



CITY OF  
**JACKSON** **N**  
MICHIGAN

**ANNUAL  
REPORT 2024**



## A Message from the CITY MANAGER

Looking around the City of Jackson, you're sure to see signs of a community on the move. New homes taking shape on vacant lots, apartment buildings reaching the sky, City facilities getting much-needed upgrades, fresh infrastructure replacing outdated streets, and vacant storefronts filling up with new businesses.

As you will read about in the Annual Report for 2024, our community's success is not solely credited to new construction; it's the people that are occupying these spaces. The people are the City.

The success comes from families finding safe and affordable housing, investors recognizing Jackson's promise, entrepreneurs setting up shop in our neighborhoods, community partners collaborating, and dedicated City staff working hard every day to improve the lives of our residents.

Many of these achievements would not have been possible without the \$31 million in American Rescue Plan Act (ARPA) funds from the federal government, which the City has been thankful to work with since 2021. This report details all that we've been able to do with these funds, such as powering our 100 Homes Program, upgrades to the Boos Recreation Center, small business grants for the MLK Corridor, new approaches to public safety, and improved water infrastructure.

Jackson is a shining example for the entire State of Michigan of the great things that can happen when local government puts people first. I am incredibly proud of the work we've accomplished in 2024 and look forward to all Jackson can achieve together in the years to come.

**Jonathan Greene**  
City Manager

Front cover photo: Second home to be completed through the 100 Homes Program on McBride Street.  
Pictured: Downtown Jackson skyline.

# TREASURER & INCOME TAX

The **CITY TREASURER'S OFFICE** and **INCOME TAX ADMINISTRATION** are under the direction of City Treasurer Martin Griffin. Most City of Jackson bills, including income taxes, property taxes, water bills, special assessments and parking violations, are received into the Treasurer's Office. Payments can be made in person, through the US Postal Service, online, or in the drop box in front of City Hall.

The City of Jackson has had an income tax since 1970. All residents with an income of \$600 or more, no matter where it was earned, are required to file a tax return each year. The resident rate is 1%. All non-residents working inside the City Limits are taxed at a rate of .5% on all wages earned in the City. The income tax filing deadline is April 30 of each year.

This office also runs a compliance program aimed at collecting from residents who fail to pay income taxes. The program involves the use of collection agencies, assessments, and warrant to collect any unpaid debt to the City.



**Martin Griffin**  
City Treasurer

# CITY CLERK

The **CITY CLERK'S OFFICE** is led by City Clerk Andrea Muray. Functions of the office include business licenses, payments from/to City departments, parking permit administration, custodian of City records, elections, and voter registration. Muray is also the clerk of the City Council. Highlights of the year include:

- Conducted three Citywide elections in Feb., Aug. and Nov., and participated in the May Special Election for one precinct.
- Held nine days of early voting for the Feb. Presidential Primary, Aug. Primary Election and the Nov. General Election. This was the first year of early voting for State and federal elections, along with early processing of absentee ballots.
- Launched early voting site at City Hall so electors were able to vote without leaving the City Limits.
- Implemented new Agenda and Minutes software through CivicClerk, improving the user experience for residents and elected officials.
- Procured new voting equipment.
- Completed year with 24,955 registered voters, a net increase of 600 voters over the previous year.



**Andrea Muray**  
City Clerk

# CITY ASSESSOR

The **ASSESSING DEPARTMENT** is responsible for determining the assessed and taxable value for all property in the City of Jackson. We answer inquiries from residents, property owners, mortgage companies, prospective buyers, business professionals, appraisers and government agencies. We provide information on assessment policies and procedures, lot sizes, lot splits and combinations, legal descriptions, owners of land and qualifications for filing of state exemptions.

Additionally, the Assessing Department tracks and verifies principle residential exemptions, updates property ownership information, creates special assessment rolls, maintains property tax maps, collects and analyzes sale data, defends assessments before the Michigan Tax Tribunal and maintains a computer assisted mass appraisal system.



**Jason Yoakam**  
City Assessor

# CITY MANAGER



City officials, business leaders and developers are presented with State of Michigan funding for the Hayes Hotel renovation.

The **CITY MANAGER'S OFFICE** is led by City Manager Jonathan Greene. Appointed by the City Council, the manager oversees all other appointed officials and City departments. Along with maintaining the efficiency of services, this office assists the Mayor and City Council with official business, provides internal and external City communications, manages the sale of City-owned property, and oversees economic development.

# CITY ATTORNEY

The **CITY ATTORNEY'S OFFICE** is a full service law office, delivering a complete range of legal services to the City's elected and appointed officials and departments. The legal department consists of the City Attorney, Matthew Hagerty, two staff attorneys, and two paralegals. The office defends the City against lawsuits; provides advice to other City departments; works to resolve citizen complaints; and drafts City ordinances, resolutions, contracts, and real estate documents. The office frequently engages with citizens, businesses, and non-profit entities throughout the City on a multitude of legal topics. The City Attorney further attends all City Council meetings, providing legal advice and information to City Council on a variety of issues.

City Attorney's Office staff handles civil infraction and misdemeanor criminal prosecutions in 12th District Court as well as at the Administrative Hearings Bureau conducted on the 2nd Floor of City Hall. Other services include defending the Assessing Department in real and personal property tax cases filed with the State Tax Tribunal, administering the City's insurance programs, responding to Freedom of Information Act requests, and providing information and support services to victims of crimes.



**Matthew Hagerty**  
City Attorney

The following is a synopsis of some of the matters that were handled in 2024 by the legal department:

- 1,278 criminal cases were prosecuted in the 12th District Court.
- 928 police reports were reviewed for possible criminal charges.
- 321 new zoning, housing, garbage, and other blight-related ordinance violations were prosecuted in the City's Administrative Hearings Bureau (AHB).
- 53 insurance claims were processed for incidents ranging from flooding and tree limb damage to malicious destruction of property and vandalism.
- 385 Freedom of Information Act (FOIA) requests were processed by City Attorney's Office staff.

# HUMAN RESOURCES

The **HUMAN RESOURCES DIVISION (HR)** serves the City's workforce and job-seeking public. The division is responsible for customer service, recruitment, benefits administration, compensation, unemployment and workers' compensation, employee law compliance, and employee and labor relations for the City's four unions and the non-union workforce. 2024 numbers:

- Reviewed 708 applications to hire, promote or transfer 65 full-time employees
- 224 full-time and 12 part-time employees by end of 2024 for a total of 236 City employees
- Posted full-time open positions (internal/external): 29
- Average applicants per posting: 8
- 38 new hires, 25 promotions, and 2 transfers
- 11 terminations, 21 resignations, and 7 retirements



Jackson City Hall, 161 W. Michigan Ave.

One of HR's key initiatives was the implementation of a comprehensive Classification and Compensation Plan based on GovHR recommendations. This plan introduced a new wage schedule, adjusted pay rates, and revamped job descriptions for all nonunion employees, enhancing transparency and improving our ability to attract and retain top talent.

The division also launched an enhanced Open Enrollment communications campaign, shaped by employee feedback, to ensure clarity and accessibility for all team members. Additionally, we introduced the EAP Lunch and Learn series, offering engaging professional development sessions on topics such as emotional intelligence and effective communication. To further foster a culture of accountability, HR implemented a new performance management tool for the Merit Award Policy, streamlining processes and encouraging greater alignment with organizational goals.

In July 2024, the Personnel Policy Manual underwent a major revision to incorporate legal updates, best practices, and operational improvements. Labor relations also saw substantial advancements, including the successful negotiation of a four-year labor contract with the Association of Fire Fighters Local 1306. Additionally, after months of negotiations, management finalized a three-year labor contract with the Police Officers Labor Council Supervisory Unit. These accomplishments reflect our commitment to fostering a fair, equitable, and thriving workplace.

# CITY COMMUNICATIONS

Public Information Officer (PIO) Aaron Dimick provides communication services under the direction of the City Manager, assisting every City department with their communications and public relations needs.

During 2024, the City's social media accounts grew to 19,350 Facebook followers, 2,530 Instagram followers and 456 YouTube subscribers. The PIO dispersed 86 news releases to local media outlets and served as the City's primary media contact, representing Jackson in dozens of television, radio, digital media, and print interviews. One news conference was organized this year by the PIO.



PIO Aaron Dimick conducts interview with WILX News 10 in Feb.

With a reach of 15,076 addresses in the City Limits, four seasonal City newsletters were produced and distributed from the PIO office. Dimick maintained the CodeRED mass communication system, which has 15,076 contacts enrolled, and provided communication support for multiple emergencies. A highlight of the year was launching a redesigned website, [cityofjackson.org](http://cityofjackson.org), through the City's website vendor CivicPlus. This redesign was done for free and at no additional cost to the taxpayer.

# DOWNTOWN DEVELOPMENT AUTHORITY



**Bountiful fall harvest at Grand River Farmers Market.**

The **DOWNTOWN DEVELOPMENT AUTHORITY (DDA)** remains committed to fostering economic development, enhancing community engagement, and ensuring a vibrant downtown experience. Through strategic investments, impactful programming, and strong partnerships, the DDA continues to create a thriving business and cultural hub. 2024 brought exciting progress, welcoming new ideas while respecting our history through small business support initiatives, expanded events, and overall streetscape enhancements.

The DDA prioritized small business support through initiatives such as the Front Door Microgrant Program, which provided funding for storefront improvements to enhance visibility and attract customers. The expansion of Social District hours to seven days a week, from 8 a.m. to midnight, created new opportunities for local establishments to thrive, while the introduction of Downtown Walking Tours brought the community together to celebrate Jackson's rich history and diverse businesses. These initiatives not only supported local entrepreneurs but also strengthened the economic fabric of downtown.

A cornerstone of the DDA's commitment to community well-being, the Grand River Farmers Market, continued to play a vital role in providing low-income residents with access to fresh, local, and healthy food. With 80% of sales from EBT/SNAP benefits, the market has become an essential resource for families who might otherwise struggle to access quality produce. The market's focus on inclusivity and community health reflects the DDA's broader mission to create a thriving and equitable downtown for all residents.

The expansion of the Cruise-In & Concert Series drew between 250 and 300 classic cars and over 5,000 attendees per event, significantly boosting business traffic. Free public events throughout the year further energized downtown, bringing thousands of visitors who supported local restaurants and shops. Beautification efforts, including the expansion of flower basket and facade grants, contributed to a more welcoming and attractive downtown environment.

The Match on Main Grant transformed an empty building at 208 S. Jackson St. into a dynamic mixed-use space, adding two businesses on the ground floor and residential units above. Additional streetscape improvements, such as the installation of banners and repairs to the downtown speaker system, further elevated the pedestrian experience.

With strategic initiatives, strong partnerships, and ongoing reinvestment, the Downtown Development Authority remains dedicated to cultivating a prosperous, engaging, and innovative downtown that serves businesses, residents, and visitors alike.



**Shoppers along W. Michigan Avenue in Downtown Jackson.**

# COMMUNITY DEVELOPMENT

The **COMMUNITY DEVELOPMENT DEPARTMENT (CD)** is responsible for implementing and enforcing City programs promoting the vision and goals of the City Council.

Community Development is instrumental in the administration of building permits, dangerous building enforcement, building and housing inspections, planning and zoning administration, homeowner rehabilitation, housing code enforcement, Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds, economic development, Brownfield redevelopment, and blight ordinance enforcement. CD also provides staffing for various boards and commissions, including the Historic District Commission, Jackson Brownfield Redevelopment Authority, Administrative Hearings Bureau, Planning Commission, Zoning Board of Appeals, Affordable Housing Development Board, and the Building Code Board of Examiners and Appeals.



Community Development employees Cory Mays (left) and Christopher Herrmann (right) managed the 100 Homes Program in 2024.

The Building Division is responsible for enforcing the State Construction Code; inspectors also investigate and prosecute instances of work done without permits or improperly licensed persons performing work. Staff reviews building and site plans, issues permits, conducts inspections, issues certificates of occupancy, enforces the sign and zoning ordinances, and condemns dangerous properties throughout the City. During calendar year 2024, CD issued 676 building permits with an estimated construction value over \$47 million. In addition, 802 electrical, 616 mechanical, and 711 plumbing permits were issued and inspected. CD staff also oversaw the demolition of 25 residential structures, three garages, and seven commercial buildings.

The department's Code Enforcement Officers are taking extra steps to work more closely with property owners. During 2024, 2,938 warnings were given to property owners to correct violations without charge, a potential cost saving for owners of between \$150,000 and \$350,000. Unfortunately, approximately one-fourth of the warnings were converted to citations which do carry a charge between \$50 (first offense) and \$120 (second and subsequent offenses). Code Enforcement Officers also conduct housing inspections on residential properties not used as primary residences and try to accommodate owners if they are unable to attend the scheduled inspection when possible. Over 900 housing inspections were initiated during 2024, inspecting 2,466 individual living units. The City refunded nearly \$23,000 to property owners who presented units with no violations while over \$2,600 was left on the table because invoices were not paid in a timely manner.

In Oct. 2023, Community Development launched the 100 Homes Program. This local initiative aims to construct 100 new single family homes utilizing City-owned vacant lots. During 2024, 156 applicants were vetted for qualification with 39 being fully approved. During calendar year 2024, permits were issued for 49 new homes, with 25 participating in the 100 Homes Program. 21 homes were completed in 2024 with the balance currently in progress. The City was also awarded \$800,000 in MSHDA Investing in Community Housing (MICH) for new home construction and \$250,000 in MI-HOPE funding through MSHDA to expand Jackson's current rehabilitation program. For more information on the 100 Homes Program, visit [cityofjackson.org/1313/100-Homes-Program](http://cityofjackson.org/1313/100-Homes-Program).

The City of Jackson is a State-certified Redevelopment Ready Community. To become certified, the City had to demonstrate it was planning for new investment and reinvestment, identifying assets, and focusing on limited resources. Redevelopment Ready communities attract and retain businesses, offer superior customer service, and have a streamlined development approval process.



Second round of MLKCIA small business grant recipients pose with checks at the MLK Recreation Center in May.

## DIVERSITY, EQUITY & INCLUSION

The **DEPARTMENT OF DIVERSITY, EQUITY AND INCLUSION (DEI)** is committed to creating a City where all residents and employees feel valued, included, and empowered. In 2024, DEI launched key initiatives, strengthened partnerships, and received recognition at local, State, and national levels. 2024 highlights:

### Fix 36 Program

Partnered with the Community Development Department to introduce a program that helps local businesses operate while achieving full code compliance over three years.

### Inclusive Contracting

Worked with the Purchasing Department to restructure bid packages, enabling contractors of all sizes to apply for City contracts.

### Youth Council

Completed over 30 hours of community service, including events like Juneteenth and Christmas in the City. Expanded membership to middle school students, with six active members and plans to grow to ten by May 2025. Developed a strategic plan and scheduled a Youth Forum for April 2025 in partnership with Isaiah's Hub.

### Racial Equity Commission (REC)

- Implemented Phase I of the City's Racial Equity Audit and hosted two listening sessions for feedback.
- Collaborated with the Citizens Police Oversight Commission (CPOC) to align goals and streamline policy reviews.
- Represented Jackson at the Facing Race Conference, showcasing local equity efforts on a national platform.

### Community Engagement & Recognition

- Supported cultural events: Juneteenth Celebration, Hispanic Heritage Festival, and Jackson Pride Festival.
- Earned national recognition for the presentation, "Neighborhood Impact: How Decisions Made 100 Years Ago Still Affect Our Community Today." This presentation, detailing the effects of 1930s redlining and 1960s urban renewal, featured at the Michigan State Legislative Conference and the National County Conference in Washington, D.C.

### Martin Luther King Corridor Improvement Authority (MLKCIA)

With \$4.5 million in City support, MLKCIA promoted equitable development, improved housing and mobility access along the S. MLK Drive and Prospect Street commercial corridors. The authority also partnered with the Jackson Community Foundation to award over \$750,000 in small business and real estate grants.



# PARKS, RECREATION & CEMETERIES

The **PARKS, RECREATION AND CEMETERIES DEPARTMENT** consists of 29 parks, two cemeteries, three recreation facilities, the oldest public golf course in the county, and several miles of multi-trail systems.

**PARKS, FACILITIES & TRAILS:** There were several projects throughout the year:

- Continued replacing sections of the MLK Equality Trail. Sections from S. MLK Drive to W. Prospect Street and S. West Avenue to the Optimist Rest Area were replaced with 12-foot wide concrete trails.
- Received State of Michigan grant to finish MLK Equality Trail replacements in 2025.
- Renovated the Boos Recreation Center using American Rescue Plan Act funds with upgrades to the center’s meeting room, bathrooms, kitchen, gymnasium, lighting, heating, and flooring.
- Completed upgrades to Ella Sharp Park Mini-Golf Course.
- Added a second simulator to the Ella Sharp Park Golf Course Clubhouse.
- Partnered with People for the Parks and Trails on park volunteer projects, donations, and holiday lights.
- Collaborated with Grow Jackson at their community garden at the Howard Woods Recreation Complex.
- Enjoyed extended summer season at Nixon Water Park.
- Established a five year master plan for Parks and Recreation Department with assistance of the Parks and Recreation Commission.

**RECREATION:** The Recreation Department provides a variety of athletic, enrichment and special event programs throughout the year for all ages. Highlights from the year:

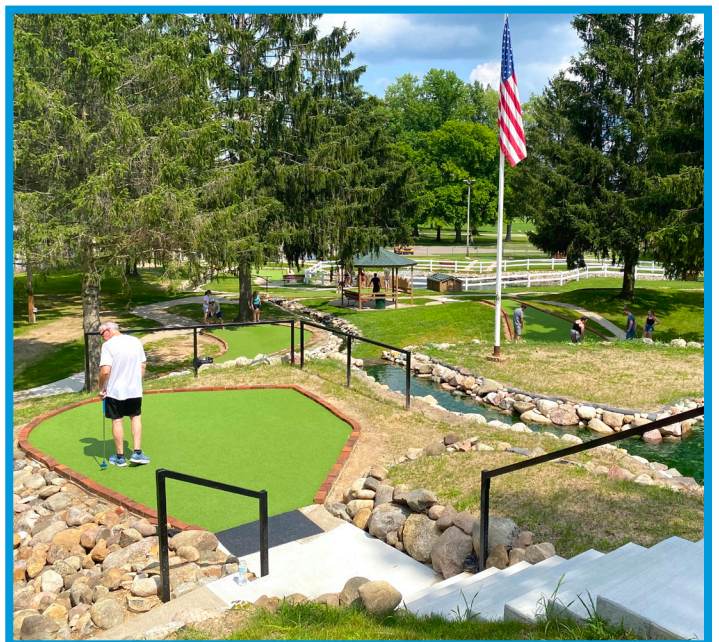
- Launched first online registration platform that allows residents to register for programs through the City website, along with reserving facilities and getting updates on programs.
- Held over 100 youth and adult programs, camps and leagues.
- Jackson Recreation Millage approved by voters in the Aug. 2024 election, providing \$1.1 million in funding over the next 10 years to keep programs affordable for youth and seniors who reside in the Jackson Public Schools District.
- Partnered with Jackson High School athletic staff and coaches on camps and facility usage.
- Worked with Jackson School of the Arts on offering new programs at the MLK Center.
- Increase in membership for the Active Living Program, which provides recreation programs for residents over 50 years old.
- Hosted summer walking program with AARP.
- Held first adult pickleball league.

**CEMETERIES:** The City of Jackson owns and operates Mt. Evergreen and Woodland cemeteries. The cemeteries are fully operational and provide burials, marker settings, and maintenance. 2024 numbers:

- 39 cremations
- 38 full burials
- 50 foundations



Active Living exercise program at Boos Recreation Center.



Renovations complete at the Mini-Golf Course.

# POLICE

2024 ended with some big changes for the **JACKSON POLICE DEPARTMENT (JPD)**. To improve operations of both departments, the City Council approved an ordinance that dissolved the position of Director of Police and Fire Services, allowing the Police and Fire departments to operate independently with their own leadership under a Police Chief and Fire Chief. In addition, Chief Elmer Hitt announced his retirement for early 2025. These changes will bring new ideas and opportunities to continue the enhancement of public safety in the City of Jackson.



Officers assembled at the Jackson Law Enforcement Memorial in May.

Community engagement continued to be at the forefront for JPD. The year brought another successful turkey giveaway for Thanksgiving and a ham giveaway for the holiday season. A total of 500 each were distributed at the respective events held at the Jackson County Fairgrounds. These events were made possible through our continued partnerships with Garcia Laboratory and Walmart. New in 2024 was the Summer Safety Series. The events organized by Group Violence Intervention Coordinator Cheryl Ragland were held in June, July, and Aug. in neighborhood parks throughout the City. The positive interactions between law enforcement and community members at the events were great to see. Police department staff also participated in many other community events throughout the year.



Patrol car tour at the first Summer Safety Series event in June at Kiwanis Park.

An incident on Nov. 6 served as an eerie reminder of how quickly violence can erupt in any community. A suspect and vehicle wanted in connection with a shooting in Lenawee County was spotted in the City by one of our officers. A vehicle pursuit ensued with the suspect shooting and throwing pipe bombs at pursuing officers. The incident ended after an exchange of gunfire between the suspect and officers which resulted in the suspect's death and an officer injury. The courage and bravery displayed by all law enforcement involved was remarkable. An extremely dangerous situation and violent individual was brought to a quick end, resulting in no further danger to the community.

The focus and commitment to reducing gun violence in our community continued to serve as a top priority. Through a multi-collaborative effort, it is safe to say a positive impact was again made. 2024 marked the lowest number of shooting victims and confirmed shooting incidents recorded in the City since the start of tracking this data in 2016. The effort will continue while always looking for new strategies and ideas to make a difference.

Although 2025 will bring new challenges and changes, one thing will not change. That is the continued commitment to public service and providing a level of service that all deserve.

# FIRE



Pictured left to right: SFD Lt. Bill Warner, JFD Capt. Ryan Hendricks, JFD Firefighter Harry Crawford and SFD Firefighter Grant Miller.

This year, the **JACKSON FIRE DEPARTMENT (JFD)** achieved remarkable progress in advancing operational efficiency, fostering partnerships, and improving community safety.

One of the key achievements in 2024 was the expansion of Automatic Aid Zones with the Summit Township Fire Department. This initiative reduced response times significantly and optimized resource allocation across the region. By streamlining training programs, we ensured that our team was well-prepared to respond effectively to emergencies. Additionally, calls for service hit over 6,000, the highest in department history, highlighting the increasing demand for our services.

Joint training exercises with Summit Township strengthened interoperability, while coordinated response strategies enabled us to cover broader areas more effectively. Resource sharing, including personnel and specialized equipment, benefited both departments and communities.

JFD also hosted our first-ever Future Female First Responder Camp, which aimed to inspire and educate young women about careers in emergency services. This groundbreaking initiative was met with enthusiasm and marked an important step toward diversity in our field. Additionally, our annual Fire Department Open House drew over 300 attendees, providing an engaging platform for community members to learn about fire safety, meet our team, and explore our facilities.

A new state-of-the-art fire truck was added to our fleet, enhancing the department's ability to respond to a variety of incidents. With the generous support of local businesses, we also acquired a drone equipped with thermal imaging and aerial surveillance technology. This addition has proven invaluable in search and rescue operations and efficiently assessing emergencies.

This year's achievements emphasize the dedication and professionalism of our team, the unwavering support of our city, and the value of collaboration. JFD has made significant strides in creating a safer and more resilient community. Firefighters are grateful for the partnerships, resources, and trust placed in us, and we look forward to continuing this momentum in the year ahead.

# FINANCE

The City's **FINANCE DEPARTMENT** plays a vital role in ensuring the financial stability of the City, maintaining regulatory compliance, and promoting transparency in financial reporting. Additionally, the department supports the efficient operation of various City services and programs by managing resources responsibly. Key responsibilities include preparing budgets, financial statements, and audit schedules, as well as processing payroll, accounts payable, and accounts receivable.

The Finance Department also serves as the administrative body for the City's three self-administered pension plans, which currently have net assets exceeding \$104 million. In addition, the department provides administrative oversight for the City's Management Information Systems, Purchasing, and the Water and Sewer Billing/Public Works fiscal staff.

A summary of the department's activities for the year is as follows:

- Processed payroll for approximately 275 full-time and 320 part-time employees, totaling around \$19.0 million.
- Managed records for approximately 375 pensioners with over \$10.9 million in benefit payments.
- Issued more than 5,400 accounts payable checks to vendors, totaling approximately \$101 million.
- Generated roughly 1,800 invoices for various City charges, totaling around \$6.2 million.

The City of Jackson received the prestigious "Certificate of Achievement for Excellence in Financial Reporting" for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ending June 30, 2023. This marks the 32nd consecutive year the City has earned this award. The Certificate of Achievement recognizes adherence to the highest standards for preparing state and local government financial reports. To qualify, a governmental unit must produce an ACFR that is both

readable and well-organized, meeting specific program standards.

In compliance with Public Act 202 of 2017, the City annually reports the funding levels of each pension plan. As of June 30, 2024, all three City pension plans exceeded the 60% funding threshold, thus negating the need to demonstrate additional steps necessary to improve their funding status.

In 2024, the City implemented a new software platform to enhance the development of the annual budget. The system significantly improved the efficiency and effectiveness of budgeting and forecasting, while also enhancing transparency. Users of the Fiscal Year 2024/25 budget appreciated the fully interactive and user-friendly online budget book.

In the area of Purchasing, the department processed 53 signed agreements with an estimated total value of \$14.8 million, along with 61 housing rehabilitation and demolition contracts. A new procurement suite, launched in mid-Oct., further streamlined processes, providing greater transparency and efficiency. The initiative also led to a 20% increase in vendor participation, as evidenced by the 26 bids initially posted on the new system.

# FISCAL YEAR ENDING JUNE 30, 2024

	Revenues	Expenditures
<b>GENERAL FUND</b>	<b>\$34,135,855</b>	<b>\$32,252,852</b>
<b>Special Revenue Funds:</b>		
Major Street Fund	8,908,105	9,255,637
Local Street Fund	1,550,080	1,312,709
Ella W. Sharp Park Operating Fund	1,029,337	1,047,781
Affordable Housing	983,904	983,904
Public Improvement Fund	1,435,391	1,244,621
Cortland St. Redevelopment Projects Fund	1,260,262	1,350,571
Building Department Fund	749,390	573,094
Housing Code Enforcement Fund	1,248,804	993,331
Building Demolitions Fund	387,004	397,557
Drug Law Enforcement Fund	54,258	16,339
Police/Fire Grant Funds-Variou	163,856	163,856
SAFER Grant	484,018	484,018
Brownfield EPA Assessment Grant	246,782	246,782
Opioid Settlement	163,552	89,000
Community Development Block Grant Funds	1,151,993	1,151,993
Community Development HOME Grant	312,533	312,533
American Rescue Plan Act	12,555	12,555
Recreation Activity Fund	353,742	276,061
Recreation Millage Program Fund	730,172	723,064
	<b>\$21,225,738</b>	<b>\$20,635,406</b>
<b>Debt Service Funds:</b>		
City Hall Refunding Debt Service Fund	767,963	699,034
2016/2020 Capital Improvement Bond Debt Service Funds	1,788,357	1,788,357
2017/2024 Michigan Transportation Bond Fund	762,068	762,068
DDA TIF Debt Service Funds	3,090,188	3,090,188
BRA TIF Debt Service Funds	1,211,982	1,211,982
Special Assessment Debt Service Fund	161,160	161,160
	<b>\$7,781,718</b>	<b>\$7,712,789</b>
<b>Capital Project Funds:</b>		
Capital Projects Fund	892,164	862,214
Michigan Transportation Bonds Construction Fund	4,001,912	999,738
Brownfield Redevelopment Authority Fund	1,807,104	1,649,925
Downtown Development Authority Project Fund	3,710,871	3,090,188
MLK Corridor Improvement Authority Project Fund	911,315	851,046
Special Assessment Capital Project Fund	1,133,873	1,413,804
	<b>\$12,457,239</b>	<b>\$8,866,915</b>
<b>Enterprise Funds:</b>		
Automobile Parking System Fund	102,370	252,675
Parking Assessment Fund	377,853	562,315
Parking Deck Fund	40,440	282,754
Sewage Fund	12,657,508	5,617,386
Water Fund	19,106,339	9,386,272
	<b>\$32,284,510</b>	<b>\$16,101,402</b>
<b>TOTAL OPERATING FUNDS</b>	<b>\$107,885,060</b>	<b>\$85,569,364</b>

**NOTES:**

- Operating Funds do not include Internal Service, Permanent or Trust & Agency Funds.
- Above amounts include transfers to and from other funds.

# PUBLIC WORKS

The **DEPARTMENT OF PUBLIC WORKS (DPW)** maintains the City of Jackson's streets, sewers, and catch basins year-round. During autumn, the department provides a leaf collection program, which was completed on time and just under budget. In the winter months, snow and ice removal are the priority. Our commitment in securing vital funding to enhance the City's infrastructure and improve the quality of life for all residents is our mission.

The **UTILITY BILLING DIVISION** sent out 70,939 bills in the fiscal year 2023-24 for water and sanitary sewer service for a total amount of \$18,238,449.69. **WATER SERVICES** completed 6,021 calls for service. These calls include but are not limited to: emergency turn off, water turn on, investigations for disruption of service, low pressure and leaks.

The **WATER TREATMENT PLANT (WTP)** and **WASTEWATER TREATMENT PLANT (WWTP)** operate 24 hours a day, seven days a week, with certified operators and maintenance staff. The Water Treatment Plant treats and softens the drinking water that is supplied to over 50,000 residents and businesses of the City and Blackman Township. In 2024, the Water Treatment Plant produced and delivered 1.95 billion gallons of safe drinking water to customers. The water is tested daily in our certified testing laboratory according to Environmental Protection Agency (EPA) and State of Michigan regulations.

The Water Treatment Plant completed projects through the Drinking Water State Revolving Fund (DWSRF) low interest loan. City staff, along with en-



Salt truck clears W. Michigan Avenue during snow event.

gineers from Fishbeck, chose the projects based on priority and needs, replacing antiquated equipment. Some plumbing projects were completed at the plant including a sewer separation along with a new ejector line leaving the plant. Additionally, there was substantial electrical work at the elevated tanks as well as the addition of soft starters at the wells to improve efficiency. A meter was added to the decant water line and mixers were added to both elevated tanks to keep the water mixing and moving.

The Wastewater Treatment Plant provides service to over 85,000 residents and businesses in the City of Jackson, surrounding townships and the State Prison of Southern Michigan. Wastewater coming to the plant in 2024 averaged approximately 11.2 million gallons per day, or 4.1 billion gallons treated during the year. Pollutants are removed from wastewater as it passes through the treatment process, with the clean water returned to the environment through a regulated outfall to the Grand River north of the city limits.

The City of Jackson Wastewater Plant has taken large strides to improve the numerous processes that move and treat wastewater from the City of Jackson and surrounding townships. The treated water must meet very specific environmental standards prior to being discharged back into the Grand River. In most cases, water from the plant is cleaner than water already in the river.



City Cleanup Day at DPW Operations Center in May.

The ongoing projects include pump control, back-up power, and building improvements at our Myrtle Street pump station, the largest station in our system. Our Lansing Avenue location received updates as well, including pump, electrical, controls and aeration systems. These improvements are being funded by the State of Michigan Clean Water Revolving Loan Fund (CWSRF), which includes \$2.3 million in loan forgiveness due to the importance of the projects, as well as funding from the American Rescue Plan Act. These projects are nearing the final stages of completion and will make the treatment process more effective and efficient in terms of both environmental quality and in the use of the City's financial and human resources.

The **PUBLIC WORKS MAINTENANCE DIVISION** through the **STREETS, SANITARY SEWERS, WATER DISTRIBUTION SYSTEM, FORESTRY & MOTOR POOL** are responsible for maintaining 100 miles of local streets, 54 miles of major streets and eight miles of State highways in the City. Maintenance activities include street maintenance and repairs, including over 1,057 tons of asphalt patching, snow and ice removal, forestry services that include tree trimming and removal, street sign repair and replacements, storm sewer maintenance, as well as sanitary sewer collection system maintenance. The water distribution staff is responsible for maintaining 244 miles of water mains, 1,670 hydrants and 2,412 valves.

In 2024, crews repaired 28 water main breaks, exercised 279 water main valves, replaced six water main valves, repaired 166 hydrants, replaced seven hydrants, repaired 15 water services, replaced 25 curb stop valves and retired four water mains/water services. Lead service line replacements continued in 2024 with our crew replacing 150 service lines this year.

For the fiscal year of 2023/2024, the **PUBLIC WORKS FISCAL SERVICES DIVISION** continued to secure funds from State and federal government sources for infrastructure upgrades to the water & sewer systems, street reconstruction, and urban forestry improvements. This included working with the City Council to approve \$3.9 million in Michigan Transportation Fund bonds for the Engineering Division's major street reconstruction projects across the City.

Fiscal service staff assisted in applying for the Drinking Water State Revolving Fund (DWSRF) loan in the amount of \$17.46 million with grant funding and principal forgiveness totaling \$8.7 million for improvements at the City's Water Treatment Plant and throughout the Water Distribution System. This initiative will replace approximately 1.2 miles of water mains and include the replacement of an estimated 97 lead water service lines.

\$1 million was also secured from the Environmental Protection Agency Community Project Grant Funding (2024 omnibus appropriations bill) for water system infrastructure upgrades to the water transmission mains throughout the City's water system.

Staff also succeeded in obtaining \$757,275 in federal grant funding through the United States Department of Agriculture's, Inflation Reduction Act Urban and Community Forestry Initiative to inventory the City of Jackson's existing urban forest and the creation of a long-term maintenance plan.

Under a State order, Public Works issued a precautionary Boil Water Advisory in Dec. due to a water treatment plant malfunction.

Two City Cleanup Day events were held at the DPW Operations Center in May and Sept. for residents to drop off yard waste and general household trash for free.



A new street sweeper was added to the fleet in 2024.



# ENGINEERING

The **ENGINEERING DIVISION** bid and managed 24 projects in 2024 totaling \$22.11 million. Included in these projects was the replacement of 229 lead service lines.

## Construction projects:

- Blakely Avenue, Elm to Pleasant: Street reconstruction with water main and sanitary sewer replacements
- Oakridge Drive, Grovedale to Glen: Street reconstruction with water main and sanitary sewer replacement
- MLK Equality Trail, Optimist Rest Shelter to West Avenue: Trail reconstruction
- MLK Equality Trail, Prospect to Martin Luther King Jr. Drive: Trail reconstruction
- Elm Avenue, North to Fleming: Pavement reconstruction
- High Street, Executive to South: Crush and shape existing pavement and asphalt overlay
- Martin Luther King Jr. Drive, South to Morrell: Lead service line replacements
- Parking Lot 21 at Blackstone and Michigan: Pavement reconstruction
- Wastewater Treatment Plant Access Drive Culvert Replacements (Culverts 2 and 4)
- Arnold Street, Cooper to east end: Water main and lead service line replacements
- Biddle Street, Greenwood to Williams: Street reconstruction with water main and sanitary sewer replacements
- Burr Street, Cooper to Waterloo: Water main and lead service line replacements
- Deyo Street, Elm to Gorham: Water main and lead service line replacements
- Dwight Street, Chapin to Tyson: Street reconstruction with water main and lead service line replacements
- Grinnell Street, Wildwood to Norfolk: Water main and lead service line replacements
- McBride Street, Fourth to First: Water main and lead service line replacements
- Williams Street, Burr to Wilkins: Water main and sanitary sewer replacements

## Miscellaneous projects:

- Asphalt patching on First Street, Fourth Street, Franklin Street, Griswold Street, North Street, Washington Avenue and Wisner Street
- Pavement markings for long lines and intersection stop bars and symbols

## Design projects:

- Pearl Loop of the north branch water transmission main
- Martin Luther King Jr. Drive from South to Morrell: Street reconstruction with utility and traffic replacements and street lighting
- Hupp-Morrell water transmission main connector from Elm to Cooper
- Water main replacements on Park, Pigeon, Pleasant, Quarry, Seventh, Virginia, Warwick, Wren and Woodward
- Street repaving and lead service line replacements on Ganson Street from Elm to the east city limits
- Replacement of the sanitary sewer that serves the Water Treatment Plant
- Tree inventory and plan for maintenance, removals and new plantings
- MLK Equality Trail Reconstruction from Martin Luther King Jr. Drive to Merriman and from Detroit to Trail
- Elmdale Trail extension from Jackson Street to First Street
- Traffic signal reconstruction on Lansing Avenue at Ganson, North, Clinton and Monroe
- Traffic signal reconstruction on Ganson Street at Jackson Street
- Traffic signal reconstruction on Morrell Street at Brown and Wisner
- Capital preventative maintenance on bridges over the Grand River on High, Losey and Morrell

Engineering staff also managed the public parking system within the downtown commercial district and participated on the Jackson Area Comprehensive Transportation Study, Technical and Policy Committees, and the University Region Bridge Council. 2024 saw the retirement of Jon Dowling as City Engineer. Assistant City Engineer Troy White became the City Engineer after Dowling's retirement in Sept.



Construction underway on the MLK Equality Trail near S. West Avenue.



E. High Street reopens following resurfacing.



Reconstruction project complete on Blakely Avenue.



Construction project complete on W. Biddle Street.



Water main replacement on Arnold Street.

# AROUND THE CITY



First home completed through the 100 Homes Program on S. Mechanic Street in Feb.



Mayor Daniel Mahoney delivers State of the City Address in March at the City Center.



Groundbreaking for new housing initiatives in the City's Health District was held in Nov. The event brought together City staff, elected officials, business leaders, and developers.



2024 saw the start of early voting for State and federal elections.

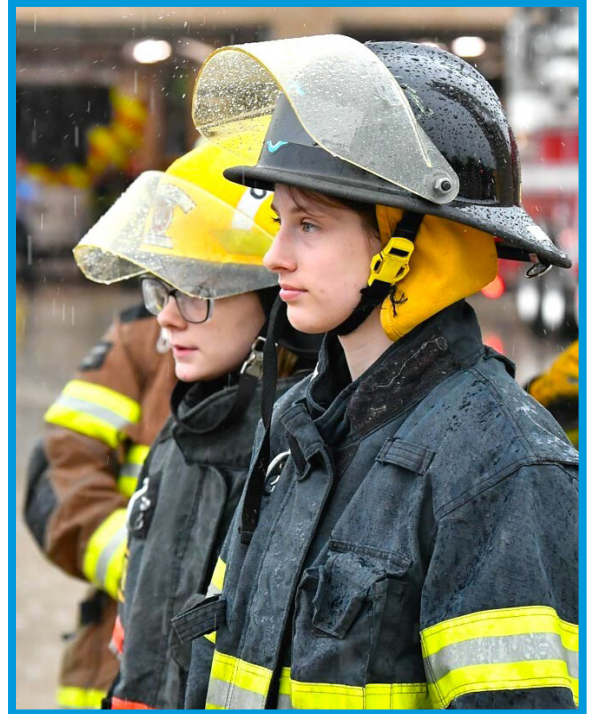


Milwaukee Street was renamed Carl Breeding Way in Nov. to honor the late Ward 1 City Councilmember and community leader.

# AROUND THE CITY



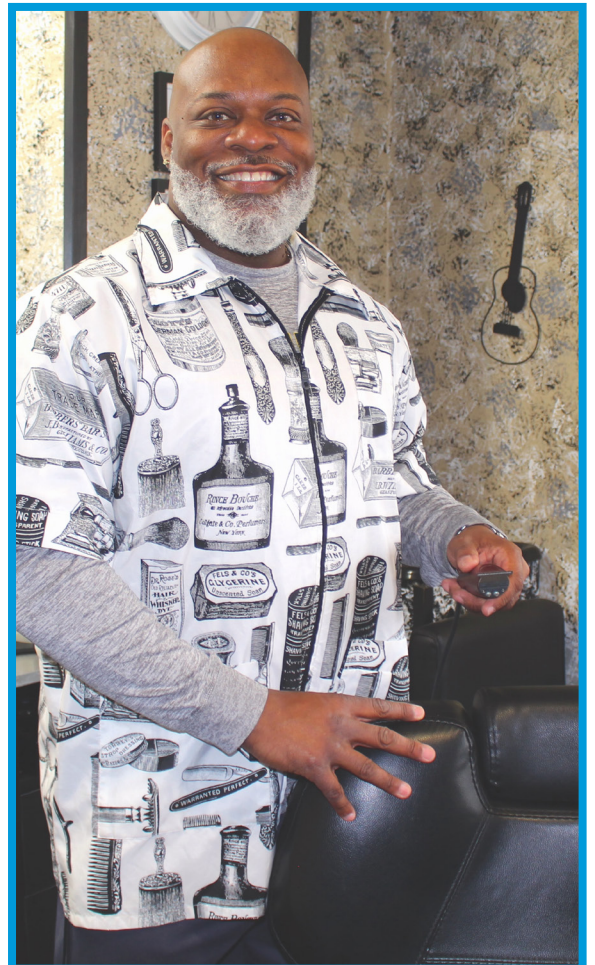
Resident Scott Slagor enjoys new section of MLK Equality Trail.



Police, fire and local EMS held first ever Future Female First Responder Camp in June.



Construction underway at The Blackstone Apartments in Downtown Jackson.



Michael Parker of Mikey's Barber Shop received a grant from the MLK CIA to expand his business.



Police staff worked with Garcia Laboratory to give away 500 free turkeys at the Jackson County Fairgrounds ahead of Thanksgiving.

# MAYOR & CITY COUNCIL



**Conner Wood**  
Ward 4



**Angelita V. Gunn**  
Ward 3



**Christy May Davis**  
Ward 5



**Freddie Dancy**  
Ward 2



**Will Forgrave**  
Ward 6



**Arlene Robinson**  
Ward 1



**Daniel Mahoney**  
Mayor