQoxT) =		12687.98	Cft/Acre imperv
TOTAL VOLUME OF STORAGE REQUIRED			
Vt=VsxAxC=		**2,538**	**Cft**
Outflow=		**0.050**	**Cfs**
Outlet Invert Elevaton =		**923.50**	

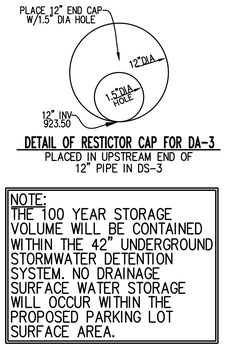
RESTRICTION CALCULATIONS FOR DRAINAGE AREA 3 (DA-3):			
D: DIAMETER OF PIPE RESTRICTION			
H: DEPTH OF WATER TO CENTER OF RESTRICTION =	3.4	FT	
Q : ALLOWABLE OUTFLOW = DRAINGE CONTRIB. AREA X 0.2 =	0.050	CFS	
A: AREA OF RESTRICTION CROSS-SECTION			
C: CONSTANT COEFFICIENT = 0.62			
Q = A X C	SQRT (2 X G X H)		
0.05 = A X 0.62	SQRT (2 X 32.2 X 3.4)		
A = 0.0054	SFT		
D = 1.00	INCH		
VELOCITY CHECK:			
Q = V * A			
A = 0.005	SFT		
V = 9.174	FPS		
D = 1.00	IN	**USE 1.5" TO PREVENT PLUGGING**	
VELOCITY CHECK FOR ACTUAL RESTRICTOR SIZE			
A = 0.012	SFT		
D = 1.500	IN		
V = 4.074	FPS		

PROVIDED STORAGE = 2,886 CFT > REQUIRED STORAGE = 2,538 CFT
STORAGE VOLUME PROVIDED IN THE 42" HDPE UG DETENTION SYSTEM
(SEE DETAIL MIDDLE RIGHT – THIS SHEET)
(100 YEAR HIGHWATER ELEVATION = 923.50 + 3.5 = 927.00)



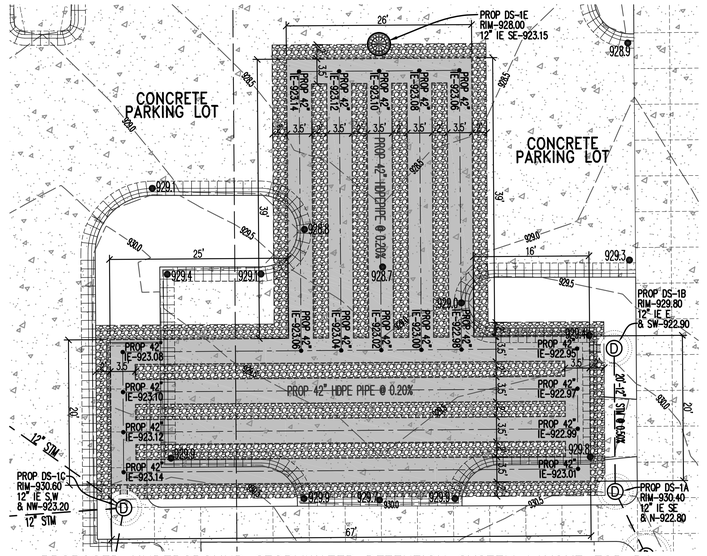
DETAIL OF RESTICTOR CAP FOR DA-1
PLACED IN UPSTREAM END OF 12" PIPE IN DS-1B

DETAIL OF RESTICTOR CAP FOR DA-2
PLACED IN UPSTREAM END OF 12" PIPE IN DS-2

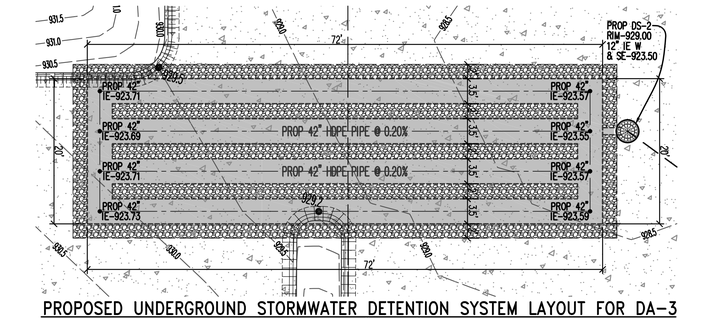


DETAIL OF RESTICTOR CAP FOR DA-3
PLACED IN UPSTREAM END OF 12" PIPE IN DS-3

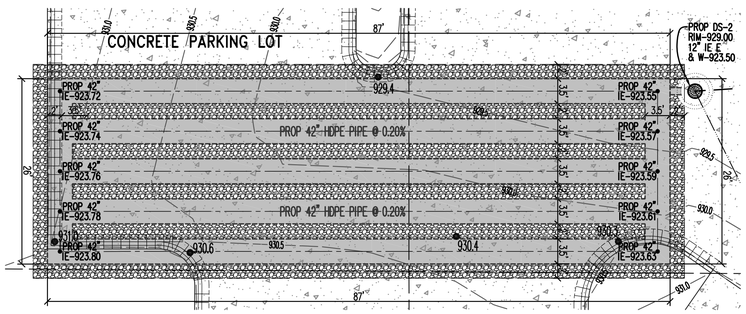
NOTE:
THE 100 YEAR STORAGE VOLUME WILL BE CONTAINED WITHIN THE 42" UNDERGROUND STORMWATER DETENTION SYSTEM. NO DRAINAGE SURFACE WATER STORAGE WILL OCCUR WITHIN THE PROPOSED PARKING LOT SURFACE AREA.



PROPOSED UNDERGROUND STORMWATER DETENTION SYSTEM LAYOUT FOR DA-1
(SCALE: 1" = 10')
4 RUNS AT 60 FEET = 240 FEET + 2 HEADERS AT 20 FEET = 40 FEET,
+ 5 RUNS AT 35.5 = 177.5 FEET + 1 HEADER AT 26 FEET
TOTAL PIPE LENGTH = 483.5 FEET x 9.62 CFT/FT = 4,651.3 CFT OF STORAGE
(ALL PROPOSED 42" HDPE PIPE SHALL BE INSTALLED AT MIN 0.20% SLOPE)



PROPOSED UNDERGROUND STORMWATER DETENTION SYSTEM LAYOUT FOR DA-3
(SCALE: 1" = 10')
4 RUNS AT 65 FEET = 260 FEET + 2 HEADERS AT 20 FEET = 40 FEET
TOTAL PIPE LENGTH = 300 FEET x 9.62 CFT/FT = 2,886 CFT OF STORAGE
(ALL PROPOSED 42" HDPE PIPE SHALL BE INSTALLED AT MIN 0.20% SLOPE)



PROPOSED UNDERGROUND STORMWATER DETENTION SYSTEM LAYOUT FOR DA-2
(SCALE: 1" = 10')
5 RUNS AT 80 FEET = 400 FEET + 2 HEADERS AT 26 FEET = 52 FEET
TOTAL PIPE LENGTH = 452 FEET x 9.62 CFT/FT = 4,348.2 CFT OF STORAGE
(ALL PROPOSED 42" HDPE PIPE SHALL BE INSTALLED AT MIN 0.20% SLOPE)

ADS N-12 WT IB PIPE (PER ASTM F2648) SPECIFICATION

PIPE REQUIREMENTS
ADS N-12 WT IB PIPE (PER ASTM F2648) SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. – 4-INCH THROUGH 60-INCH (100 TO 1500 MM) SHALL MEET ASTM F2648.
– MANNING'S "N" VALUE FOR USE IN DESIGN SHALL BE 0.012.

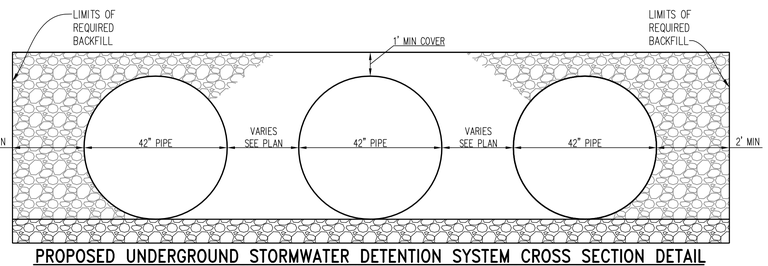
JOINT PERFORMANCE
4-INCH THROUGH 60-INCH (100 TO 1500 MM) SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE, PROTECTIVE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT AVAILABLE FROM THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY. 12-INCH THROUGH 60-INCH (300 TO 1500 MM) DIAMETERS SHALL HAVE A REINFORCED BELL WITH A POLYMER COMPOSITE BAND. THE BELL TOLERANCE DEVICE SHALL BE INSTALLED BY THE MANUFACTURER.

FITTINGS
FITTINGS SHALL CONFORM TO ASTM F 2306. BELL AND SPIGOT CONNECTIONS SHALL UTILIZE A SPUN-ON OR WELDED BELL AND VALLEY OR SADDLE GASKET MEETING THE WATERTIGHT JOINT PERFORMANCE REQUIREMENTS OF ASTM F 2306.

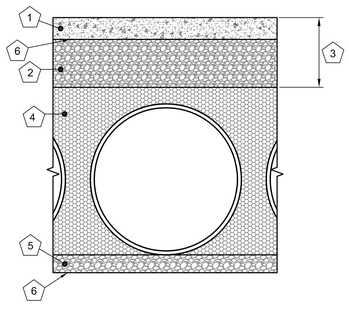
FIELD PIPE AND JOINT PERFORMANCE
TO ASSURE WATERTIGHTNESS, FIELD PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED BY TESTING IN ACCORDANCE WITH ASTM F2487. APPROPRIATE SAFETY PRECAUTIONS MUST BE USED WHEN FIELD-TESTING ANY PIPE MATERIAL. CONTACT THE MANUFACTURER FOR RECOMMENDED LEAKAGE RATES.

MATERIAL PROPERTIES
MATERIAL FOR PIPE PRODUCTION SHALL BE AN ENGINEERED COMPOUND OF VIRGIN AND RECYCLED HIGH-DENSITY POLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C (ESCR TEST CONDITION B) FOR 4- THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 435420C (ESCR TEST CONDITION B) FOR 12- THROUGH 60-INCH (300 TO 1500 MM) DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. THE DESIGN ENGINEER SHALL VERIFY COMPATIBILITY WITH OVERALL SYSTEM INCLUDING STRUCTURAL, HYDRAULIC, MATERIAL AND INSTALLATION REQUIREMENTS FOR A GIVEN APPLICATION.

INSTALLATION
INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 AND ADS RECOMMENDED INSTALLATION GUIDELINES, WITH THE EXCEPTION THAT MINIMUM COVER IN TRAFFICKED AREAS FOR 4- THROUGH 48-INCH (100 TO 1200 MM) DIAMETERS SHALL BE ONE FOOT (0.3 M) AND FOR 60-INCH (1500 MM) DIAMETERS, THE MINIMUM COVER SHALL BE 2 FT. (0.6 M) IN SINGLE RUN APPLICATIONS. BACKFILL FOR MINIMUM COVER SITUATIONS SHALL CONSIST OF CLASS 1 (COMPACTED), OR CLASS 2 (MINIMUM 90% SPD) MATERIAL. MAXIMUM FILL HEIGHTS DEPEND ON EMBEDMENT MATERIAL AND COMPACTION LEVEL; PLEASE REFER TO TECHNICAL NOTE 2.02. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT OUR WEBSITE AT WWW.ADS-PIPE.COM FOR A COPY OF THE LATEST INSTALLATION GUIDELINES.



PROPOSED UNDERGROUND STORMWATER DETENTION SYSTEM CROSS SECTION DETAIL
NOTE: THE PIPE SUPPLIER SHALL SUBMIT DETAILED SHOP DRAWINGS FOR THE ENGINEER AND CITY OF JACKSON REVIEW AND APPROVALS PRIOR TO CONSTRUCTION.



KEY

1.) RIGID OR FLEXIBLE PAVEMENT

2.) GRANULAR ROAD BASE

3.) 12" MIN FOR DIAMETERS THROUGH 96" 18" MIN FOR DIAMETERS FROM 102" AND LARGER MEASURED TO TOP OF RIGID OR BOTTOM OF FLEXIBLE PAVEMENT.

4.) FREE DRAINING ANGULAR WASHED STONE 3/4"-2" MIN PARTICLE SIZE PEA STONE.

5.) GRANULAR BEDDING, ROUGHLY SHAPED TO FIT THE BOTTOM OF PIPE, 4"- 6" IN DEPTH.

6.) NON-WOVEN GEOTEXTILE FABRIC REQUIRED, WRAPPING TRENCH ONLY.

FOUNDATION/BEDDING PREPARATION
PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE 4 INCHES OF A WELL-GRADED GRANULAR MATERIAL SHALL BE PLACED AS THE BEDDING.

BACKFILL
THE BACKFILL MATERIAL SHALL BE FREE-DRAINING ANGULAR WASHED STONE 3/4" - 2" PARTICLE SIZE. MATERIAL SHALL BE PLACED IN 8"-10" MAXIMUM LIFTS. MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL- SLICING, RODDING, AIR-TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE PROJECT ENGINEER OR HIS REPRESENTATIVE IS SATISFIED WITH THE LEVEL OF COMPACTION. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTIONS WITHIN THE SYSTEM AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY PIPE IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE, OR DISPLACE THE PIPE. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT, AND MAINTAINING BALANCED LOADING ON ALL PIPES IN THE SYSTEM, DURING ALL SUCH OPERATIONS.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. REFER TO TYPICAL BACKFILL DETAIL FOR MATERIAL REQUIRED.

PROPOSED 42" HDPE DETENTION PIPE BACKFILL DETAIL

SCALE: AS SHOWN	PREPARED FOR: JARS HOLDINGS, LLC 812 S MAIN STREET, SUITE 200 ROYAL OAK, MI 48067 PHONE: 313.790.7800	PART OF THE SOUTHWEST 1/4, SECTION 35, T2S-R1W, CITY OF JACKSON, JACKSON CO, MI	BM CC	BM CONSTRUCTION CONSULTANTS 2240 LAUDERDALE STREET FLINT, MICHIGAN 48532 PHONE: 810.423.5014 EMAIL:BMCONSTRUCTION@COMCAST.NET	DRAINAGE/DETENTION CALCULATIONS FOR: 156 & 160 COOPER ST, 119 N COLUMBUS ST, 405 E PEARL ST, AND 438 & 442 E MICHIGAN AVE
JOB NO. 070719					

REVISIONS	DRN. BY:	J.R.B.	07.24.2020
09.14.2020	FLD. BY:	J.R.B.	"
10.10.2020	CHK'D BY:	J.B.M.	"
11.20.2020	APPR BY:	J.B.M.	"

SHEET NO: C-4A

BMCC JOBS/SURVEY19/070719-HAN/DWG/070719-156 COOPER-PEARL.DWG - C-4A

SOIL EROSION CONTROL PLAN

AREA OF DISTURBANCE = 2.0 ACRES

NOTE: THE MAJOR THOROUGHFARES ARE MICHIGAN AVE (BUS 94), AND COOPER AVENUE (M-106)

NORTH

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

LEGEND

- 945.25 EX SURFACE ELEVATION
- 945 EX SURFACE CONTOUR
- EX ROAD SIGNS
- EX UTILITY POLE
- EX SERVICE PEDISTAL
- EX LIGHT POLE
- EX ELECTRIC MANHOLE
- EX TELEPHONE MANHOLE
- EX MAILBOX
- FO EX BUIRED FIBER OPTICS
- EX OVERHEAD POWERLINES
- EX GASMAIN/SERVICE LEAD
- EX STORM SEWER
- EX STORM MANHOLE
- EX STORM CATCHBASINS
- EX SANITARY SEWER
- EX SANITARY MANHOLE
- EX WATERMAIN
- EX FIRE HYDRANT
- EX WATER MANHOLE
- EX GATEVALVE
- PROP BUILDING AREAS
- PROP CONCRETE AREAS
- PROP ASPH – PUBLIC ROADWAY
- PROP ASPH – PUBLIC ROADWAY SURFACE
- PROP STORM CATCHBASIN
- PROP STORM SEWER
- CB-2 PROP DRAINAGE STRUCTURE NO
- PROP REVERSE CURB & GUTTER
- PROP NORMAL CURB & GUTTER
- PROP THICKENED EDGE WALK
- PROP CONC BLOCK WALL
- PROP ROOF DRAINS
- PROP ROOF DRAIN CLEANOUT
- RD-1 PROP ROOF DRAIN STRUCT NO
- 930.0 PROP SURFACE CONTOUR
- 930.2 PROP PAVEMENT ELEVATION
- 931.5 PROP SURFACE ELEVATION
- PROP DRAINAGE FLOW ARROW
- PROP SANITARY CLEANOUT
- PROP SANITARY SEWER LEAD
- PROP WATER SHUT-OFF VALVE
- PROP WATER LEAD LINE
- LIMITS OF DISTURBANCE
- PROP SILT FENCE (SESC KEY SF)
- SP MB TM DP SF SOIL EROSION CONTROL KEY NOS.

CONTRACTOR ALERT STATEMENT

THIS PROJECT HAS BEEN DESIGNED IMPLEMENTING THE LATEST CITY OF JACKSON DESIGN SPECIFICATIONS. CAREFULLY REVIEW THE NOTES, DETAILS, AND DESIGN PRIOR TO SUBMITTING A BID. FULL COMPLIANCE WITH THE LATEST STANDARDS WILL BE REQUIRED.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, IF AVAILABLE. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCHMARK NO. 1

RIM OF EXISTING TELEPHONE MANHOLE, LOCATED AT THE SOUTHWEST CORNER OF COOPER ST & PEARL ST, AS SHOWN ELEVATION=928.27 (NAVD88)

Know what's **below.** **Call** before you dig.

3 WORKING DAYS | BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE) FOR THE LOCATION OF UNDERGROUND FACILITIES

NOTE: THE CONTRACTOR MUST CONTACT THE CITY OF JACKSON ENGINEERING DEPARTMENT AND SECURE THE REQUIRED PERMIT AND PLACE BOND PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR MUST FOLLOW ALL REQUIREMENTS IN THE PERMIT, UTILIZING MICHIGAN DEPT. OF TRANSPORTATION MAINTAINING TRAFFIC TYPICALS, AND THE PROPER CONSTRUCTION TRAFFIC SIGNAGE.

CONSTRUCTION NOTES:

1. PROPOSED SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS NOTED OTHERWISE. SEE SHEET C-6 FOR MISCELLANEOUS CONSTRUCTION DETAILS TO CALCULATE THE TOP OF WALK OR TOP OF CURB ELEVATIONS.
2. ALL PROPOSED STORM SEWER SHALL BE ADS N-12 HIGH-DENSITY POLYETHYLENE (HDPE) PIPE UNLESS NOTED OTHERWISE. ALL ROOF DRAIN PIPE SHALL BE SCH-40 PVC PIPE.
3. ALL PROPOSED UTILITIES UNDER PROPOSED PAVEMENT SHALL BE BACKFILLED WITH CLASS II SAND COMPACTED TO A MINIMUM 95% OF MAXIMUM UNIT WEIGHT BY MODIFIED PROCTOR FOR THE FULL DEPTH OF THE TRENCH.
4. ALL NEW DRAINAGE STRUCTURES (DS or CB) WITHIN PAVEMENT AREAS SHALL HAVE 20" OR 40" OF 4" UNDERDRAIN OUT OF EACH STRUCTURE, SEE SHEET C-6.
5. ALL LETTERED DRAINAGE STRUCTURE COVER TYPES ARE MDOT STANDARD COVERS, TYPE M2 GRATE IS EJIW FRAME 1040 W/M2 GRATE.
6. SEE SHEET C-7 FOR CITY OF JACKSON DRAINAGE STRUCTURE, SANITARY SEWER LEAD, AND WATER LEAD STANDARD DETAILS.
7. SEE SHEET C-5A FOR SOIL EROSION CONTROL DETAILS AND NOTES.

SOIL EROSION AND SEDIMENTATION CONTROL (SESC) NOTES:

1. SOIL EROSION: THE CONTRACTOR SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. THIS INCLUDES THE PAYMENT OF FEES AND THE PROVIDING OF NECESSARY BONDS. NO EARTH CHANGES OR EXCAVATION SHALL BE STARTED PRIOR TO THE ISSUANCE OF THIS PERMIT. THE CONTRACTOR SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ON AND ADJACENT TO THE SITE DURING EXCAVATION AND CONSTRUCTION. ALL SEDIMENT SHALL BE CONTAINED ON SITE. ANY SILT IN COUNTY DRAINS, STORM SEWER, CULVERTS, ETC. AS A RESULT OF THIS PROJECT, SHALL BE REMOVED BY THE CONTRACTOR AT THE COST OF THE CONTRACTOR.
2. ALL SOIL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF CITY OF JACKSON AND THE JACKSON COUNTY HEALTH DEPARTMENT (JCHD). THE CONTRACTOR SHALL OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT OR WAIVER FROM JCHD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS.
3. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
4. CONTRACTOR SHALL PLACE AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY CITY OF JACKSON AND/OR THE JCHD, AND AS SHOWN ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS ALL PERMANENT EROSION CONTROL MEASURES HAVE BEEN COMPLETED AND APPROVED BY CITY OF JACKSON, AND/OR THE JCHD.
5. EROSION AND ANY SEDIMENT CREATED FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN ANY DRAINAGE FACILITIES. DRAINAGE FACILITIES INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
6. ALL MUD, DIRT, AND DEBRIS TRACKED ONTO EXISTING ROADS FROM THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR. ALL MUD, DIRT, AND DEBRIS TRACKED OR SPILLED ONTO PAVED SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
7. CONTRACTOR MUST IMPLEMENT APPROPRIATE MEASURES AS REQUIRED TO CONTROL DUST AT ALL TIMES, AS APPROVED BY CITY OF JACKSON AND/OR THE JCHD.
8. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
9. FAILURE TO COMPLY WITH ALL APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS MAY RESULT IN WORK STOPPAGE BY CITY OF JACKSON AND/OR THE JCHD.
10. CONTRACTOR MUST IMMEDIATELY HAUL AWAY ALL EXCAVATED DIRT TO AN APPROVED OFF SITE LOCATION, OR TEMPORARILY STORE THE MATERIAL ON THE SITE. ALL STORED MATERIAL MUST BE PROTECTED TO PREVENT EROSION.
11. THE CONTRACTOR MUST PROVIDE A WRITTEN SCHEDULE INDICATING THE TIMING AND SEQUENCING OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND CONSTRUCTION ITEMS, INCLUDING THE INSTALLATION OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
12. APPROXIMATELY 2.0 ACRES WILL BE DISTURBED IN CONSTRUCTION OF THIS PROJECT, THEREFORE A NPDES STORM WATER DISCHARGE PERMIT WILL NOT BE REQUIRED.

SESC MAINTENANCE NOTES:

1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING ANY PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AS REQUIRED SUCH THAT THE MEASURES ARE EFFECTIVE AND IN PROPER WORKING ORDER AT ALL TIMES.
4. ALL MUD/DIRT TRACKED ONTO ROADS OR THE PARKING LOT FROM THE SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
5. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, BOTH PERMANENT AND TEMPORARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SESC CONSTRUCTION SEQUENCE:

1. PLACE ALL TEMPORARY SOIL EROSION CONTROL MEASURES AS PER THESE PLANS.
2. STRIP AND STOCKPILE TOPSOIL WITHIN THE WORK AREA, AS SHOWN ON THIS PLAN.
3. CONSTRUCT THE PROPOSED BUILDING, ASPHALT PARKING LOT, CONCRETE SIDEWALKS, AND UTILITIES, AS SHOWN ON THESE PLANS.
4. FINAL GRADE AND PLACE 4" TOPSOIL, FERTILIZER, SEED, AND MULCH TO RESTORE ALL DISTURBED TURF AREAS.
5. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES AFTER ALL SITE CONSTRUCTION HAS BEEN COMPLETED, AND ALL NEW TURF AREAS HAVE BEEN FULLY ESTABLISHED.
6. CONTRACTOR SHALL KEEP STREET AND ALL OTHER PAVEMENT CLEAN AT ALL TIMES, AND PREVENT DUST POLLUTION.

SOIL EROSION CONTROL KEYING SYSTEM

KEY	DETAIL	CHARACTERISTICS
SP	STRIPPING & STOCKPILING TOPSOIL	TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREAS TO ACT AS A DIVERSION STOCKPILE SHOULD BE TEMPORARILY SEEDED
MB	SEEDING WITH MULCH AND/OR MATTING	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER EFFECTIVE FOR DRAINAGEWAYS WITH LOW VELOCITY EASILY PLACED IN SMALL QUANTITIES BY INEXPERIENCED PERSONNEL SHOULD INCLUDE PREPARED TOPSOIL BED
TM	AGGREGATE COVER	STABILIZES SOIL SURFACE, THUS MINIMIZING EROSION PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS
DP	CATCH BASIN DRAIN INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF PLACE FILTER BAG UNDER INLET
SF	SILT FENCE	USES GEOTEXTILE FABRIC AND POSTS OR POLES EASY TO CONSTRUCT AND LOCATE AS NECESSARY

SEE SHEET C-5A FOR SOIL EROSION CONTROL DETAILS & NOTES

BMCC JOBS/SURVEY19/070719-HAN/DWG/070719-156 COOPER-PEARL SESCLDWG - C-5

SCALE: 1"=20'

JOB NO. 070719

PREPARED FOR:
JARS HOLDINGS, LLC
812 S MAIN STREET, SUITE 200
ROYAL OAK, MI 48067
PHONE: 313.790.7800

PART OF THE SOUTHWEST 1/4, SECTION 35, T2S-R1W, CITY OF JACKSON, JACKSON CO, MI

BM CONSTRUCTION CONSULTANTS
2240 LAUDERDALE STREET
FLINT, MICHIGAN 48532
PHONE: 810.423.5014
EMAIL:BMCONSTRUCTION@COMCAST.NET

SOIL EROSION CONTROL PLAN FOR:
156 & 160 COOPER ST, 119 N COLUMBUS ST, 405 E PEARL ST, AND 438 & 442 E MICHIGAN AVE

REVISIONS	DRN. BY:	J.R.B.	07.24.2020
09.14.2020	FLD. BY:	J.R.B.	"
10.10.2020	CHK'D BY:	J.B.M.	"
11.20.2020	APPR BY:	J.B.M.	"

SHEET NO: C-5

Staffing Plan

The Company will hire staff on an as needed basis. The needs of the Company may change and increase or decrease with time, as such, there could be fluctuation in the amount of staff needed to run this operation. The Company hopes and expects to have increased staff requirements as time goes on. We anticipate hiring 20-25 full time employees and 5-10 part time employees.

All staff shall receive a minimum of two weeks training before they are able to interact with patients. The first round of staff will be trained prior to opening. Staff will also be given an internal code of conduct, so they know what is expected of them while on the job. Expectations and responsibilities will be communicated clearly, effectively, and often. All staff will be issued photo identification and possibly RFID badges granting access to the workplace.

The Company will look for qualified candidates for positions open at the facility. The staff will be sourced from the surrounding community though job fairs and working with local community organization and job placement agencies. Our goal is that our workforce consists of a minimum 50% from the City of Jackson. The Company will conduct thorough criminal background checks to ensure its employees are not a risk to its patients or its business. Additionally, employees will be required to pass a drug test prior to employment.

A general manager will be employed to oversee the operation. It is of the utmost importance that the operation of the business is overseen diligently, because of the level of regulation in the cannabis industry. The Company understands this, and a facility manager will be retained to ensure compliance of all parts of the business with state and federal law. As with the other staff members the search for a facility manager will start in the community surrounding the facility.

Our daily hours of operation will be from 9 a.m. to 8 p.m. Based on our model of operation we will have 2 shifts per day. The amount of staff needed per shift will be based on the number of patient/caregiver customers the center sees per day. In addition to staggered shifts and as part of our internal diversion prevention program, the number of staff working at one time will be closely monitored to ensure elite patient care. As discussed in detail below, we anticipate creating approximately 20-25 full time and 5-10 part time positions at our Provisioning Center within the following job classifications and compensation range:

Job Title	**Expected Salary/Wage**
General Manager	$55,461-$61,484
Inventory Control Manger/Compliance Coordinator	$45,202-$50,776
Shift Manager	$20/hour
Retail Associate	$15/hour
Operations Support	$15/hour
Security Manager/Officer	$22-$25/hour

Receptionist	$15/hour

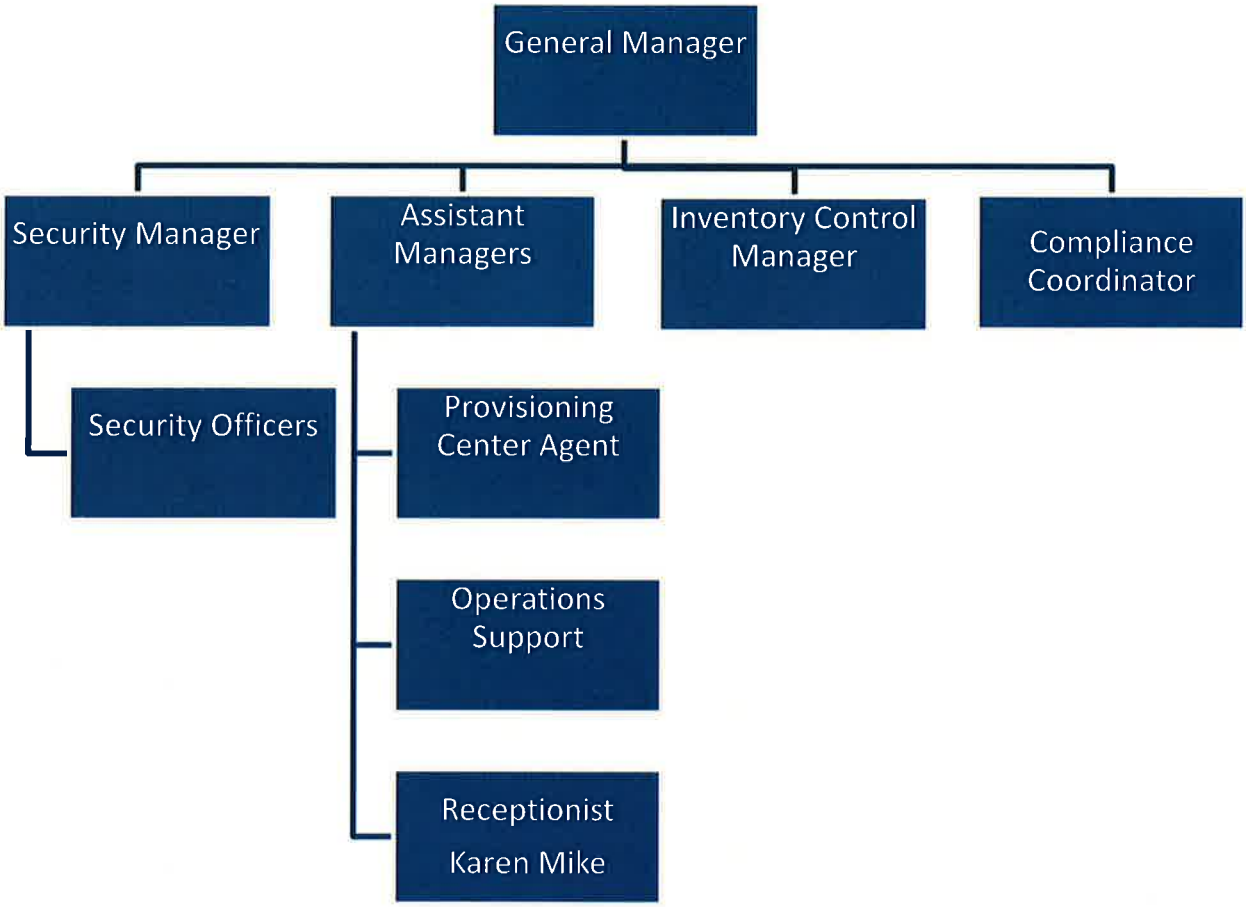
Benefits provided to employees include health insurance, 401k (with 5% match and immediate vesting), maternity/paternity leave, sick leave, and paid time off.

We anticipate during our initial operations that our Number of Daily Patients will be approximately 200 and that this number will increase to 250 as Michigan's new Medical Marijuana Program gains a foothold among patients later in 2020. Finally, we expect that our Number of Daily Patients will increase to 300 when the Michigan Medical Marijuana Program reaches full maturity in early 2021. We intend to staff our Provisioning Center accordingly:

Provisioning Center Staffing Table

Daily Number of Patients/ Caregivers	Total Number of Non-Exempt Employees	Minimum Number of Managers Required	Minimum Staff Required for Operations Per Shift for Each of Two Daily Shifts
200	20	1 GM and 1 AM (2 AM's if GM off)	1 Receptionist (2 on Friday) 1 Security Officer (2 on Friday) 6-8 PSRs on Sales Floor
250	22	1 GM and 1 AM (2 AM's if GM off)	1 Receptionist (2 on Friday) 1 Security Officer (2 on Friday) 8-10 PSRs on Sales Floor
300	25	1 GM and 1 AM (2 AM's if GM off)	1 Receptionist (2 on Friday) 1 Security Officer (2 on Friday) 11-13 PSRs on Sales Floor

Center Employee Organizational Chart



Center Employee Roles, Qualifications Duties and Responsibilities

General Manager

Role:
Responsible for overseeing all center operations
Qualifications:

- A Bachelor's degree in Business Administration, Management or a related field, or 5+ years equivalent industry management experience in a retail setting.
- Minimum 5 years' managerial experience
- Strong communication skills
- Demonstrates people management skills and development capability
- Demonstrates successful leadership
- Strong organizational skills

- Proficiency in technology software, desktop electronics, MS Office (Word, Excel, Outlook, PowerPoint)
- Fluent in spoken and written English
- First aid training, OSHA training
- Highly regulated industry related experience

Supervision Received:

- Ownership, principals, financial backers

Supervision Exercised:

- All center employees.

Duties and Responsibilities:

- Manage facility operations
- Participates in creating and implementing company policies, directing and coordinating departmental activities to meet business goals and objectives, ensuring profitability and growth
- Reviews activities, costs, operations, and forecast data to determine progress toward company goals and objectives
- Reviews daily and weekly sales and inventory reports to resolve any complications or problems
- Directs and reviews facility inventory reports
- Develops and implements training protocols and procedures
- Oversees key projects, processes and performance reports, data and analysis
- Reviews operations and plans to meet requirements for sales planning and to ascertain market demand, consumer habits, and the potential for new markets
- Reviews and approves preparation of accounting analysis for budgetary planning and implementation, production efficiency, financial reporting, budgetary planning and submittal for capital expenditures
- Ensures facility compliance with federal, state, and local industry regulations
- Develops and communicates plans, employee evaluations and data reports to principals, ownership group, and financial backers
- Able to effectively and productively communicate with the ownership group and subordinates
- Develop and maintain company policies and documentation required by the business and the applicable regulatory entities
- Manage employee relations with support of administrative personnel
- Manage performance through effective goal setting, targets, and/or key performance indicators as appropriate
- Manages employees to ensure the enforcement of procedures that prevent loss and/or product diversion
- Enforce Standard Operating Procedures
- Engages with the Compliance Coordinator to ensure the facility maintains regulatory compliance
- Initiatives the workflow of both staff and the management
- Takes ownership of the facility and ensures compliance with occupational, health, sanitation and safety standards and regulations
- Responsible for reporting any indication of loss, diversion or theft from the inventory to the regulatory agency and the owners

- Participates in continuing center education and seminars to be at the forefront of industry best practice
- Complies with all HR policies including confidentiality and non-disclosure

Shift Manager

Role:

- This position is responsible for the direct oversight of the center operations

Qualifications:

- Minimum Bachelor's Degree in Business Management, Operations and/or Logistics, Project Management or related fields
- Minimum 5 years' experience in management or operations, proof of successful team management and leadership
- Strong communication skills with the ability to direct staff, and take responsibility for the communication
- People management skills and capability
- Strong organizational skills
- Proficiency in technology software, desktop electronics, MS Office (Word, Excel, Outlook, PowerPoint)

Supervision Received:

- Reports to the General Manager

Supervision Exercised:

- Manages the team of center employees
- Performs supervisory responsibilities in accordance with the organization's policies and applicable laws
- Employee management responsibilities including interviewing, hiring, and training employees and contractors; planning, assigning, and directing work; appraising performance; rewarding and disciplining subordinates; addressing complaints and resolving problems.
- Responsible for opening and closing the facility, ensuring proper working software and hardware

Duties and Responsibilities:

- Manages all employee tasks and duties in the center
- Develop and implement productivity plans for the employees
- Assists in implement training protocols and procedures
- Works with General Manager to develop marking and advertising strategies and budgets
- Assists in establishing sales goals and objectives
- Ensures compliance with sanitary standards, health and safety, and industry regulations
- Creates shift schedules and maintains employee scheduling software
- Provides feedback and promotes a positive work environment
- Understands and communicates the company's risk management strategies that address hazards, such as theft, diversion, tampering, power outages, or natural disasters

- Ensures the product being supplied to consumers is consistent, safe, and high-quality products commensurate with market demand
- Collaborates with Human Resources for hiring and employment practices
- Accountable for purchases and expenses for center-related office and cleaning supplies
- Participates in continuing education and seminars
- Complies with all company policies including confidentiality and non-disclosure
- Performs in a manner consistent with the goals and values of the company
- In the event of a voluntary or mandatory recall procedure, serves as part of the Internal Recall Team

Center Agent (Retail Associate or Budtender)

Role:

- Provide exceptional Customer Service
- Complete understanding of products
- Computer skills, Point of Sale software and cash management is a plus
- Strong attention to detail and a team-player mentality
- Must be able to accommodate scheduling expectations including weekend, evening, and holiday shifts and facility location movement
- Understanding of applicable federal, state and local laws and regulations as they pertain to the industry, personnel law, safety regulations, local municipal codes and organizational rules, regulations, directives and standard operating procedures.
- Complies with all company policies including confidentiality and non-disclosure
- Performs in a manner consistent with the goals and values of the company

Qualifications:

- High School Diploma or equivalent minimum
- Associate or Bachelor's Degree in Retail, Management or related field preferred
- Previous food service or retail experience preferred
- Previous industry experience

Supervision Received:

- Shift Manager, General Manager

Supervision Exercised:

- Responsible for self-directed tasks and continuing education

Duties and Responsibilities:

- Responsible for sales and customer experience by maintaining safe and sanitary facility conditions
- Ensure the sales floor is properly stocked and the presence of the facility is well maintained
- Promote a work environment that is positive, customer-service oriented, and compliant with established policies and procedures
- Responsible for retail product knowledge
- Answering the phone and greeting walk-in customers
- Responsible for data entry into the inventory control and point of sales systems
- Responsible for cash handling and related activities
- Responsibility for patient records, data entry, file maintenance and updates
- Responsible for verifying proper and adequate Identification and documentation for patients

- Responsible for maintaining a positive productive relationship with staff and customers
- Other duties as assigned by the General Manager

Inventory Control Manager

Role:

- Responsible for all inventory in the facility
- Responsible for daily inventory reconciliation with sales reports
- Responsible for management of stored products
- Responsible for performing weekly audits
- Communicates inventory needs to General Manager
- Generates daily, weekly and monthly inventory reports

Qualifications:

- Associate or Bachelor's degree in Business Management, Project Management or related management field
- Five or more years of experience in a similar position, preferably in a regulated industry

Supervision Received:

- General Manager

Supervision Exercised:

- Center Agent – inventory data entry, inventory audit assistance

Duties and Responsibilities:

- Responsible for creating and implementing inventory control procedures and develop related training modules for staff
- Responsible for tracking all inventory, including and marijuana related accessories
- Responsible for discovering and reporting trends in inventory
- Responsible for complying with and updating standard operating producers related to inventory tracking
- Responsible for creating updates to inventory management and tracking when guidance and regulatory laws are updated
- Responsible for recording and reporting all waste
- Responsible for assisting in recalled product plan and tracking the product through the inventory
- Responsible for reporting any indication of loss, diversion or theft from the inventory to the management
- Complies with all company policies including confidentiality and non-disclosure
- Performs in a manner consistent with the goals and values of the company
- Other duties as assigned by the General Manager

Compliance Coordinator

Role:

- Ensures the facility is maintaining continuing compliance with all regulatory entities and applicable laws

Qualifications:

- Associate or Bachelor's degree in Business Management, Project Management or related management field

- Five or more years of experience in a similar position, preferably in a regulated industry

Supervision Received:

- General Manager, Owners

Supervision Exercised:

- Communicates compliance violations through the General Manager to the staff

Duties and Responsibilities:

- Perform compliance audits
- Determine best management practices for business practices not covered by regulations
- Creates and implements training programs for facility employees
- Responsible for reporting any indication of loss, diversion or theft from the inventory to the management
- Complies with all company policies including confidentiality and non-disclosure
- Performs in a manner consistent with the goals and values of the company
- Other duties as assigned by the General Manager

Operations Support/Office Manager

Role:

- Support all aspects of center operations

Qualifications:

- Associate or Bachelor's degree in Business Management, Project Management or related management field
- One to 5 or more years of experience in a similar position, preferably in a regulated industry

Supervision Received:

- General Manager, Shift Manager

Supervision Exercised:

- Center Agents

Duties and Responsibilities:

- Maintains office services by organizing office operations and procedures; preparing payroll; controlling correspondence; designing filing systems; reviewing and approving supply requisitions; assigning and monitoring clerical functions.
- Provides historical reference by defining procedures for retention, protection, retrieval, transfer, and disposal of records.
- Maintains office efficiency by planning and implementing office systems, layouts, and equipment procurement.
- Designs and implements office policies by establishing standards and procedures; measuring results against standards; making necessary adjustments.
- Completes operational requirements by scheduling and assigning employees; following up on work results.

Security Coordinator/Lead (Embedded Security Contractor)

Role:

- Ensures the security of the facility, the inventory, the staff and the patients

Qualifications:

- Proven experience as security manager or similar position
- Experience using relevant technology and equipment
- Experience in reporting and emergency response planning
- Excellent knowledge of security protocols and procedures
- Solid understanding of budgeting and statistical data analysis
- Working knowledge of MS Office
- Excellent communication and interpersonal skills
- Outstanding organizational and leadership skills
- Committed and reliable
- High school diploma; Further education in security administration or similar field will be an asset

Supervision Received:

- General Manager, Security Company

Supervision Exercised:

- Center Staff

Duties and Responsibilities:

- Maintain and implement security standard operating procedures and training
- Manage security personnel
- Provide training to personnel in risk and anti-diversion matters
- Minimize risk of the premises
- Primary point of contact with any Security Vendor
- Ensure compliance with all security procedures
- Master security technology such as video surveillance, passwords, and point-of-sale applications
- Oversee security of marijuana product and cash both onsite and in transit
- Ensures all systems (Surveillance, Alarm, and Access) are being monitored consistently
- Ensures all locks and security equipment in good working order, with monthly inspections

Plan to Hire Local Contractor

Our company plans to hire a County based contractor that pays Davis Bacon wages. We have reached out to the following contractors for negotiations but haven't signed an agreement as of the end of the application period

- **Loyal Handyman GC (517) 764-4789**
- **Taylor Built (517) 667-7119**
- **RW Mercer CO (517) 787-2960**
- **May's Construction (517) 782-8282**
- **Alpha and Omega Construction (517) 784-2900**
- **O'Harrow Construction (517) 764-4770**

Based upon the work needed for 156 Cooper, we plan on spending 4.25 million dollars on Capital Investment.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("**Agreement**"), is entered into as of the date appearing below, by and between the **CITY OF JACKSON**, a Michigan municipal corporation, with offices located at 161 West Michigan Avenue, Jackson, Michigan 49201, ("**City**"), and JARS Holdings, LLC, a Michigan limited liability company, with offices located at 803 W. Big Beaver Rd., Troy, MI 48084 ("**Developer**").

WITNESSETH:

WHEREAS, 156 Cooper, LLC, a Michigan limited liability company to be formed ("**Cooper**"), will enter into a purchase agreement, pursuant to which Cooper will purchase the property located at 156 Cooper, Jackson Michigan legally described as follows:

See **Exhibit A**, attached hereto and incorporated by reference,

hereinafter referred to as "**the Property**." The legal description is subject to verification as set forth in the vesting deed(s) to Cooper; and

WHEREAS, the Developer desires to redevelop the Property for use as a Marihuana Retail Facility (medical and adult use) as per MMFLA and MRTMA, which is referred to hereinafter as "**the Project**." The Project is anticipated to consist of a multi-phased multi-tenant project consisting three (3) buildings and associated parking areas as depicted in the attached **Exhibit B.** The Project shall comply with all requirements outlined in the City of Jackson Code of Ordinances, regulations and standards related to zoning, engineering and building design, as amended and agreed to herein; and

WHEREAS, the Developer agrees that the Project scope and design must be approved by the City and be in compliance with all state and local laws, rules and regulations; and

WHEREAS, the City desires that in connection with the Project the Developer comply with the financial obligations imposed upon the Developer by the City of Jackson Code of Ordinances and the ordinances, rules and regulations set forth therein ("**City Code**"); and

WHEREAS, the Developer agrees to comply with all conditions of the City of Jackson Chief Building Official and Zoning Administrator and shall obtain approval of same for all building materials and design in connection with the Project; and

WHEREAS, the parties desire to ensure that the Project will take place consistent with the terms of this Agreement.

NOW, THEREFORE, in consideration of the above recitals, the parties agree as follows:

1. RECITALS. The foregoing recitals are incorporated in and form a part of this Agreement.

2. SCOPE OF THE PROJECT. It is the understanding of the parties that Developer desires to develop a multi-phased multi-tenant project consisting of three (3) building and associated parking. The Developer agrees to complete all on-site and off-site improvements as depicted in **Exhibit B** once the Developer receives license approval from the City to operate a medical and adult use marijuana operation at the Property and in accordance with the timeline that is set forth in the affidavits in attachment **Exhibit B**. Future operational commitments as set forth in attachment **Exhibit C** shall also be incorporated into the business plan for the development and verified periodically but no less than annually as a part of the licensing renewal procedures.

3. DEADLINE FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION. Developer may commence construction upon receipt of a building permit and shall be completed in accordance with the affidavits as set forth in attachment **Exhibit B**.

4. UTILITY RELOCATION COSTS. Developer shall pay the costs to relocate any utilities, public or otherwise, which would need to be relocated or removed due to construction of the Project by Developer, or under any obligation of the Developer pursuant to this Agreement. The City shall not be responsible to pay the costs to relocate or construct any utilities due to any construction by the Developer. All utilities shall be located underground. The location of any utilities must be approved by the appropriate City Department prior to installation.

5. INSPECTION AND TESTING EXPENSES OF CITY. Developer shall reimburse the City within thirty (30) days after the date of Developer's receipt of a detailed invoice from the City for any reasonable costs incurred by the City for inspections related to the Project. Developer shall also reimburse the City within thirty (30) days after the date of Developer's receipt of a detailed invoice from the City for all reasonable, ordinary, customary expenses incurred by the City in connection with its review of the plans and specifications for the Project, issuance of licenses and permits for the Project, and other administration of the Project.

6. DEVELOPMENT CRITERIA.

   a. CODE COMPLIANCE. Developer will construct and operate the Project in compliance with all applicable state statutes, local ordinances, building codes, zoning, and other restrictions of record, or will apply for and obtain the appropriate variances required for the Project.

   b. PLANS AND SPECIFICATIONS. Developer must submit any outstanding specifications for the Project in a form acceptable to the City of Jackson Department of Neighborhood and Economic Operations no less than thirty (30) days prior to the commencement of construction activities. Final plans shall also be submitted in CAD prior to receipt of the certification of occupancy.

   c. DEVELOPMENT SIZE and INVESTMENT. The Developer will construct a multi-phased multi-tenant project consisting of three (3) buildings and associated

parking areas as depicted on the attached **Exhibit B**, unless the parties otherwise agree in writing.

d. SPECIFIC PROJECT CRITERIA.

i. "**Commencement of the Project**" means that all necessary permits and approvals have been obtained, all construction contracts have been signed, all construction financing, if any, will be arranged, all site preparation completed, the full foundation is constructed, and actual physical development activity is underway. "**Completion of the Project**" means that all improvements set forth in the plans and specifications submitted by Developer to the City have been finalized, the structure on the Property is ready for use, and all amounts due pursuant to this Agreement have been fully paid. City shall in its discretion determine whether Developer has completed the development of the Property pursuant to the above-described requirements.

ii. Developer must comply with the following:

A. Developer must obtain a zoning compliance certificate prior to commencement of construction of the Project;

B. Developer shall complete the Project according to the City of Jackson building design standards;

C. Developer must obtain City approval of all building materials used and the placement of all building materials prior to any construction, repair or rehabilitation of the Property;

D. Developer shall, at its sole cost, install all Project improvements and provide any applicable easements to complete the improvements as per the attached **Exhibit B**;

E. Developer shall install new water and sewer service lines (including fire suppression line, sidewalk, pavement and landscape restoration) to accommodate the Project, to the extent shown on attached **Exhibit B**;

F. Developer shall install fire suppression and fire alarm systems per City Code requirements in the structure of the Property;

G. Developer shall install the piping necessary for a fire sprinkler system lateral from the water main to the building;

H. Developer shall screen any equipment placed on the roof of the building on the Property or at grade in a manner approved by the Zoning Enforcement Officer and Chief Building Official;

I. The Chief Building Official and the Zoning Administrator must approve all windows. Glass samples must be provided so as to determine the appropriate clear light transference; and

J. All signage must comply with the City Code and be approved by the City's Zoning Enforcement Officer and Director of Neighborhood and Economic Operations.

7. INSPECTIONS. Developer must permit inspections of the Property as needed by the City, and the City will provide reasonable notice to Developer unless an emergency arises, in which case, the City will make a good faith attempt to contact Developer.

8. DEFAULT, NOTICE AND OPPORTUNITY TO CURE. A party shall be deemed to be in default of this Agreement if it fails to materially comply with any covenants, clauses, provisions or agreements herein contained. Upon an event of default, the non-defaulting may proceed with any equitable remedies under applicable state law after written notice to the defaulting party, except if the defaulting party cures the same within thirty (30) days after written notice to it by the non-defaulting party of such default. A party shall not be held responsible for any delay or failure in performance occasioned by labor disputes, fire, extraordinary delays in deliveries, unavoidable casualties or other causes reasonably beyond the that party's control and the party shall have a reasonable extension of the timelines set forth above.

9. TAXES, UTILITIES, AND ASSESSMENTS. Cooper must pay the annual real estate and income taxes, City assessments, City utilities, and any outstanding City debts related to the Property when such become due without dispute of the amounts assessed, provided however, that Cooper shall not be deemed to have waived any defense or challenge it may

have under applicable law as to the amounts assessed or due. In addition, Developer must require its contractors and subcontractors to comply with the City income tax requirements regardless if said contractors are located within the City.

10. CHANGE OF OWNERSHIP. Any transfer or other change of ownership of the Property will not release, in any manner, the Developer or Developer's successors in interest, from any obligation under this Agreement accrued prior to such transfer or change of ownership, unless the City releases the Developer or its successors in interest in writing.

11. BINDING EFFECT. This Agreement binds the parties, and their respective successors, legal representatives, and assigns.

12. NON-DISCRIMINATION REQUIREMENT. The Developer, its successors and assigns, and every successor in interest to the Property or any part thereof, must not discriminate upon the basis of race, color, religion, sex, sexual orientation, gender identity, legal source of income, or national origin in the rental, use or occupancy of the Property or any improvements to be erected thereon, or any part thereof, unless compliance shall place the Developer in direct conflict with federal or state statutes or other law or lawful credit underwriting standards.

13. MODIFICATION AND ASSIGNMENT. The promises, covenants, terms, and conditions herein contained may not be modified, altered, or extended without the mutual written consent of the parties. Developer may transfer, assign and/or convey its rights and obligations under this Agreement (a **"Permitted Transfer"**): (i) to an affiliated or related entity or to any entity which acquires all or substantially all the assets of Developer or which merges or consolidates with Developer, and (ii) if Commencement of the Project has occurred, to any person or entity once Completion of the Project has occurred, in each case without the consent of the City. Except for a Permitted Transfer, Developer may not transfer, assign and/or convey its rights and obligations under this Agreement without the consent of the City. The City may not unreasonably withhold its consent. Whether the entity to be assigned to a related entity must be shown to the City by evidence reasonably

satisfactory to the City. Upon such transfer, assignment or conveyance, the obligations of the Developer shall pass to the assignee.

14. NOTICE. Except as otherwise specified herein, all notices, consents, approvals, requests, and other communications (collectively called "**Notices**") required or permitted under this Agreement must be given in writing and are effective on delivery. Delivery may be effectuated by personal service with receipt obtained; certified mail or registered mail with delivery proof; or nationally recognized overnight courier delivery service with next business day delivery. A party may change its address for purposes of Notices by giving a Notice. Notices must be addressed as follows:

If to the City, to:
City of Jackson
161 West Michigan Avenue
Jackson, Michigan 49201
Attn: City Manager

With a copy to:
City Attorney's Office
161 West Michigan Avenue
Jackson, Michigan 49201
Attn: City Attorney

If to Developer, to:
JARS Holdings, LLC
803 W. Big Beaver Rd., Suite 200
Troy, Michigan 48084
Attn: Hani Kassab Jr.

With a copy to:
Taft Stettinius & Hollister LLP
111 East Wacker Drive - Suite 2800
Chicago, IL 60601
Attn: John M. Kenny
Email: jkenny@taftlaw.com

15. INDEMNIFICATION. To the extent provided by law, Developer shall assume all liability for and protect, indemnify, and save City, its officers, directors, employees, volunteers, invitees, agents and representatives (hereinafter collectively "**the City**") from and against all actions, claims, demands, judgments, losses, expenses, suits or action and reasonable attorney fees, for any injury or death of any person or persons, and loss or damage of the

property of any person or persons whomsoever, including Developer or the City, and their respective agents, contractors, subcontractors, and employees, to the extent, arising in connection with Developer's gross negligent or willful acts with respect to the development of the Project, or breach of this Agreement; provided, however, Developer shall not be required to indemnify the City for such injury, death, loss, or damage caused by the City's negligence or intentional acts. Developer's obligation to indemnify City shall survive termination and/or expiration of this Agreement.

16. SEVERABILITY. If any one or more provisions of this Agreement, or in any instrument or other document delivered pursuant to this Agreement, or the application thereof to any person or circumstance is, to any extent, declared or determined to be invalid or unenforceable, the validity, legality, and enforceability of the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, will not be affected or impaired thereby, and each provision of this Agreement is valid and enforceable to the fullest extent of the law.

17. COUNTERPARTS. This Agreement may be executed in counterparts, each of which is deemed an original document, but together constitute one instrument.

18. GOVERNING LAW AND INTERPRETATION. The laws of the State of Michigan govern this Agreement and the venue for all proceedings in connection with this Agreement shall be either in Jackson County, Michigan or Washtenaw County, Michigan. The pronouns and relative words used are written in the masculine and singular only. If more than one joins in the execution hereof as Developer or is of the feminine sex or a corporation or limited liability company, such words are read as if written in plural, feminine, or neuter, respectively. All captions, headings, paragraph and subparagraph numbers and letters are solely for reference purposes and do not supplement, limit, or otherwise vary the text of this Agreement. This Agreement is a result of negotiation between the parties, and accordingly, it will not be construed against either party if a dispute or litigation arises out of this Agreement.

19. HEADINGS. The sections and paragraph headings contained in this Agreement are for reference purposes only and shall not affect in any way the interpretation of the Agreement.

20. LEGAL REPRESENTATION. It is acknowledged that each party to this Agreement had the opportunity to be represented by counsel in the preparation of this Agreement and, accordingly, the rule that a contract shall be interpreted strictly against the party preparing same shall not apply due to the joint contribution of both parties.

21. WAIVER. The failure of a party to exercise any right given hereunder or to insist upon strict compliance with regard to any provision of this Agreement, at any time, shall not constitute a waiver of such provision or the right by such at any time to avail itself of such remedies as it may have for any breach or breaches of such provision.

22. TERMINATION. The parties agree that in the event (i) Developer is unable to secure the financing necessary to make the Project financially feasible, or (ii) the Developer does not receive license approval from the City to operate a medical and adult use marijuana operation at the Property, then after written notice of such by Developer to the City, this Agreement shall automatically terminate and be of no force and effect unless extended by the parties in writing.

23. JURY WAIVER. The parties hereto shall and they hereby do waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matters whatsoever arising out of or in any way connected with this Agreement and/or any claim of injury or damage.

24. ENTIRE AGREEMENT. The parties agree that this Agreement contains the entire terms and conditions between the City and Developer with respect to the subject matter herein and that there are no other agreements, representations, statements, or understandings, which have been relied on by the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement on the 30th day of November, 2020.

THE CITY OF JACKSON, a Michigan municipal corporation

By: _____
Jonathan Greene
Its: City Manager

STATE OF MICHIGAN)
)SS
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me, this _____ day of _____, 2020, by Jonathan Greene, the City Manager of the City of Jackson, a Michigan municipal corporation, on behalf of the corporation.

_____
_____, Notary Public
Jackson County, Michigan
My commission expires _____

[SIGNATURES CONTINUE ON NEXT PAGE]

SIGNATURE PAGE TO DEVELOPMENT AGREEMENT

JARS HOLDINGS, LLC, a Michigan limited liability company

By: _____

Printed name: Hani Kassab Jr.

Its: Member

STATE OF MICHIGAN)

)SS

COUNTY OF Macomb)

The foregoing instrument was acknowledged before me, this 30th day of November, 2020, by Hani Kassab Jr, the member of Jars Holdings, LLC, a MI limited liability co., on behalf of said entity.

Mandy Garmo

Mandy Garmo, Notary Public

Macomb County, Michigan

My commission expires June 02, 2025

EXHIBIT A – LEGAL DESCRIPTIONS

156 Cooper, Jackson, Michigan

Property in the City of Jackson, County of Jackson and State of Michigan legally described as:

E 22 FT OF LOT 1 BLK 27 AN EXT OF VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT

W 44 FT OF LOT 1 BLK 27 AN EXT OF VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT

LOT 4 BLK 27 EX S 72 FT OF W 36 FT AN EXT OF VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT

S 72 FT OF W 36 FT OF LOT 4 BLK 27 EX RR R/W AN EXT OF VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT

S 30 FT OF LOTS 2, 3, 6, 7 & ALL OF LOTS 5 & 8 N OF RR R/W OF BLK 27 AN EXT OF THE VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT

N 102 FT OF LOTS 2, 3 & 6 BLK 27 AN EXTENSION OF THE VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT

N 102 FT OF LOT 7 BLK 27 AN EXT OF THE VILLAGE OF JACKSONBURGH ON EAST SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT B – SITE AND CONSTRUCTION PLANS
(we will attach once completed)

EXHIBIT C – OPERATIONAL COMMITMENTS
(we will attach - from your previously submitted point system)

STATE OF MICHIGAN
COUNTY OF Macomb

The undersigned, Hani Kassab Jr, being duly sworn, hereby deposes and says:

I, Hani Kassab Jr, on behalf of Jars Holdings LLC, agree and consent that upon license approval, we will begin the Phase II process within an estimated 12 months upon securing a tenant. Phase III will begin an estimated 12 months after completion of Phase II, as well as upon securing a tenant.

I declare that, to the best of my knowledge and belief, the information herein is true, correct, and complete.

Executed this 23rd day of November, 2020.

Hani Kassab Jr.

NOTARY ACKNOWLEDGEMENT STATE OF MICHIGAN, COUNTY OF Macomb, ss:

The foregoing instrument was acknowledged before me this 23rd day of November, 2020, by Hani Kassab Jr being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.

Mandy Garmo
Notary: Mandy Garmo

MANDY GARMO
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires June 02, 2025
Acting in the County of Macomb

My commission expires: June 02, 2025

STATE OF MICHIGAN
COUNTY OF Macomb

The undersigned, Hani Kassab Jr, being duly sworn, hereby deposes and says:

I, Hani Kassab Jr, on behalf of Jars Holdings LLC, agree and consent that, upon license approval will remove billboard signs located at 156 Cooper St. HK

I declare that, to the best of my knowledge and belief, the information herein is true, correct, and complete.

Executed this 23rd day of November, 2020.

Hani Kassab Jr.

NOTARY ACKNOWLEDGEMENT STATE OF MICHIGAN, COUNTY OF Macomb, ss:

The foregoing instrument was acknowledged before me this 23rd day of November, 2020, by Hani Kassab Jr being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.

Mandy Garmo
Notary: Mandy Garmo

MANDY GARMO
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires June 02, 2025
Acting in the County of Macomb

My commission expires: June 02, 2025

JACKSON
Founded 1829

City Manager's Office
161 W. Michigan Ave. - Jackson, MI 49201
Telephone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: December 8, 2020

SUBJECT: Approve Conditional Phase One Facility License for a Medical/Adult Use Marihuana Establishment as per Ordinance No. 2020-15

Recommendation:

> Approve conditional phase one facility license for Objectiv Growth Michigan LLC Medical/Adult Use Marihuana Class C Grow and Processing Facility at 811 East Washington and abutting property owned by Pennsylvania Lines LLC as per Ordinance No. 2020-15.

Attached is the memo from Jennifer Morris, Director Neighborhood and Economic Operations, along with the associated pre-qualification letter, select sheets from the approved site/facility plans, offered site and operational provisions (point system), social equity plan, and signed development agreement for the following recommended site:

811 East Washington and Pennsylvania Lines LLC Property, Objectiv Growth Michigan LLC

Based upon the due diligence on the part of City staff and the commitments on the part of the applicant, I recommend granting a conditional phase one facility license to the above noted applicant. Your consideration and concurrence is appreciated.

JG

Attachments

DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: Jennifer Morris, Director of Neighborhood and Economic Operations

DATE: December 8, 2020

RECOMMENDATION: Approve Conditional Phase One Facility License for a Medical/Adult Use Marihuana Establishment as per Ordinance No 2020-15

SUMMARY

On October 13, 2020 City Council amended both Chapter 16 and 28 to create an opportunity for the City to consider a large scale grower/processor due to the abundance of vacant industrial land. On November 16, 2020, Objectiv submitted an application for a phased facility to be located at 811 East Washington (previously City owned) and extending into the property presently owned by Pennsylvania Lines LLC. The application has also been reviewed by staff and the Marihuana Licensing Committee for compliance with the applicable ordinances including submission of the draft Development Agreement.

BUDGETARY CONSIDERATIONS

At present there are no budgetary considerations because the applicant has submitted the requisite application fee and escrow funds intended to cover the associated staff time. However, these fees are not intended to cover building permit costs, each of which will be assessed separately.

HISTORY, BACKGROUND and DISCUSSION

Ordinance No. 2020-15 clearly outlines the process for consideration of a marihuana establishment, including the use types, quantities, and timeframe.

City Council is presently only considering the facility application (phase one) which affords the applicant the ability to seek a building permit no sooner than 30 days after Council action. Approval would also permit the City Manager to sign the development agreement which ensures that the applicant completes the project as denoted on the plans and accompanied future operational commitments. Many of the elements on the plans exceed the minimum ordinance requirements, they will still be a part of the future project building out. Operational elements are clearly outlined on the attached point system and include such guaranteed offerings as local staffing and a substantive investment. They are intending to offer as many of the other operational commitments as deemed feasible.

The recommended application has attested to the above noted amenities via various emails but have now further attested via a signed development agreement which can be effectuated upon Council approval. Building permits can be sought immediately thereafter.

The subsequent review phase (entity) will not commence until a building permit is granted and will not end until up to twelve (12) months later or upon receipt of a Certificate of Occupancy.

POSITIONS

The application being recommended for conditional phase one facility license includes the following:

811 East Washington, Objectiv Growth Michigan LLC

Council approval will authorize the City Manager to sign the Development Agreement which effectuates the approved plans and submission package.

ATTACHMENTS

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

VIA EMAIL

Date: January 23, 2020

Addressee: Objectiv Growth Michigan, LLC

Address: 40600 Ann Arbor Road
Plymouth, MI 48170

RE: Prequalification status for your pending application

Dear Applicant:

The Marijuana Regulatory Agency considered your partial application for prequalification status on January 23, 2020 and determined that you have prequalification status pursuant to the licensing provisions of the Medical Marihuana Facilities Licensing Act (MMFLA) and Administrative Rule 5 (R 333.205). This letter may be provided to a municipality as documentation of your prequalification status. Please note that this is a pending status until all application requirements in Administrative Rule 7 (R 333.207) are completed. A state operating license for a marijuana facility cannot be issued at this stage of the application. During final application review, the agency will consider all information relevant to eligibility including information that has been newly acquired or information that is newly apparent since determination of prequalification status. This prequalification status will expire one year from the date of prequalification status if the applicant has not received its initial state operating license.

If you have not already done so, please submit a facility license application (Step 2) for each state operating license for which you wish to apply. It is recommended that facility license applications not be submitted more than 60 days prior to the date you anticipate that your proposed facility will be ready for inspection. You may submit a paper application online through the Accela Citizen Access Portal on the agency website at www.michigan.gov/mmfl or your application may be submitted by mail or in person.

Mailing Address:
Department of Licensing & Regulatory Affairs
Marijuana Regulatory Agency
Medical Facilities Licensing
P.O. Box. 30205
Lansing, MI 48909

In Person:
Department of Licensing & Regulatory Affairs
Marijuana Regulatory Agency
Medical Facilities Licensing
2407 North Grand River
Lansing, MI 48906

Sincerely,

Desmond Mitchell, Division Director
Licensing Division
Marijuana Regulatory Agency
Michigan Department of Licensing and Regulatory Affairs

PROPOSED PROJECT FOR:

PROJECT DELTA

769 E. WASHINGTON, JACKSON, MI

PROJECT TEAM

OWNER:
PROJECT DELTA

ARCHITECT:

ASSELIN, MCLANE ARCHITECTURAL GROUP, LLC (AMAG)
4488 WEST BRISTOL ROAD, FLINT, MI 48507
PHONE: (810) 230-9311

CONTRACTOR:

RHOADS & JOHNSON CONSTRUCTION
101 N ALLOY DRIVE, FENTON, MI 48430
PHONE: (810) 750-7630

PROJECT SCOPE OF WORK

LEGAL DESCRIPTION

PROPERTY DESCRIPTION

PARCEL 1:
LOTS 1 TO 23 INCLUSIVE, BLOCK 8, MORGAN ADDITION TO THE CITY OF JACKSON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 19. ALSO A PIECE OF LAND COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF MORGAN STREET WITH THE WESTERLY LINE OF WILL STREET; THENCE WESTERLY MEASURED ALONG THE NORTHERLY LINE OF MORGAN STREET 140 FEET MORE OR LESS TO THE WESTERLY PROPERTY LINE OF THE NEW YORK CENTRAL RAIL ROAD COMPANY; THENCE SOUTHWESTERLY ALONG SAID WESTERLY PROPERTY LINE 53 FEET MORE OR LESS TO THE SOUTHERLY LINE OF MORGAN STREET; THENCE EASTERLY ALONG THE SOUTHERLY STREET LINE 123 FEET MORE OR LESS TO THE SOUTHEASTERLY PROPERTY LINE OF SAID RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG THE SOUTHEAST PROPERTY LINE 47 FEET MORE OR LESS TO THE WESTERLY LINE OF WILL STREET; THENCE NORTHERN 72 FEET MORE OR LESS TO THE BEGINNING, BEING A PART OF MORGAN STREET NOW VACATED.

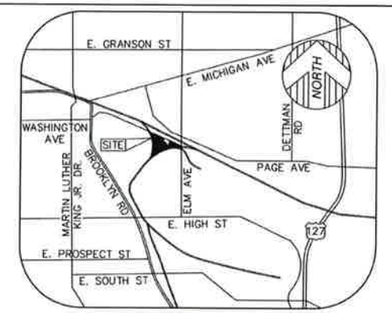
PARCEL 2:
THAT PART OF LOTS 1 TO 10, INCLUSIVE, BLOCK 7, MORGAN ADDITION TO THE CITY OF JACKSON, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 2 OF PLATS, PAGE 19, LYING WEST OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY; ALSO LOTS 6, 7, 8, 9, 10, AND 11, BLOCK 6, MORGAN ADDITION, AND, A PIECE OF LAND BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF MORGAN STREET OF MORGAN ADDITION WITH THE WESTERLY PROPERTY LINE OF NEW YORK CENTRAL RAILROAD COMPANY; THENCE WESTERLY 167 FEET MORE OR LESS TO THE EASTERLY LINE OF OSBORN STREET, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID STREET, 188 FEET; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 160.83 FEET A DISTANCE OF 35 FEET MORE OR LESS TO THE CENTERLINE OF OSBORN STREET; THENCE NORTHERLY ALONG SAID CENTER LINE 224 FEET MORE OR LESS TO THE NORTHERLY LINE OF MORGAN STREET, THENCE EASTERLY 220 FEET MORE OR LESS TO THE WESTERLY RAILROAD RIGHT OF WAY LINE; THENCE SOUTHWESTERLY ALONG THE WESTERLY RAILROAD RIGHT OF WAY LINE 53 FEET TO THE POINT OF BEGINNING, EXCEPT MICHIGAN CENTRAL RAILROAD AND NEW YORK CENTRAL RAIL ROAD RIGHT OF WAY.

PARCEL 3:
LOTS 2, 3, AND 4, BLOCK 9, MORGAN ADDITION TO THE CITY OF JACKSON, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 2 OF PLATS, PAGE 19, LYING NORTH OF THE RAILROAD RIGHT OF WAY; ALSO LOTS 5 THROUGH 37 INCLUSIVE, EXCLUDING THE RIGHT OF WAY ON LOTS 28, 30, AND 32, BLOCK 9, MORGAN ADDITION.

PARCEL 4:
LOTS 9 TO 26, INCLUSIVE, LOTS 31 TO 33 INCLUSIVE, AND THE WEST 1/2 OF LOT 30, BLOCK 10, MORGAN ADDITION TO THE CITY OF JACKSON, ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 2 OF PLATS, PAGE 19, EXCEPT AIRLINE RIGHT OF WAY THROUGH LOTS 9 AND 10, ALSO, A PIECE OF LAND 50 FEET EAST AND WEST AND 600 FEET NORTH AND SOUTH ADJACENT TO LOTS 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 29 AND 33 ON THE WEST, FORMERLY PLATTED AS PINE STREET, NOW VACATED; ALSO, LOTS 13 TO 20 INCLUSIVE, LOT 22 AND THAT PART OF LOTS 10, 11, AND 12 LYING NORTH OF AIRLINE DRIVE RIGHT OF WAY, ALSO, LOT 24 EXCEPT A PIECE DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF LOT 24, 8.4 FEET WESTERLY OF THE EAST LINE OF SAID LOT; THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 36.5 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 102 DEGREES 0 MINUTES 16 SECONDS WITH THE LINE OF FIRST COURSE EXTENDED TO THE EAST LINE OF LOT 24; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT TO THE NORTHEAST CORNER OF LOT 24; THENCE WESTERLY ALONG THE NORTH LINE OF LOT 24, 8.4 FEET TO THE POINT OF BEGINNING. ALSO, THAT PART OF VACATED BEECH STREET LYING WEST OF LOTS 12, 14, 16, 18, 20, 22, AND 24, BLOCK 11, MORGAN ADDITION.

PARCEL 5:
THAT PORTION OF LOTS 6, 7, AND 8, BLOCK 10, MORGAN ADDITION TO THE CITY OF JACKSON, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 2 OF PLATS, PAGE 19, LYING NORTH OF AIRLINE RIGHT OF WAY, ALSO, ALL THAT PART OF VACATED PINE STREET LYING WEST OF LOTS 6 AND 8 BLOCK 10, MORGAN ADDITION

PARCEL 6:
LOTS 11 TO 23 INCLUSIVE, BLOCK 12 MORGAN ADDITION TO THE CITY OF JACKSON, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 2 OF PLATS, PAGE 19, EXCEPT AIRLINE RIGHT OF WAY THROUGH LOTS 11, 12, AND 14, BLOCK 12; AND, A PIECE OF LAND 50 FEET EAST AND WEST AND 311.5 FEET NORTH AND SOUTH ADJACENT TO LOTS 14, 16, 18, 19, AND 23 ON THE WEST, FORMERLY PLATTED AS WALNUT STREET, NOW VACATED; ALSO, LOTS 11, 12, 13, 14, 15, 16, BLOCK 13 MORGAN ADDITION; AND, A PIECE OF LAND 50 FEET EAST AND WEST BY 180 FEET NORTH AND SOUTH ADJACENT TO LOTS 12 AND 16 ON THE WEST, FORMERLY PLATTED AS LOCUST STREET, NOW VACATED; ALSO, THE NORTH 29 FEET OF LOT 9 AND THE NORTH 29 FEET OF THE EAST 32 FEET OF LOT 10, BLOCK 13, MORGAN ADDITION



VICINITY MAP
(NOT TO SCALE)

SCHEDULE OF DRAWINGS

Sht. No.	Sheet Name	Date	Rev.
CVR	COVER SHEET	12-03-20	3
1 OF 3	SURVEY		
2 OF 3	SURVEY		
3 OF 3	SURVEY		
C001	SOIL BORING LOCATIONS	12-03-20	3
C102	SITE LAYOUT PLAN	12-03-20	3
C104	SITE DETAILS	12-03-20	3
C105	SITE DETAILS	12-03-20	3
C201	SITE GRADING PLAN	12-03-20	3
C202	ENLARGED GRADING PLAN	12-03-20	3
C203	SITE DRAINAGE PLAN	12-03-20	3
C301	LANDSCAPE PLAN	12-03-20	3
C401	SESC PLAN	12-03-20	3
C402	SOIL EROSION DETAILS	12-03-20	3
C501	SITE LIGHTING PLAN	12-03-20	3
C601	SITE UTILITY PLAN	12-03-20	3
A102	FLOOR PLAN	12-03-20	3
A201	ELEVATIONS	12-03-20	3

PLAN DISTRIBUTION LIST

AGENCY	SUBMISSION DATE	STATUS

811 Know what's **below.** **Call** before you dig.

ARCHITECT
AMAG
4488 West Bristol Road, Suite 200, Flint, MI 48507 PH: (810) 230-9311

CONTRACTOR
RHOADS & JOHNSON

PROJECT DELTA
769 E. WASHINGTON, JACKSON, MI

Rev.	Description	Date
2	FINAL SPR	11-27-20
3	FINAL SPR - REV 1	12-03-20

COVER SHEET

Project number 2031

CVR

Scale 3" = 1'-0"

Plotted: 12/2/2020 5:43:25 PM

GREENBELT LANDSCAPING (200 LF)

1 TREE PER EACH 30 LINEAR FEET OF FRONTAGE = 7 TREES

4 SHRUBS PER EACH 20 LINEAR FEET OR, IF NOT FEASIBLE, SUFFICIENT ORNAMENTAL TREES AND SHRUBS = 40 SHRUBS

GREENBELT LANDSCAPING (200 LF)

EXISTING LANDSCAPING TO REMAIN TO SATISFY REQUIREMENT FOR GREENBELT LANDSCAPING

GUARD HOUSE WITH GATED ENTRY

250 LF 8'-0" HIGH CHAINLINK FENCE THROUGH TREED AREA. IF FENCE IS SHOWN TO BE VISIBLE, REPLACE WITH DECORATIVE FENCING.

PARKING LOT LANDSCAPING

ISLANDS: 1 CANOPY TREE PER 150 SQ. FT. OF THE TOTAL AREA COMPRISING PARKING LOT ISLANDS

PERIMETER 1 CANOPY TREE PER EACH 2,000 SQ. FT. (25,380 SF) OF PAVED SURFACE AREA = 13 TREES
3 FOOT TALL PERIMETER HEDGE ALONG A RIGHT-OF-WAY OR, IF NOT FEASIBLE, SUFFICIENT SHRUBBERY

DETENTION POND LANDSACAPING (622 LF TOP OF BANK)
1 TREE PER EACH 50 LINEAR FEET MEASURED AT THE TOP BANK OF THE POND = 13 TREES

10 SHRUBS PER 50 LINEAR FEET MEASURED AT THE TOP OF THE POND OR, = 125 SHRUBS
IF NOT FEASIBLE, SUFFICIENT SHRUBBERY

DETENTION BASIN

EMPLOYEE PARKING

BUFFER ZONE LANDSCAPING

1 CANOPY TREE AND 2 EVERGREEN TREES EVERY 20 LINEAR FEET PLUS 4 SHRUBS PER 20 LINEAR FEET.

275 LF 8'-0" STAGGERED BOARD ON BOARD TREATED WOOD FENCING

MECHANICAL EQUIPMENT SCREENING

GRADE DOOR

TRUCK DOCK DOOR

MECHANICAL EQUIPMENT SCREENING

NEW PREMANUFACTURED METAL BUILDING
FF = 938.5
71,625 SF TOTAL

SERVICE DRIVE

DUMPSTERS

STORM EASEMENT (NOT RECORDED)

GREENBELT LANDSCAPING (700 LF)

1 TREE PER EACH 30 LINEAR FEET OF FRONTAGE = 24 TREES

4 SHRUBS PER EACH 20 LINEAR FEET OR, IF NOT FEASIBLE, SUFFICIENT ORNAMENTAL TREES AND SHRUBS = 140 SHRUBS

PLANTING BED

LANDSCAPE PLAN
1" = 50'-0"

NORTH

PLANTING SCHEDULE

Count	Type Mark	Type Comments	Type	PLANTING SIZE	PLANTING SPACING	SYMBOL
15		DECIDUOUS TREE	DECORATIVE PEAR	2 1/2" Caliper	25' - 0"	
19		DECIDUOUS TREE	ELM	2 1/2" Caliper	25' - 0"	
9		DECIDUOUS TREE	JAPANESE MAPLE	2 1/2" Caliper	25' - 0"	
27		DECIDUOUS TREE	RED SUNSET MAPLE	2 1/2" Caliper	25' - 0"	
70 TOTAL DECIDUOUS						
13		EVERGREEN TREE	CONCOLOR FIR	6 ft - 8 ft	15' - 0"	
6		EVERGREEN TREE	NORWAY SPRUCE	6 ft - 8 ft	15' - 0"	
19 TOTAL EVERGREEN						
200		SHRUB	ALFROJO VIBERNUM	24 in min	3' - 0"	
39		SHRUB	ARBORVITAE	24 in min	3' - 0"	
131		SHRUB	HICKSI YEW	24 in min	3' - 0"	
370 TOTAL SHRUBS						
459 TOTAL PLANTINGS						

LANDSCAPE NOTES:

INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS LATEST EDITION.

2. PRIOR TO BEGIN OF LANDSCAPE WORK, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES. CONTRACTOR SHALL CONTACT MISS DIG (811) FOR LOCATIONS OF ALL PRIVATE UTILITIES. ANY DAMAGE OR INTERRUPTIONS OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE WORK CONDITIONS TO OWNER PRIOR TO COMMENCING WORK.

3. NUMERICAL VALUE OF PLANT MATERIAL SHOWN SHALL TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY AND REPORT ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT.

4. SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND/OR GOVERNING AGENCY PRIOR TO COMMENCING.

5. NEW LANDSCAPE BEDS WITHIN PREVIOUS BUILDING AND PAVEMENT AREAS SHALL BE EVACUATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A MINIMUM DEPTH OF 24" AND BACKFILLED WITH GOOD MEDIUM TEXTURED ORGANIC PLANTING SOIL FREE OF ROCKS LARGER THAN 1"

6. PROTECT ESXISTING TREES TO REMAIN WITH TEMPORARY FENCING PLACED AT THE DRIP LINE. NO GROUND DISTURBANCE OR STORAGE OF MATERIAL SHALL OCCUR WITHIN THE DRIP LINE LIMITS.

7. COORDINATE PLACEMENT OF PLANTS WITH UNDERGROUND UTILITY LOCATIONS. MAKE ADJUSTMENTS AS REQUIRED TO AVOID PLANTING OVER THE UTILITIES. DO NOT PLANT SHADE OR EVERGREEN TREES BELOW OVERHEAD WIRES. IF CONFLICT OCCURS, CONTACT LANDSCAPE ARCHITECT TO ADJUST LOCATION OF TREES.

8. BACKFILL ISLANDS FROM SUBGRADE TO THE TOP OF CURB WITH ON-SITE TOPSOIL UNLESS OTHERWISE NOTED ON PLAN. FINISHED GRADE IN CENTER OF ISLAND SHALL BE 4" TO 6" HIGHER THANK TOP OF CURB TO PROVIDE POSITIVE DRAINAGE TO PERIMETER OF CURB ISLAND.

9. PLACE 4" THICK BY 4' DIAMETER SHREDDED CEDAR OR SYPRESS BARK MULCH RING AT THE BASE OF ALL NEW TREES IN LAWN AREA. CUT LAWN AREA IN A SMOOTH UNIFORM CIRCULAR LINE.

10. ALL GREEN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE GRADED AND TOPPED WITH MINIMUM 4" DEEP TOPSOIL AND SEEDED & MULCHED. REFER TO PLAN FOR SEED MIXTURE AND APPLICATION RATE.

11. ALL EXISTING TREES AND SHRUBS NOTED TO REMAIN SHALL BE PROPERLY PRUNED, TRIMMED, THINNED AND SHAPED BY A QUALIFIED NURSERYMAN OR ARBORIST. ALL DEAD LIMBS AND BRANCHES SHALL BE REMOVED FROM SITE.

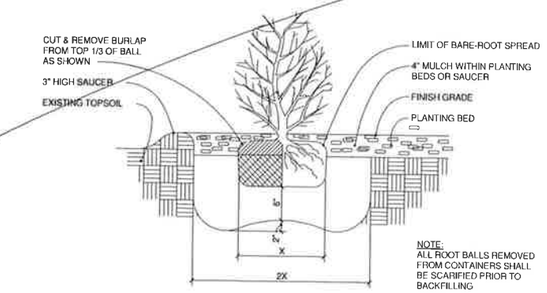
12. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN AREAS SHALL RECEIVE LANDSCAPE EDGING AS DETAILED ON PLAN.

13. ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF COMPLETION OF BUILDING.

14. ALL STAKING MATERIALS AND WRAPPING SHALL BE REMOVED OFF SITE WITHIN ONE YEAR AFTER INSTALLATION.

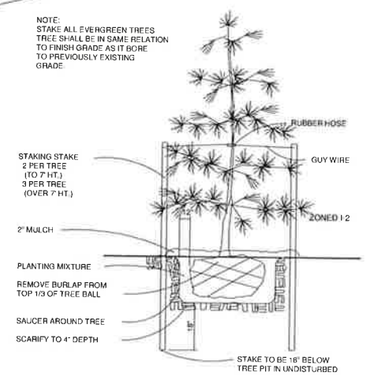
15. LANDSCAPING ITEMS SHALL NOT INTERFERE WITH THE CLEAR VISION AREAS. TREES WITHIN PARKING LOT ISLANDS SHALL HAVE A CLEAR VIEW OF 4' – 6" MINIMUM TO THE FIRST BRANCH AT MATURITY.

16. ALL PLANT MATERIALS INCLUDING LAWN AREAS SHALL BE WATERED, FERTILIZED, TRIMMED, MOWED AND GENERALLY MAINTAINED BY THE CONTRACTOR IN A HEALTHY GROWING CONDITION FOR A PERIOD OF 30 DAYS AFTER FINAL COMPLETION AND AFTER LAWN IS CUT FOR FIRST TIME. CONTRACTOR SHALL SUBMIT A ONE (1) YEAR WARRANTY FROM COMPLETION DATE AND BE RESPONSIBLE TO REPLACE ANY DISEASED OR DEAD PLANT MATERIAL WITHING THAT PERIOD OF TIME WITHOUT ANY CAST TO THE OWNER.

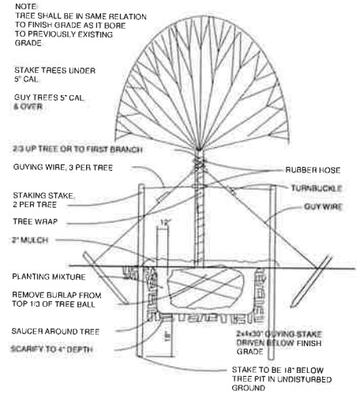


NOTE:
ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING

PLANTING DETAIL 1
6" = 1'-0"



PLANTING DETAIL 2
6" = 1'-0"



PLANTING DETAIL 3
6" = 1'-0"

ARCHITECT:
AMAG
4484 WEST BRISTOL ROAD SUITE 200, FLINT, MI 48507 PH: (810) 230-9331

Contractor:
RHOADS & JOHNSON

PROJECT DELTA
PROJECT DELTA
769 E. WASHINGTON, JACKSON, MI

Project Phase:
Design
Permit
Construction

Date	Description	Rev.
10-23-20	APPROVAL SET	1
11-27-20	FINAL SPR	2
12-03-20	FINAL SPR REV 1	3

Revised Last Issue: 12/2/2020 5:43:19 PM

Project #: 2031
Drawn by: Author
Checked by: Checker

LANDSCAPE PLAN

Sheet
C301

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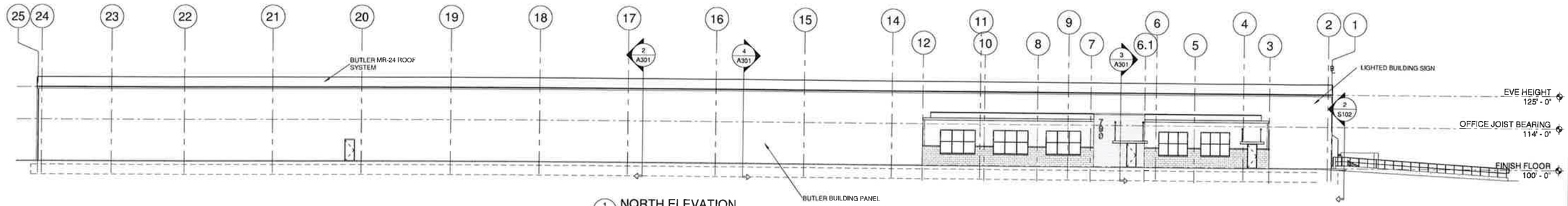
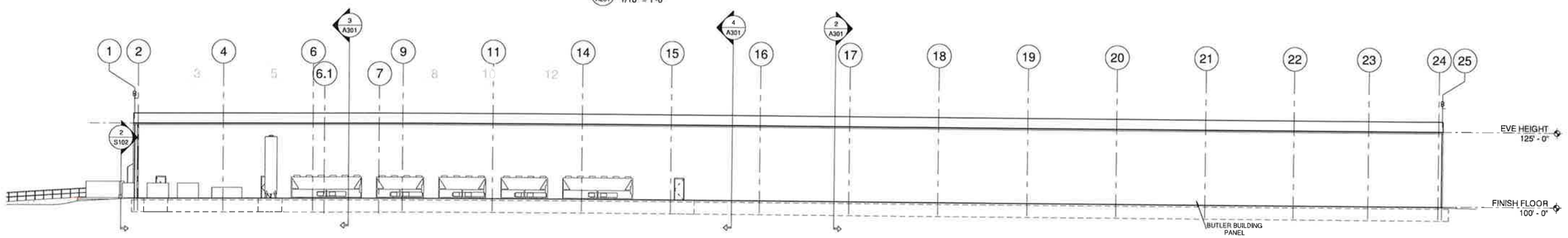
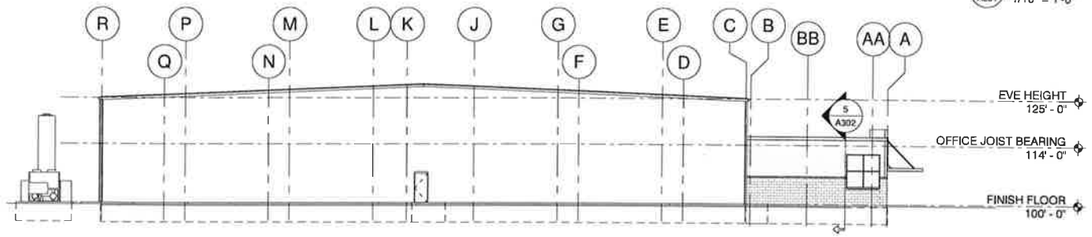


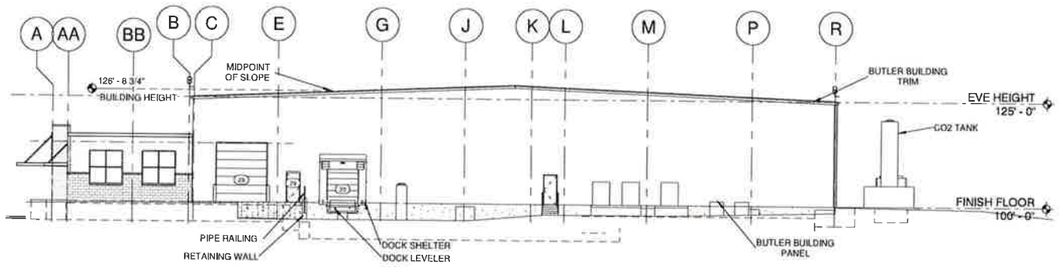
1 A201 NORTH ELEVATION 1/16" = 1'-0"



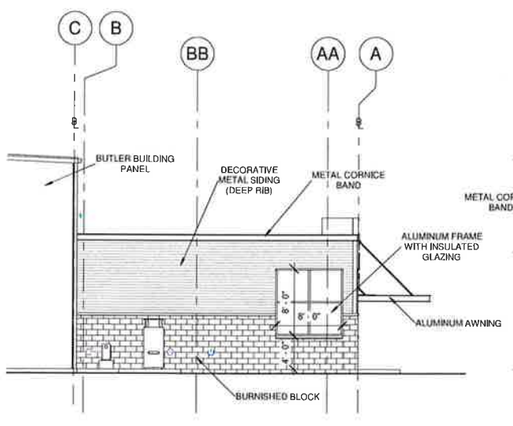
2 A201 SOUTH ELEVATION 1/16" = 1'-0"



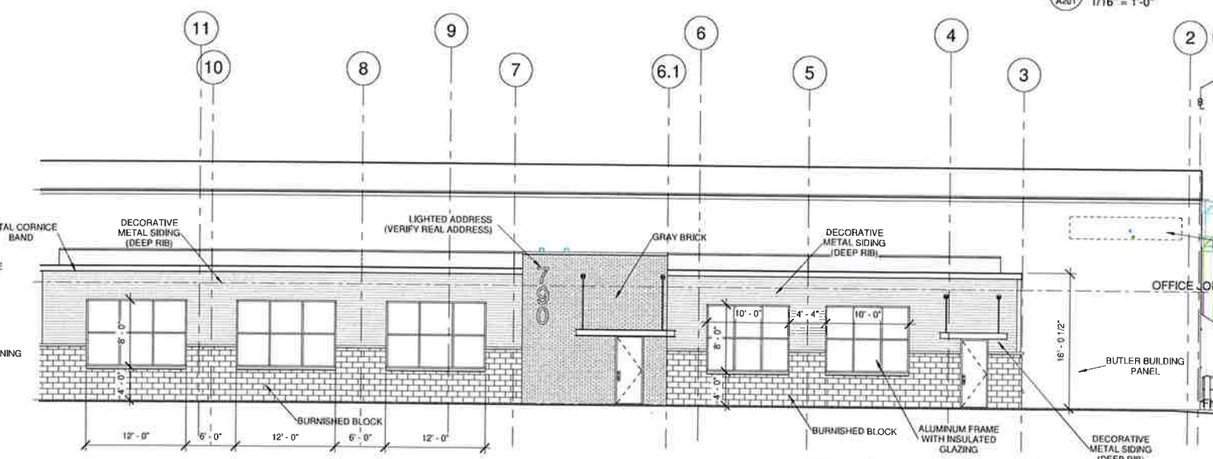
4 A201 EAST ELEVATION 1/16" = 1'-0"



3 A201 WEST ELEVATION 1/16" = 1'-0"

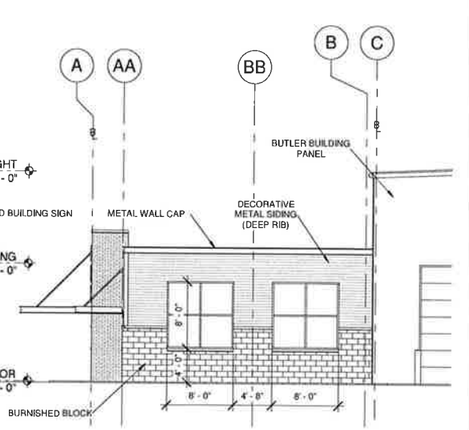


6 A201 OFFICE - EAST ELEVATION 1/8" = 1'-0"



5 A201 OFFICE NORTH ELEVATION 1/8" = 1'-0"

OFFICE FRONT FACADE:
TOTAL AREA = 1,922SF
45% OF 1,922 SF = 864.9 SF REQUIRED FENESTRATION
500 SF OF FENESTRATION PROVIDED
500 SF BURNISHED BLOCK
640 SF DECORATIVE METAL SIDING (COLOR TBD)
283 SF BRICK (AT MAIN ENTRY)



7 A201 OFFICE - WEST ELEVATION 1/8" = 1'-0"

Architect
AMAG
4451 WEST BRISTOL ROAD, SUITE 200, FLINT, MI 48507 PH: (810) 230-9311

Engineer
RHOADS & JOHNSON

PROJECT DELTA

PROJECT DELTA

Project Phase:
Design ☐
Permit ■
Construction ☐

Date
10-26-20
11-27-20

Rev	Description	Date
1	SD / APPROVAL SET	11-27-20
2	BUILDING PERMIT SET	12-04-20

Revision Last Issue: 12/4/2020 3:32:09 AM

Project # 2031
Drawn by: Author
Checked by: Checker

EXTERIOR ELEVATIONS

Sheet
A201

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SCORING FACTORS *Calculated based upon exceeding the minimum City ordinance standards by the quantity noted below*						
Building Factors						**Totals**
Fenestration – pedestrian scale, visibility of monetary transaction/retail space, located below the roof deck of first floor	5 points added for each 10% above the 40% up to 10 points					
	5 points deducted for each 1% below 40% with no limit	26% APPROVED AT SITE PLAN REVIEW				
Building Height – min. 12' clear space for first floor, min. 10' clear space for second floor, min. 9' clear space for third floor	5 points for each floor exceeding a single floor (up to the max height as per Chapter 28) – must cover no less than 50% of the first floor area to receive points	SINGLE STORY				
Multi-Tenant Buildings – vertical or horizontal	1 point for each 1 additional suite when locating in or constructing a multi-tenant building (up to 5 points)	SINGLE TENANT				
Security Plan	2 points for installing a 360 degree high definition exterior video surveillance which offers the City Police Department 24 hour access	NO CITY POLICE ACCESS				
	1 point for installing high definition interior video surveillance which offers the City Police Department 24 hour access	NO CITY POLICE ACCESS				
Construction Type	3 points if the interior utilizes clear span and Type 2 (MBC 2015) construction	TYPE 2	NO CLEAR SPAN			
	1 point if utilizing a low slope roof with no less than a 3 foot continuous parapet	LOW SLOPE	NO PARAPET			1 PT
	1 point if exclusively using brick, stone and/or cement siding materials	BURNISHED BLOCK - METAL SIDING				

Energy Efficiency	1 point for each level of LEED certification	NO LEED CERTIFICATION				
	1 point (up to 5 total) for the use of each type of green infrastructure calculated as follows: • Per 2 vehicle charging stations • Per 900 watt solar panel(s)	NO CAR CHARGERS NO SOLAR PANELS				
	1 point for exceeding IEC/ASHRE standards by 10%, 2 points for exceeding it by 15%, 3 points for exceeding it by 20%, and 4 points for exceeding it by 25% (verified by use of Comcheck or other compliance software)	N/A				
	15 points for offsetting on site energy useage by 40%	N/A				
Site Factors						
Landscaping – sizes and types must comply with the City Code of Ordinances Chapter 28, Article IV, Sec. 28-105	1 point for each 5 canopy or coniferous trees exceeding the minimum requirements	PER ORD				
	1 point for each 5 shrubs exceeding the minimum requirements					
Off Site Improvements – defined as any area located outside of the property and beyond the abutting street rights-of-way	1 point (up to 10 points) for each off site amenity calculated as follows: • Per 2 decorative light poles • Per 5 street trees	N/A				
Multi-Modal Amenities	1 point for exceeding each of the following as verified by walkscore.com or comparable website: • 70 walk score points • 70 bike score points	WS = 40 BS = 52				
	1 point for each 2 City specified bikes racks (up to 2 points)	NO BIKE RACKS				

Water Quality/Storm Water Management	1 point (up to 4 points) for the use of a SEMCOG defined BMP (see Stormwater Management Manual)	VEG SWALE RET POND DET POND WATER QD				4 POINTS
	5 points for retaining the first flush, 10 points for complying with post storm water management, or lose 10 points for not retaining the first flush	FIRST FLUSH POST STORM	5 POINTS 10 POINTS			15 POINTS
Other Factors (future commitments to be verified annually before license renewal)						
Employees	1 point for each 10 permanent full time jobs created	50 employees				5 pts.
	1 point for each permanent full time local job created	as many as possible				
	1 point for providing a starting wage of no less than 1.5 times the minimum wage, 2 points for starting at 2 times the minimum, 3 points for starting at 2.5 times the minimum, 4 points for starting at 3 times the minimum, or lose 10 points for the starting wage below 1.5 times the minimum	if possible				
Employees (cont.)	1 point for providing health care to all employees, 2 points for providing employee health care insurance with no more than $1,000 out of pocket employee costs, 3 points for providing employee health care with no more than $500 out of pocket employee costs, 4 points for providing employee health care with no out of pocket employee costs, or lose 10 points for not providing employee health care	if possible				

	1 point for providing a 3% matching deferred compensation plan (i.e. 401k, 401a, etc.), 2 points for providing a 4% match, 3 points for providing a 5% match, 4 points for providing a 6% match, or lose 10 points if not provided at all (must include immediate vesting for employee and employer contributions)	if possible				
Contractors	1 point for the use of County based contractors, 2 points for the use of City based contractors, 3 points if the contractor opens a permanently staffed location in the City, and 4 points for relocating the business to the City	if possible				
	1 point for paying Davis Bacon wages, 2 points for paying 1-5% above Davis Bacon, 3 points for paying 5-10% above Davis Bacon wages, and 4 points for paying 10% above Davis Bacon wages	if possible				
Total Capital Investment (excludes the property purchase price)	1 point for investing between $1 and $1.5 million dollars, 2 points for investing between $1.5 and 2 million dollars, 4 points for investing between $2 and $2.5 million dollars, and 6 points for investing over $2.5 million dollars	$19M				6 pts.
Taxation	1 point for contractors and business owners annually reporting K-1s or any other tax reporting instruments to the City Treasurer					
1st Tie Breaker					**Yes**	**No**
No less than 50% of the investors, entity owners, and/or operators are City residents						
2nd Tie Breaker						
Random drawing						

SOCIAL EQUITY PLAN

OBJECTIV GROWTH MICHIGAN LLC

In accordance with Marijuana Regulatory Agency Marihuana Licenses Rule 4(16), Objectiv Growth Michigan LLC ("OBJ" or "Company") will implement a Social Equity Plan that will be aimed at positively impacting those in the City of Jackson that have been disproportionately impacted by the marijuana prohibition and enforcement. Not only will this equity plan help disproportionately impacted areas economically, but it will also provide social benefits in creating community engagement between the Company and local citizens who have struggled with poverty, homelessness, and a lack of economic opportunities.

OBJ will prioritize hiring qualified applicants who have directly endured a marijuana conviction or indirectly endured a marijuana conviction through an immediate family member. OBJ will also provide livable and competitive wages to its employees in an effort to further enhance the lives of its employees and local community.

OBJ's Social Equity Plan will focus on the following goals:

1. **Creating jobs** - To ensure that people most impacted by past marijuana prohibitions are given the greatest preference in hiring, OBJ's initial recruitment efforts will be directed at communities that have, historically been impacted, but preference will be given to local City of Jackson residents.

2. **Providing Competitive and Livable Wages –** Providing equitable, livable, and competitive wages reinforces OBJ's commitment to investing in the progress of its employees and the City of Jackson community.

3. **Community Involvement -** Being actively engaged with the needs, issues and concerns of the City of Jackson community will be in the forefront of OBJ's social equity efforts. OBJ intends to do this by collaborating with and supporting local community programs that address homelessness, adult/youth education, and economic growth.

4. **Donations for Non- Profits / Charitable Programs-** Providing financial and non-financial support to non-profits and charities whose missions benefit disproportionately harmed people will further help the Company make a positive impact in the local community.

In order to target communities that will help OBJ meet its equity goals, OBJ plans to connect with community members who are familiar with the local neighborhood and organizations that work toward addressing the needs and challenges of local citizens that have been disproportionately impacted through homelessness, poverty, and a lack of economic opportunities.

A. Creating Jobs

OBJ's recruitment efforts will include advertising employment opportunities that are tailored to individuals from disproportionately impacted areas; creating a promotion process that employs equity principles for current employees; and working with local and government agencies that are focused on workforce development and economic growth for the city of Jackson, Jackson county and other disproportionately impacted areas.

For instance, the following listed organizations are actively engaged in assisting individuals from disproportionately impacted populations. OBJ will seek to partner with these organizations as part of its social equity hiring and training efforts.

- **Southeast Michigan Works! (SCMW)** - Currently leads the workforce development efforts in Jackson County. SCMW is a job training and placement service working with underserved and at risk populations. SCMW gathers candidates from a number of pools including dislocated workers, welfare recipients, youth programs, job corp., prisoner reentry, and veterans.

- **Kellogg Community College (KCC)** - KCC in partnership with the Michigan Department of

Health and Human Services, Michigan Works! Southeast (Jackson County) and Michigan Works! Southwest (Calhoun County) and as part of a **Families Forward Training Program,** KCC offers free occupational skills training and case management services to low-income, non-custodial parents who can't make their child support payments in Calhoun and Jackson counties. KCC offers career and placement services for their graduates.

- **Jackson College (JC)** – JC provides high-quality training programs for the local community. Its Workforce Training staff works with employers across multiple industries to develop trainings to meet current workforce demands. In addition, JC offers continuing education for individuals seeking workforce training, professional development or personal enrichment. JC provides resources for students, alumni, and members of the community who need assistance with career direction or are seeking employment.

- **The Academy for Manufacturing Careers (AMC)** – AMC provides skilled Trades Technical Apprenticeship and customized training programs designed by manufacturers to meet the needs of manufacturers across South Central Michigan. This program is delivered through the Jackson Area Manufacturers Association (JAMA) in partnership with The Enterprise Group of Jackson, Inc. and South Central Michigan Works! The AMC ensures training in the latest technologies and provides the manufacturing community access to conveniently located training facilities and placement services. The training programs can be customized for adult worker or can serve as an option for unemployed or under-skilled individuals to gain skills needed to obtain manufacturing jobs.

Through organizations such as these, OBJ intends to participate in existing job fairs located in disproportionately impacted areas, including the annual Hiring Blitz Job Fair in Jackson (sponsored by the SCMW), to engage with locals and inform them of new job opportunities in the marijuana industry. OBJ will seek to advertise employment opportunities through these organizations and on various cannabis employment platforms and general employment search engines that explicitly encourage people who have been convicted of marijuana related offenses to apply. OBJ will seek to post new job openings with the Southeast Michigan Works! before they are posted in other mediums since OBJ will seek to prioritize its hiring efforts to local Jackson residents. OBJ's goal is to have people from the local community serving the needs of their neighborhood and fostering economic growth.

OBJ will seek to further develop its training programs so that applicants with little or no formal training can be considered in new job openings. As a key component to this end, OBJ will seek to create an internship program for those candidates (21 or older) that have completed a training program through the SCMW, KCC, JC, AMC, or a cannabis curriculum program. Interns will develop key skillsets for their career development and provide OBJ with a pipeline of talented individuals for its internal employment opportunities. Internship opportunities will be offered in the areas of cultivation, processing, packaging, and administration. OBJ will exercise good-faith efforts in hiring qualified employees who meet its social equity criteria.

B. Competitive and Livable Wages

OBJ is committed to providing employees with a competitive wage and benefits package. OBJ's Human Resources Director will conduct a labor market survey of other licensed growers in the Jackson area and other Michigan counties on a regular basis to ensure that its wages are competitive with the industry and Michigan's labor market.

The standard OBJ work week will consist of 40 hours. Overtime compensation is paid to non-exempt employees in accordance with federal and state wage laws.

In addition to a competitive and livable wage, OBJ will seek to provide its employees with employer paid medical with minimum out of pocket employee costs.

Through providing its employees with equitable and competitive wages, OBJ will reinforce its commitment to investing in the progress of its employees and community.

C. Community Involvement

OBJ'S community involvement will be aimed at local organizations whose mission(s) benefit disproportionately harmed people. OBJ will target initiatives such as: volunteering, seasonal giveback events, education-based community outreach programs, and participation in advisory meetings/committees that focus on the economic growth/enrichment of the local community.

OBJ will also seek to promote equal/equity access opportunity and establish and maintain a diverse vendor/contractor list that OBJ will dedicate to its service/supply needs for contractors and vendors in the City of Jackson and Jackson County. OBJ will use the Community - Pure Michigan Business Connect website to search for and target these businesses.

OBJ will seek to partner with the below listed organizations to actively address the needs and challenges of its local community:

- **City of Jackson Economic Development Division (EDD)** – The EDD's primary goal is to promote Jackson as a business-friendly community by preserving and creating jobs while improving the social economic health of the community. OBJ will seek to participate in community initiatives through EDD's advisory committee meetings.

- **Jackson Citizens for Economic Growth (JCEG)** – The JCEG's primary goal is to bring together people of all ages and backgrounds interested in helping Jackson grow and prosper. The group shares ideas and foster partnerships with local business and organizations. OBJ will seek to participate in community initiatives through JCEG's community outreach meetings and efforts.

- **South Central Michigan Works! (SCMW)** – The SCMW leads the workforce development efforts in Jackson County. The SCMW provides resources to both job seekers and businesses. Businesses are encouraged to participate in SCMW's workforce development programs (e.g., annual Hiring Blitz Job Fair, Youth Programs [Going Pro & i Challenge U]; Expungement Program, Adult training program, etc.) all geared to address the local workforce needs. OBJ will seek active involvement with this organization for its job fairs, job postings, recruitment, and public presentations for their youth and adult education programs.

- **Jackson County Cradle 2 Career (C2C)** – C2C is a network of education and community leaders working together to achieve common goals in education. It is a community-wide, collaborative effort to address the social, financial and academic barriers to student success, from early childhood through adulthood. C2C is a network, with coordinated connections between schools, businesses, community resources and people to improve the educational outcomes. The network's goal is to ensure that 60% of all Jackson county residents have a post-secondary degree or valuable credentials by 2025. OBJ plans to be involved with this network through community outreach meetings and efforts.

In addition to the above listed organizations, OBJ will seek to engage in the following activities:

- A member of OBJ's management team will sit on the advisory committee board of a local community college serving areas impacted by disproportionately harmed people. Collaboration with local educational institutions (e.g., KCC, JC and/or AMC) will be used to provide knowledge, information and practical skills about the marijuana industry opportunities.
- OBJ's internal subject matter experts, will seek to make public presentations to groups/associations that support the marijuana industry and social equity programs.

OBJ's community involvement initiatives may also allow its employees to earn wages while participating in the community-based programs.

OBJ will assess its community involvement efforts on an annual basis to ensure that it is involved in programs that are positively impacting the primary needs and challenges of its local community.

D. **Donations - Non- Profits /Charitable Programs**

OBJ will seek to make annual donations to support organizations serving Jackson residents who reflect its social equity goals, particularly those that service local citizens who are underserved and are struggling with poverty and homelessness.

OBJ will seek to target financial and/or non-financial donations (food, toys, needed items, and/or clothing from company sponsored event drives) to the below listed community organizations:

- **United Way of Jackson County (UWJC) –** The UWJC, mobilizes people, organizations and funds to create community rich opportunities to eliminate poverty and allow people from disproportionately impacted areas to achieve financial stability and success. UWJC has a broad range of programs that address homelessness, youth education, family services; safe and just services for formerly incarcerated individuals; voucher program for mental health; and substance abuse counseling for economically disadvantaged individuals. OBJ plans to be involved with this organization through volunteering and/or seasonal event drive donations sponsored by the Company.

- **Jackson Interfaith Shelter (JIS)** – JIS provides temporary shelter and other essential resources to people experiencing homelessness or poverty. JIS' primary focus is to help members of the Jackson community who are experiencing homelessness, assisting them with their physical, mental, and spiritual needs, and working with them to obtain decent, affordable housing. JIS' services are provided to men, women, and families. OBJ will seek to provide direct financial donations and non-financial donations to this organization.

- **Community Action Agency (CAA)** – CAA helps the homeless, poor, and working poor in the Jackson and local communities who need assistance. CAA operates and provides a broad range of programs and opportunities including the following:

Housing
- Foreclosure Prevention Counselling
- Homeless Prevention and Assistance
- Housing Counselling
- Rental Housing Programs-Homeless
- Veteran Families Supportive Services
- Weatherization

Health & Nutrition
- Emergency Services
- Women, Infants & Children (WIC)

Economic Self-Sufficiency
- Family Self Sufficiency*
- Financial Capabilities/Management

Community Development
- Neighbourhood Development
- Neighbourhood Stabilization
- Youth Build

Other Programs
- Heat a Home

- Walk for Warmth
- Warm the Children

As demonstrated throughout this Social Equity Plan, OBJ's overarching goal is to positively impact and benefit areas of disproportionate impact and disproportionately harmed people as required in Rule 4 (16).

Note: This document is a prospective plan and is subject to change.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("**Agreement**"), is entered into as of the date appearing below, by and between the **CITY OF JACKSON**, a Michigan municipal corporation, with offices located at 161 West Michigan Avenue, Jackson, Michigan 49201, ("**City**"), and **OBJECTIV E. WASHINGTON LLC**, a Florida limited liability company, with offices located at 630 George Bush Blvd, Delray Beach, FL 33483 ("**Developer**").

WITNESSETH:

WHEREAS, the Developer owns, or has a signed purchase agreement, on property located at 790-811 E. Washington Ave, Jackson, Michigan 49201, legally described as follows:

See **Exhibit A**, attached hereto and incorporated by reference,

hereinafter referred to as "**the Property**." The legal description is subject to verification as set forth in the vesting deed(s) to Developer; and

WHEREAS, the Developer desires to redevelop the Property for use as a Marihuana cultivation and processing facility as per state law and City Code Sec. 16-514(6), which is referred to hereinafter as "**the Project**." The Project is anticipated to consist of a marijuana cultivation and processing facility as depicted in the attached **Exhibit B.** The Project shall comply with all requirements outlined in the City of Jackson Code of Ordinances, regulations and standards related to zoning, engineering and building design, as amended and agreed to herein; and

WHEREAS, the Developer agrees that the Project scope and design must be approved by the City and be in compliance with all federal, state and local laws, rules and regulations; and

WHEREAS, the City desires that in connection with the Project the Developer comply with the financial obligations imposed upon the Developer by the City of Jackson Code of Ordinances and the ordinances, rules and regulations set forth therein ("**City Code**"); and

WHEREAS, the Developer agrees to comply with all conditions of the City of Jackson Chief Building Official and Zoning Administrator and shall obtain approval of same for all building materials and design in connection with the Project; and

WHEREAS, the parties desire to ensure that the Project will take place consistent with the terms of this Agreement.

NOW, THEREFORE, in consideration of the above recitals, the parties agree as follows:

1. RECITALS. The foregoing recitals are incorporated in and form a part of this Agreement.

2. SCOPE OF THE PROJECT. It is the understanding of the parties that Developer desires to develop a marijuana cultivation and processing facility. The Developer agrees to complete all on-site and off-site improvements as depicted in **Exhibit B**. Subject to unforeseen circumstances and any force majeure event, Developer expects all such improvements to be completed by no later than August 31, 2021. Future operational commitments, as same may be agreed to from time to time between the parties, shall also be incorporated into the business plan for the development and verified periodically by the parties.

3. EXPECTED COMMENCEMENT AND COMPLETION OF CONSTRUCTION. Developer may commence construction upon receipt of a building permit. Subject to unforeseen circumstances and any force majeure event, Developer expects completion of construction to occur no later than August 31, 2021.

4. UTILITY RELOCATION COSTS. Developer shall pay the costs to relocate any utilities, public or otherwise, which would need to be relocated or removed due to construction of the Project by Developer, or under any obligation of the Developer pursuant to this

Agreement. The City shall not be responsible to pay the costs to relocate or construct any utilities due to any construction by the Developer. All utilities shall be located underground. The location of any utilities must be approved by the appropriate City Department prior to installation.

5. INSPECTION AND TESTING EXPENSES OF CITY. Developer shall reimburse the City within thirty (30) days after the date of Developer's receipt of a detailed invoice from the City, and in consultation with the Developer and the City, for any costs incurred by the City for inspections related to the Project at the City's standard and customary rates. Developer shall also reimburse the City within thirty (30) days after the date of Developer's receipt of a detailed invoice from the City for all ordinary, customary expenses incurred by the City in connection with its review of the plans and specifications for the Project, issuance of licenses and permits for the Project, and other administration of the Project at the City's standard and customary rates and in consultation with the Developer and the City.

6. DEVELOPMENT CRITERIA.

a. CODE COMPLIANCE. Developer will construct and operate the Project in compliance with all applicable state statutes, local ordinances, building codes, zoning, and other restrictions of record, or will apply for and obtain the appropriate variances required for the Project.

b. PLANS AND SPECIFICATIONS. Developer must submit any outstanding specifications for the Project in a form acceptable to the City of Jackson Department of Neighborhood and Economic Operations no less than thirty (30) days prior to the commencement of construction activities. Final plans shall also be submitted in CAD prior to receipt of the certification of occupancy.

c. DEVELOPMENT SIZE and INVESTMENT. The Developer will construct a marijuana cultivation and processing facility as depicted on the attached **Exhibit B**, unless the parties otherwise agree in writing.

d. SPECIFIC PROJECT CRITERIA.

i. "**Commencement of the Project**" means that all necessary permits and approvals have been obtained, all construction contracts have been signed, all construction financing, if any, will be arranged, all site preparation completed, the full foundation is constructed, and actual physical development activity is underway. "**Completion of the Project**" means that all improvements set forth in the plans and specifications submitted by Developer to the City have been finalized, the structure on the Property is ready for use, and all amounts due pursuant to this Agreement have been fully paid. City shall in its discretion determine whether Developer has completed the development of the Property pursuant to the above-described requirements.

ii. Developer must comply with the following:

A. Developer must obtain a zoning compliance certificate prior to commencement of construction of the Project;

B. Developer shall complete the Project according to the City of Jackson building design standards;

C. Developer must obtain City approval of all building materials used and the placement of all building materials prior to any construction, repair or rehabilitation of the Property;

D. Developer shall, at its sole cost, install all Project improvements and provide any applicable easements to complete the improvements as per the attached **Exhibit B**;

E. Developer shall install new water and sewer service lines (including fire suppression line, sidewalk, pavement and landscape restoration) to accommodate the Project, to the extent shown on attached **Exhibit B**;

F. Developer shall install fire suppression and fire alarm systems per City Code requirements in the structure of the Property;

G. Developer shall install the piping necessary for a fire sprinkler system lateral from the water main to the building;

H. Developer shall screen any equipment placed on the roof of the building on the Property or at grade in a manner approved by the Zoning Enforcement Officer and Chief Building Official;

I. The Chief Building Official and the Zoning Administrator must approve all windows. Glass samples must be provided so as to determine the appropriate clear light transference; and

J. All signage must comply with the City Code and be approved by the City's Zoning Enforcement Officer and Director of Neighborhood and Economic Operations.

7. INSPECTIONS. Developer must permit inspections of the Property as needed by the City, and the City will provide reasonable notice to Developer unless an emergency arises, in which case, the City will make a good faith attempt to contact Developer.

8. DEFAULT, NOTICE AND OPPORTUNITY TO CURE. A party shall be deemed to be in default of this Agreement if it fails to materially comply with any covenants, clauses, provisions or agreements herein contained. Upon an event of default, the non-defaulting may proceed with any equitable remedies under applicable state law after written notice to the defaulting party, except if the defaulting party cures the same within thirty (30) days (or such longer time as may be necessary so long as the defaulting party is taking actions to cure same) after written notice to it by the non-defaulting party of such default. A party shall not be held responsible for any delay or failure in performance occasioned by labor disputes, fire, extraordinary delays in deliveries, unavoidable casualties or other causes reasonably beyond the that party's control and the party shall have a reasonable extension of the timelines set forth above.

9. TAXES, UTILITIES, AND ASSESSMENTS. Developer must pay the annual real estate and income taxes, City assessments, City utilities, and any outstanding City debts related to the Property when such become due , provided however, that Developer shall not be deemed to have waived any defense or challenge it may have under applicable law as to the amounts assessed or due. In addition, Developer must require its contractors and

subcontractors to comply with the City income tax requirements regardless if said contractors are located within the City.

10. CHANGE OF OWNERSHIP. Any transfer or other change of ownership of the Property will not release, in any manner, the Developer or Developer's successors in interest, from any obligation under this Agreement accrued prior to such transfer or change of ownership, unless the City releases the Developer or its successors in interest in writing.

11. BINDING EFFECT. This Agreement binds the parties, and their respective successors, legal representatives, and assigns.

12. NON-DISCRIMINATION REQUIREMENT. The Developer, its successors and assigns, and every successor in interest to the Property or any part thereof, must not discriminate upon the basis of race, color, religion, sex, sexual orientation, gender identity, legal source of income, or national origin in the rental, use or occupancy of the Property or any improvements to be erected thereon, or any part thereof, unless compliance shall place the Developer in direct conflict with federal or state statutes or other law or lawful credit underwriting standards.

13. MODIFICATION AND ASSIGNMENT. The promises, covenants, terms, and conditions herein contained may not be modified, altered, or extended without the mutual written consent of the parties. Developer may transfer, assign and/or convey its rights and obligations under this Agreement (a **"Permitted Transfer"**): (i) to an affiliated or related entity or to any entity which acquires all or substantially all the assets of Developer or which merges or consolidates with Developer, and (ii) if Commencement of the Project has occurred, to any person or entity once Completion of the Project has occurred, in each case without the consent of the City. Except for a Permitted Transfer, Developer may not transfer, assign and/or convey its rights and obligations under this Agreement without the consent of the City. The City may not unreasonably withhold its consent. Whether the entity to be assigned to a related entity must be shown to the City

by evidence reasonably satisfactory to the City. Upon such transfer, assignment or conveyance, the obligations of the Developer shall pass to the assignee.

14. NOTICE. Except as otherwise specified herein, all notices, consents, approvals, requests, and other communications (collectively called "**Notices**") required or permitted under this Agreement must be given in writing and are effective on delivery. Delivery may be effectuated by personal service with receipt obtained; certified mail or registered mail with delivery proof; or nationally recognized overnight courier delivery service with next business day delivery. A party may change its address for purposes of Notices by giving a Notice. Notices must be addressed as follows:

If to the City, to:	City of Jackson 161 West Michigan Avenue Jackson, Michigan 49201 Attn: City Manager
With a copy to:	City Attorney's Office 161 West Michigan Avenue Jackson, Michigan 49201 Attn: City Attorney
If to Developer, to:	OBJECTIV E. WASHINGTON LLC 630 George Bush Blvd Delray Beach, FL 33483
With a copy to:	Warner Norcross & Judd LLP 1500 Warner Building, 150 Ottawa Ave. N.W. Grand Rapids, MI 49503 Attn: Robert Hendricks

15. INDEMNIFICATION. To the extent provided by law, Developer shall assume all liability for and protect, indemnify, and save City, its officers, directors, employees, volunteers, invitees, agents and representatives (hereinafter collectively "**the City**") from and against all actions, claims, demands, judgments, losses, expenses, suits or action and attorney fees, for any injury or death of any person or persons, and loss or damage of the property of any person or persons whomsoever, including Developer or the City, and their respective agents, contractors, subcontractors, and employees, to the extent, arising in connection with Developer's grossly negligent or willful acts with respect to the

development of the Project, or breach of this Agreement. The provisions of this Agreement shall apply to each and every such injury, death, loss, and damage, however caused, whether due, or claimed to be due to Developer's negligence; provided, however, Developer shall not be required to indemnify the City for such injury, death, loss, or damage caused by the City's negligence or intentional acts. Developer's obligation to indemnify City shall survive termination and/or expiration of this Agreement.

16. SEVERABILITY. If any one or more provisions of this Agreement, or in any instrument or other document delivered pursuant to this Agreement, or the application thereof to any person or circumstance is, to any extent, declared or determined to be invalid or unenforceable, the validity, legality, and enforceability of the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, will not be affected or impaired thereby, and each provision of this Agreement is valid and enforceable to the fullest extent of the law.

17. COUNTERPARTS. This Agreement may be executed in counterparts, each of which is deemed an original document, but together constitute one instrument.

18. GOVERNING LAW AND INTERPRETATION. The laws of the State of Michigan govern this Agreement and the venue for all proceedings in connection with this Agreement shall be either in Jackson County, Michigan or Washtenaw County, Michigan. The pronouns and relative words used are written in the masculine and singular only. If more than one joins in the execution hereof as Developer or is of the feminine sex or a corporation or limited liability company, such words are read as if written in plural, feminine, or neuter, respectively. All captions, headings, paragraph and subparagraph numbers and letters are solely for reference purposes and do not supplement, limit, or otherwise vary the text of this Agreement. This Agreement is a result of negotiation between the parties, and accordingly, it will not be construed against either party if a dispute or litigation arises out of this Agreement.

19. HEADINGS. The sections and paragraph headings contained in this Agreement are for reference purposes only and shall not affect in any way the interpretation of the Agreement.

20. LEGAL REPRESENTATION. It is acknowledged that each party to this Agreement had the opportunity to be represented by counsel in the preparation of this Agreement and, accordingly, the rule that a contract shall be interpreted strictly against the party preparing same shall not apply due to the joint contribution of both parties.

21. WAIVER. The failure of a party to exercise any right given hereunder or to insist upon strict compliance with regard to any provision of this Agreement, at any time, shall not constitute a waiver of such provision or the right by such at any time to avail itself of such remedies as it may have for any breach or breaches of such provision.

22. TERMINATION. The parties agree that in the event Developer is unable to secure the financing necessary to make the Project financially feasible, then after written notice of such by Developer to the City, this Agreement shall automatically terminate and be of no force and effect unless extended by the parties.

23. JURY WAIVER. The parties hereto shall and they hereby do waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matters whatsoever arising out of or in any way connected with this Agreement and/or any claim of injury or damage.

24. ENTIRE AGREEMENT. The parties agree that this Agreement contains the entire terms and conditions between the City and Developer with respect to the subject matter herein and that there are no other agreements, representations, statements, or understandings, which have been relied on by the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement on the _____ day of _____, 2020.

THE CITY OF JACKSON, a Michigan municipal corporation

By: _____
Jonathan Greene
Its: City Manager

STATE OF MICHIGAN)
)SS
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me, this _____ day of _____, 2020, by Jonathan Greene, the City Manager of the City of Jackson, a Michigan municipal corporation, on behalf of the corporation.

_____
_____, Notary Public
Jackson County, Michigan
My commission expires _____

[SIGNATURES CONTINUE ON NEXT PAGE]

SIGNATURE PAGE TO DEVELOPMENT AGREEMENT

OBJECTIV E. WASHINGTON LLC, a Florida limited liability company

BY ITS MANAGER: OBJECTIV REAL ESTATE HOLDINGS LLC, a Florida limited liability company

By: _____

Printed name: Clark Orthwein

Its: Manager

STATE OF FLORIDA)

)SS

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, this 10th day of November, 2020, by Clark Orthwein personally known to me, the Authorized Signatoryof **OBJECTIV E. WASHINGTON LLC,** a Florida limited liability company on behalf of said entity.

TORI RYCHLOCK
MY COMMISSION # GG 202268
EXPIRES: April 1, 2022
Bonded Thru Notary Public Underwriters

_____

Tori Rychlock, Notary Public

Palm Beach County, Florida

My commission expires 4/1/2022

EXHIBIT A – LEGAL DESCRIPTIONS

790-811 E. Washington Ave., Jackson, Michigan

Property in the City of Jackson, County of Jackson and State of Michigan legally described as:

LAND SITUATED IN THE CITY OF JACKSON, JACKSON COUNTY, MICHIGAN, PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWN 3 SOUTH, RANGE 1 WEST; BEING MORE PARTICULARLY DESCRIBED AS PARTS OF BLOCKS 6, 8, 9, 10, 11, 12 AND 13 AND PARTS OF VACATED WILL STREET, MORGAN STREET, PINE STREET, BEACH STREET, WALNUT STREET AND LOCUST STREET OF MORGAN ADDITION TO THE CITY OF JACKSON, ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 2 OF PLATS, PAGE 19: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 2 (NORTHING 269832.50, EASTING 13118558.63, MICHIGAN STATE PLAN COORDINATES SOUTH ZONE NAD83), TOWN 3 SOUTH, RANGE 1 WEST; THENCE ALONG THE EAST LINE OF SECTION 2 AND CENTERLINE OF ELM AVENUE, NORTH 00 DEGREES 04 MINUTES 57 SECONDS EAST, 665.81 FEET TO THE INTERSECTION OF THE EAST LINE OF SECTION 2 AND CENTERLINE OF ELM AVENUE WITH THE SOUTH LINE OF WASHINGTON AVENUE (PLATTED AS LIBERTY STREET); THENCE ALONG SAID SOUTH LINE, NORTH 66 DEGREES 52 MINUTES 01 SECOND WEST, 54.34 FEET TO THE INTERSECTION OF THE SOUTH LINE OF WASHING AVENUE WITH THE WEST LINE OF ELM AVENUE, ALSO BEING THE POINT OF BEGINNING (NORTHING 270519.66, EASTING 13118509.62, MICHIGAN STATE PLAN COORDINATES SOUTH ZONE NAD83); THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 66 DEGREES 52 MINUTES 01 SECOND WEST, 489.04 FEET TO THE NORTHWEST CORNER OF LOT 23, BLOCK 12, ALSO BEING THE INTERSECTION OF THE SOUTH LINE OF WASHINGTON AVENUE WITH THE EAST LINE OF WALNUT STREET; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 04 MINUTES 58 SECONDS WEST, 10.51 FEET TO THE NORTH LINE OF VACATED WALNUT STREET; THENCE ALONG SAID NORTH LINE, SOUTH 88 DEGREES 13 MINUTES 28 SECONDS WEST, 50.03 FEET TO THE WEST LINE OF VACATED WALNUT STREET, ALSO BEING THE NORTHEAST CORNER OF LOT 23, BLOCK 11; THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 04 MINUTES 57 SECONDS WEST, 100.05 FEET TO THE NORTHEAST CORNER OF LOT 19, BLOCK 11; THENCE ALONG THE NORTH LINE OF SAID LOT 19, SOUTH 88 DEGREES 13 MINUTES 28 SECONDS WEST, 100.05 FEET TO THE NORTHWEST CORNER OF LOT 19, BLOCK 11; THENCE ALONG THE EAST LINE OF LOTS 22 AND 24 BLOCK 11, NORTH 00 DEGREES 04 MINUTES 57 SECONDS EAST, 61.49 FEET; THENCE NORTH 77 DEGREES 54 MINUTES 45 SECONDS WEST, 8.59

FEET; THENCE NORTH 00 DEGREES 04 MINUTES 57 SECONDS EAST, 36.50 FEET TO THE NORTH LINE OF LOT 24, BLOCK 11; THENCE ALONG SAID NORTH LINE, SOUTH 88 DEGREES 13 MINUTES 28 SECONDS WEST, 141.67 FEET TO THE NORTHEAST CORNER OF LOT 23, BLOCK 10; THENCE ALONG THE EAST LINE OF LOTS 25 AND 27 BLOCK 10, NORTH 00 DEGREES 04 MINUTES 57 SECONDS EAST, 100.05 FEET TO THE NORTHEAST CORNER OF LOT 27, BLOCK 10; THENCE ALONG THE NORTH LINE OF LOT 27, SOUTH 88 DEGREES 13 MINUTES 28 SECONDS WEST, 25.01 FEET; THENCE ALONG THE EAST LINE OF THE WEST HALF OF LOT 30 BLOCK 10, NORTH 00 DEGREES 04 MINUTES 57 SECONDS EAST, 59.29 FEET TO THE SOUTH LINE OF WASHINGTON AVENUE; THENCE ALONG SAID SOUTH LINE, NORTH 66 DEGREES 52 MINUTES 01 SECOND WEST, 675.90 FEET TO THE EASTERLY LINE OF EXISTING RAILROAD RIGHT OF WAY, SAID LINE BEING 43.5 FEET FROM THE CENTERLINE OF EXISTING TRACKS; THENCE ALONG SAID RIGHT OF WAY, 1154.25 FEET ALONG A CURVE TO THE RIGHT, RADIUS OF 1347.97 FEET, DELTA OF 49 DEGREES 03 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 01 DEGREE 37 MINUTES 58 SECONDS EAST, 1119.31 FEET TO THE NORTHERLY LINE OF EXISTING RAILROAD RIGHT OF WAY, SAID LINE BEING 25.0 FEET FROM THE CENTERLINE OF EXISTING TRACKS; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH LINE: (1) 319.59 FEET ALONG A CURVE TO THE RIGHT, RADIUS OF 1490.00 FEET, DELTA OF 12 DEGREES 17 MINUTES 22 SECONDS, A CHORD BEARING OF NORTH 52 DEGREES 25 MINUTES 16 SECONDS EAST, 318.98 FEET; (2) 540.16 FEET ALONG A CURVE TO THE RIGHT, RADIUS OF 2085.06 FEET, DELTA OF 14 DEGREES 50 MINUTES 35 SECONDS, A CHORD BEARING OF NORTH 66 DEGREES 42 MINUTES 24 SECONDS EAST, 538.65 FEET; AND (3) 625.56 FEET ALONG A CURVE TO THE RIGHT, RADIUS OF 2039.24 FEET, DELTA OF 17 DEGREES 34 MINUTES 35 SECONDS, A CHORD BEARING OF NORTH 81 DEGREES 42 MINUTES 32 SECONDS EAST, 623.11 FEET TO THE WEST LINE OF ELM AVENUE; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 04 MINUTES 57 SECONDS EAST, 25.04 FEET TO THE POINT OF BEGINNING.

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EXHIBIT B – SITE AND CONSTRUCTION PLANS

[Asselin McLane Architectural Group to provide]

CITY OF JACKSON
Founded 1829

City Manager's Office

161 W. Michigan Ave. - Jackson, MI 49201
Phone: (517) 788-4035 • Facsimile: (517) 768-5820

MEMO TO: Mayor and City Councilmembers

FROM: Jonathan Greene, City Manager

DATE: December 8, 2020

SUBJECT: Approve a Resolution to Exercise the City Of Jackson's Second Right of First Refusal Opportunity under PA 123 of 1999 to Take Control of Twelve (12) Tax Foreclosed Parcels, Forgo its Right to Nine (9) Vacant Lots, and Authorize the City Manager to Sign Any and All Documents Necessary to Effectuate the Transfer

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Recommendation:

Approve a resolution to exercise the City of Jackson's second right of first refusal opportunity under PA 123 of 1999 to take control of twelve (12) tax foreclosed parcels, forgo its right to nine (9) vacant lots, and authorize the City Manager to sign any and all documents necessary to effectuate the transfer.

Attached is a memorandum from Jennifer Morris, Director of the Department of Neighborhood & Economic Operations, recommending City Council take control of twelve (12) tax foreclosed parcels, forgo its right to nine (9) vacant lots, and authorize the City Manager to sign any and all documents necessary to effectuate the transfer.

Your consideration and concurrence is appreciated.

JG

DEPARTMENTAL REPORT

MEMO TO: Jonathan Greene, City Manager

FROM: Jennifer L. Morris, Director of Neighborhood & Economic Operations

DATE: December 8, 2020

RECOMMENDATION: Approve a Resolution to Exercise the City Of Jackson's Second Right of First Refusal Opportunity under PA 123 of 1999 to Take Control of Twelve (12) Tax Foreclosed Parcels, Forgo its Right to Nine (9) Vacant Lots, and Authorize the City Manager to Sign Any and All Documents Necessary to Effectuate the Transfer

SUMMARY

Requested action is for City Council to approve a resolution to exercise the City of Jackson's second right of first refusal opportunity under PA 123 of 1999 to take control of twelve (12) tax foreclosed parcels, forgo its right to nine (9) vacant lots, and authorize the City Manager to sign any and all documents necessary to effectuate the transfer.

BUDGETARY CONSIDERATIONS

There are no budgetary considerations with this action.

HISTORY, BACKGROUND and DISCUSSION

On or about June 30, 2020, the Jackson County Treasurer foreclosed on 57 properties within the City of Jackson for non-payment of 2017 and prior property taxes. On July 14, 2020, City Council declined to exercise its right of first refusal for all 57 parcels. Community Action Agency was able to prevent the tax foreclosure for 15 low-income homeowners by paying over $32,500 with CDBG-CV funds.

DISCUSSION OF THE ISSUE

Due to the COVID-19 shutdown and Governor Whitmer's executive orders, the tax foreclosure process was delayed from April 1 to June 30. The County Treasurer held its first tax auction on September 18, 2020 at which time 18 foreclosed properties in the City were sold. The second tax auction took place on November 3, 2020 with another 18 properties purchased through the online auction.

A total of 21 parcels are available for the City to acquire at no cost by exercising its second right of first refusal. The unsold parcels include:

- 1 Commercial property
- 11 Residential properties, five (5) of which are currently condemned

- 9 Vacant lots

After reviewing the location and condition of each of these parcels with staff, it is recommended that City Council acquire the commercial and residential properties through this right of first refusal. Doing so will allow City officials to retain control to either demolish when funds are available, or sell to a responsible purchaser and include a development agreement as part of the purchase.

POSITIONS

Requested action is for City Council to approve a resolution to exercise the City of Jackson's second right of first refusal opportunity under PA 123 of 1999 to take control of twelve (12) tax foreclosed parcels, forgo its right to nine (9) vacant lots, and authorize the City Manager to sign any and all documents necessary to effectuate the transfer.

Attachment: Resolution with Exhibit A

RESOLUTION

Notification to Exercise Right of First Refusal Under Public Act 123 of 1999 for The County of Jackson

WHEREAS, pursuant to Public Act 123 of 1999, MCL 211.78m, the State of Michigan has first right of refusal for all foreclosed property of its Counties; and

WHEREAS, pursuant to Public Act 123 of 1999, MCL 211.78m, the local unit of government has subsequent first right of refusal (pending response from the state which has not yet been received) for all foreclosed property of its Counties; and

WHEREAS, the City of Jackson has reviewed a list of the 2020 foreclosed properties located within its boundaries; and

WHEREAS, pursuant to the aforesaid right of first refusal, the City of Jackson has made a determination that it wants to acquire properties for a public purpose of redevelopment and economic development, identified on **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED that at the meeting of the Jackson City Council, on the 8th day of December, 2020, the City of Jackson exercised its first right of refusal for twelve (12) 2020 foreclosed commercial and residential properties located in the City of Jackson, County of Jackson, State of Michigan, as identified on **Exhibit A.**

BE IT FURTHER RESOLVED that the Jackson City Council forgoes its right of first refusal for nine (9) foreclosed vacant properties located in the City of Jackson, County of Jackson, State of Michigan as identified on **Exhibit B.**

* * * * * *

STATE OF MICHIGAN)
County of Jackson) ss
City of Jackson)

I, Andrea Muray, City Clerk in and for the City of Jackson, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Jackson City Council on 8th day of December, 2020.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the Seal of the City of Jackson, Michigan on this 9th day of December, 2020.

Andrea Muray *City Clerk*

Exhibit A

To the City of Jackson's Resolution to Exercise Right of First Refusal

	PIN	Address
1	2-090000000	323 W TRAIL ST
2	3-0089.1000	112 SECOND ST
3	4-031600000	323 W WESLEY ST
4	4-126900000	304 HARWOOD ST
5	4-153000000	158 RANDOLPH ST
6	4-175000000	1710 WOODBRIDGE ST
7	5-141900000	139 WALL ST
8	5-149500000	110 W EUCLID AVE
9	6-031900000	502 WILSON ST
10	6-051400000	1513 DEYO ST
11	8-031700000	432 BATES ST
12	8-245000000	206 W ARGYLE ST

Exhibit B

To the City of Jackson's Resolution to Forgo Right of First Refusal

	PIN	Address
1	3-3133.1A00	KIBBY RD
2	4-040500000	330 W WILKINS ST
3	4-048900000	229 W BIDDLE ST
4	4-124300000	1012 WOODBRIDGE ST
5	5-063000000	916 FRANCIS ST
6	5-104600000	1030 PIGEON ST
7	5-146000000	236 E ROBINSON ST
8	6-032900000	329 JOHNSON ST
9	6-108800000	509 S PLEASANT ST