

COLIN BAENZIGER  ASSOCIATES

EXECUTIVE RECRUITING

Section 9

Patrick “Pat” S. Jordan

*Lake Worth Beach City Manager
Candidate Report*

TABLE OF CONTENTS

	<u>PAGE</u>
COVER LETTER AND RESUME	1
CANDIDATE INTRODUCTION	7
BACKGROUND CHECKS	13
CB&A REFERENCE NOTES	17
INTERNET SEARCH	27

Cover Letter and Resume

Section 9

May 22, 2021

City of Lake Worth Beach
Colin Baenziger & Associates

RE: Lake Worth Beach City Manager position

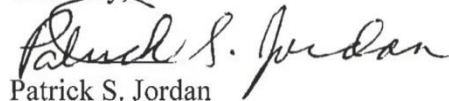
Dear Mayor Resch and Council:

Please accept these documents as application for the City Manager position with Lake Worth Beach. After many years spent in Alaska and Michigan, currently the Upper Peninsula, we look forward to moving to Florida, where our family and friends are, and don't want to wait until we retire.

I've gathered a wealth of experience in municipal management over the course of my career, and always learn more everywhere I go. I would love to meet with you and explore how I could be an asset to your community. While in Unalaska/Dutch Harbor, Alaska, I gained certifications in ICS 100-400. Tsunamis were the main threat in the Aleutian Islands and even though Unalaska was situated facing northeast, away from the "ring of fire", preparation was still necessary.

In addition to the years I've spent in this line of work, I also earned a Master's of Public Administration from Western Michigan University. Thank you for your time and considering me as a possible candidate for this position with your City.

Sincerely,

A handwritten signature in black ink that reads "Patrick S. Jordan". The signature is written in a cursive style with a large initial "P".

Patrick S. Jordan

Patrick S. Jordan

1911 Park Ave
Escanaba, MI 49829
231-920-1122
patrick-jordan@live.com

SUMMARY

Seeking a challenging, rewarding position as City Manager with Lake Worth Beach, Florida.

PROFESSIONAL EXPERIENCE

**City Manager
Escanaba, MI**

June 2017 – Present

Chief Administrative Officer of a full-service municipality of 13,000 with a deep water port. Our budget, that I am responsible for assembling and managing, is \$30 Million including Electric, Water and Wastewater utilities. I am responsible to the 5-member City Council and serve at their pleasure. I am very active as a community liaison with other local governments, working groups, Tribal governments and committees with interest in the community. I oversee Directors of Water, Wastewater, Electric, Public Works, Recreation, Finance, HR/Treasurer, City Clerk, Public Safety and Library. We have a DDA that covers our approximately 1 ½ mile long downtown corridor. I arrived in Escanaba after the Court of Appeals decision in the “Dark Store” case, Menards v. City of Escanaba. I build support for our case through the MML, MTA and MAC and raised over \$200,000 in contributions from member communities to help fight this fight.

**Wexford County Administrator
Cadillac, MI**

November 2015 – April 2017

Chief Administrative Office for the County, serving at the pleasure of the Board of Commissioners. Responsible for ensuring directives and policies of the BOC are implemented. Responsible for the day-to-day business activities of the County, Finance/Budget management and Human Resources including union negotiations. Staff resource to the Board of Commissioners on all matters facing the County and attend all BOC and Committee meetings. I served as liaison for various community commissions.

**Assistant City Manager
City of Unalaska, AK**

January 2013- November 2015

I was the Director of Administration for the City. My duties included management of all HR functions, Risk Management, City Housing program and the Community Grants program, a program with a \$1 million annual endowment. I served as City Manager in his absence and therefore must stay current on all issues facing the city. I worked closely with the Tribe and the Native Corporation on various community projects. Unalaska had several Enterprise Funds. ICS 100-400 certification achieved.

Borough Manager

November 2011-January 2013

Bristol Bay Borough, Alaska

I served as Borough Manager with Bristol Bay Borough. Bristol Bay Borough is made up of 3 villages; Naknek, South Naknek and King Salmon. Children in S. Naknek are flown to school every day. We have an established Port but have also been accepted as part of a GO Bond by the State for \$350 million of which we are \$7 million for property acquisition and port expansion. My general fund budget was \$8 Million, with 40FT employees. In Alaska, the Native Corporations own virtually all lands, so good relationships are a necessity. I worked closely with the Native Corporation and the local Tribe on cooperative issues.

Vital Records Manager

August 2008-November 2011

Tarrant County Clerk

I served as Vital Records Manager for the Tarrant County Clerk's Office. I managed the operation of the main downtown office as well as the 6 Sub-courthouses throughout Tarrant County. Since joining the County Clerk's Office, Tarrant County agreed to assume Registrar duties for the City of Ft. Worth, and I was responsible for implementing organizational improvements to provide for a smooth transition. Under my leadership, we accomplished this and in the process won a 2008 5-Star Award from the Texas Bureau of Vital Statistics and a 2009 Exemplary Award, the first such awards since 2002. Our revenues approximately tripled from this transition. Under my direction, we were able to use new technologies and old ones to offer the 1.7 million residents of Tarrant County the ability to obtain their needed vital records at any of the 7 court house locations around the county.

Township Supervisor

June 2004- August 2008

Muskegon, MI

The oldest Township in Michigan, Muskegon Township has a diverse population of 19,000. As a full-service Township, I supervised Department Heads over Sanitation, Highway, Police, Fire, Inspections, Utilities and Economic Development.

The Township has 50 employees and a \$13 million budget. In addition to budget development and management, I dealt directly with issues related to expansions of our water and sewer systems and related financing, sustainable growth, economic development, industry retention, personnel administration and collective bargaining with 3 unions. As Township Supervisor, I was the Chief Elected Official and Chief Administrative Officer. I spent a good deal of my time and energy in the Economic Development area and I had good success, and that success continues today based upon the positive relationships I maintained with the business community. Muskegon Township maintains 3 enterprise funds, water, sewer collection and sanitation.

I was appointed, then elected, to a 4-year term and worked with a 7 member Board of Trustees elected at-large to 4 year concurrent terms.

Adjunct Professor, Baker College

August 1998 – May 2008

Muskegon, MI

Taught college level courses in American Government, International Relations and Regional Geography.

**Deputy Township Supervisor
Muskegon, MI**

March 2004- June 2004

Appointed by seven member Board of Trustees.

**Deputy County Clerk Supervisor
Muskegon, MI**

April 2000- March 2004

Served as Assistant County Clerk. I supervised the daily operations of the County Clerk's office. Coordinated County Elections which included optical scan programming, training, and facilitation of elections throughout the county with a population of 170,000. Managed the Circuit Court jury system and developed and implemented an enforcement system for "no-show" jurors.

Friend of the Court Investigator

January 1998- April 2000

Ottawa County Family Court
Grand Haven, MI

Managed a caseload of 1,400 domestic relation cases, enforced court orders, and investigated child support, parenting time, and custody matters. Facilitated agreements with parents concerning support and parenting issues. Served as the enforcement officer for hearings in open court.

Corrections Officer

May 1994- January 1998

Ottawa County Sheriff Dept
Grand Haven, MI

Supervised and performed intake, classification, administration and court commitments and dispositions of inmates. Coordinated LEIN operations. Maintained security of the 400 bed facility.

EDUCATION

Master of Public Administration, June 2000
Western Michigan University
Kalamazoo, MI

Bachelor of Science, Political Science, December 1995
Grand Valley State University
Allendale, MI

Professional Affiliations

- Muskegon Area-Wide Plan-Smart Growth/Sustainable Development
- West Michigan Shoreline Regional Development Commission Board /MPO
- COPS (9-1-1) Board of Directors of Muskegon County
- Leadership West Michigan, Class of 2005
- Prison Liaison Committee, Brooks, MCF and Shoreline Correctional Facilities
- Muskegon Area First, Governmental Economic Development Agency Board of Directors

Candidate Introduction

PATRICK JORDAN

EDUCATION

Master of Public Administration, Western Michigan University
Bachelor of Science, Political Science/History, Grand Valley State University

EXPERIENCE

City Manager, City of Escanaba, MI	2017-Present
County Administrator, Wexford County, MI	2015-2017
Asst. City Manager, City of Unalaska, AK	2013-2015
Borough Manager, Bristol Bay Borough, AK	2011-2013
Vital Records Manager, Tarrant County, TX	2008-2011
Township Supervisor (Elected), Muskegon Charter Twp, MI	2004-2008
Director of Elections, Muskegon County Clerk, MI	2000-2004
Investigator, Friend of the Court-Ottawa County, MI	1998-2000
Deputy Sheriff, Corrections, Ottawa County Sheriff Dept	1994-1998

BACKGROUND

The City of Escanaba celebrated its 150th anniversary in 2013. Escanaba is at the center of the Upper Peninsula of Michigan and historically has been a hub for commercial activity involving rail lines and cargo/iron ore ships. We are a community of almost 13,000 residents, a wonderful quality of life, good schools, and 4 seasons of recreation. We are located at the crossroads of Highways 2 (east/west), 35 (north south) and 41 (north/south). Escanaba is a deep-water port with multiple private enterprises, and a public park system unlike anything I've seen in a community this size.

Escanaba has been embroiled in the "Dark Store Fight" with Menards, Inc, a Wisconsin-based home improvement store. I have reached out to municipalities around the state, including the City, County and Township Associations representing municipalities in Michigan, private individuals, and special interest associations both private and public, and have raised close to \$400,000 for this fight. Even the Michigan Dept of Treasury has made matching contributions to this fight, a fight that originated at the Michigan Tax Tribunal when Menard appealed the tax valuation of their new store. This fight has been going on since 2012. We've been to the Court of Appeals, where we were victorious, to the Michigan Supreme Court where we were also victorious, and back to the Tax Tribunal for a retrial where the Tribunal judges completely ignored the parameters handed down by the Court of Appeals. We have filed, again, for an appeal in the COA. We are a smaller town, but every entity in Michigan and elsewhere is watching this case, and we realize we are fighting for all of us.

GENERAL, MANAGEMENT STYLE AND EXPERIENCE

Michigan municipalities have only 2 main sources of revenue; property tax and state shared revenue, both of which have been reduced and not recovered even though State Revenue Sharing is constitutional. Locals do not have sales tax authority, and local income taxes are implemented in typically larger cities, and are not popular.

The City of Escanaba, and every other municipality in Michigan, has suffered greatly from reduced property values since 2009. Values are just now getting back to the pre-Great Recession levels. We have streamlined our operation, and are very adept at doing more with less.

My management and leadership style is very inclusive. My Directors/Department Heads are the experts in their respective fields and I involve them in decisions whenever possible. I realize where the buck stops, though.

I haven't met a manager, or anyone else in leadership, whose feet weren't made of clay. I try to always do the right thing, and I often fall short. I have had an employee test positive for marijuana use, an employee who had a CDL as a requirement of their job. I knew the regulations governing such a matter and kept the employee rather than fire him, which was allowed. I had to convince my Board of Trustees, because elected officials almost always believe that because we're public, we always have to come down on the harshest end of the disciplinary spectrum where there is no grace or mercy. I differ...usually. In this case, the employee was corrected, paid for his own drug tests every month for 2 years, and is now a retired employee. I see him occasionally at high school football games and we catch up.

I'm not afraid to show mercy. I am a man of faith and I'm aware of how imperfect I am, and how much mercy I'm given on a daily basis. With that being said, I'm not gullible, either. I've had to fire employees a handful of times.

During my term as Muskegon Township Supervisor, in addition to the previous paragraph's content, our Township and 2 others fought what the media called the "Water Wars" with Muskegon County. During the 80s, groundwater contamination was detected in a neighborhood on our north side that was shared with 2 other Townships, Laketon and Dalton. This neighborhood was downstream from a superfund site. The County received grants to build a water system, but bonding was also necessary. The 3 Townships worked with the County Board of Public Works, a subset of the County Board of Commissioners, and bonded under Public Act 185. PA 185 allows municipalities to bond under a County BPW and gain the bond rating of the County. PA 185 gives the County "ownership" of the system, but in a managerial sense and only as long as there is debt on the system. When the debt is gone, ownership reverts back to the Townships. In 2003, new County Commissioners were elected. They in turn hired the formerly contracted legal counsel as an employee, who mislead them regarding ownership and control of the water system on the north side. Federal EDA and State MEDC grants were applied for and awarded to extend a pipe further to the north to serve Michigan's Adventure, an amusement park

PATRICK JORDAN

owned by Cedar Fair (Cedar Point). The County thought they owned the system and could do what they wanted, thus the first shot in the “Water War”. I was appointed Muskegon Township Supervisor in early 2004 and this was on my plate.

The Townships pushed back, believing we had the law (PA185) on our side, and we were right. This “War” was fought largely in the newspaper, and the County’s attorney was hoping, goading us in to filing a lawsuit, which we knew strategically was the wrong thing to do. So, we didn’t, and the fight continued for a year. In the end the County Board realized we were right, fired their attorney, and the County Board Chair, who is an honorable, good man, stepped down. He felt responsible for allowing this to happen. I had been attacked publicly many times through this process as I was growing thicker skin. We, the 3 Townships, mended the relationship with the County, bonded again under PA185 to complete the water extension to the north, and served more pockets of the community on the way north that badly needed good water. It’s important during times like this to not “think more highly of yourself than you ought”. Muskegon Township, as I said, was the 800 pound gorilla when it came to development east and north of us, due to our proximity to the City of Muskegon. But I’ve always found that a little humility, and a healthy sense of self, can go a long way toward resolving even the most heated disagreements.

Challenges I see the Lake Worth Beach community facing in the near future are:

- Controlled, intentional development. As folks from other states leave and migrate to Florida, we will need to control the push for development. This must be accomplished while always considering the residents who are living there now, and who have spent their lives in the community.
- We need law and order in our communities; it’s what our taxpayers pay for and have an expectation of receiving. Palm Beach County Sheriff provides police services. We must continue to fully fund such services.

My first six months will involve:

- meeting with and getting to know, and earn the trust of , my department heads, elected officials not just in LWB but in surrounding communities, citizens’ groups and other stakeholders.
- Diving into the budget. Not being from Florida, I’ll need to know the revenue streams as well as the expenditures.
- Analyzing the operation of the city’s various departments. Listening to Department Heads and their suggestions in looking for efficiencies that can be created.

In my free time, my wife and I enjoy travelling, visiting with family, boating and fishing.

PATRICK JORDAN

SIX ADJECTIVES OR PHRASES I WOULD USE TO DESCRIBE MYSELF

- Grounded
- Comfortable in my own skin
- Open
- Honest
- Adaptable
- Collaborative

REASON FOR DEPARTING CURRENT POSITION

I'm in a good place with a good city Council. My Council appreciates, trusts and respects me, and that is what every manager seeks.

My wife and I know that we will retire to Florida. Her family is there and my closest friend is there. With that being said, why wait to retire? I have worked in different states and have always learned more wherever I have gone. At this point in my career, with the knowledge and experiences I have compiled, I believe I have a great deal to offer the residents of Lake Worth Beach. To be honest, after 4 years in Alaska and 4 years in the Upper Peninsula of Michigan, and vacationing in Florida, we're ready.

CURRENT/MOST RECENT SALARY

My current compensation is \$133,600 per year, plus an additional 10% into a 457K, this being in addition to the 401a, the standard defined contribution plan, which is an employee 3%, employer 7% mix.

Section 9

CB&A Background Checks

**Background Check Summary for
PATRICK "PAT" S. JORDAN**

Criminal Records Checks:

Nationwide Criminal Records Search	No Records Found
County	
Delta County, MI	No Records Found
Wexford County, MI	Results Pending
Aleutians West, AK	No Records Found
Bristol Bay Borough, AK	No Records Found
Tarrant County, TX	No Records Found
Muskegon County, MI	No Records Found
State	
Michigan	No Records Found
Alaska	No Records Found
Texas	No Records Found

Civil Records Checks:

County	
Delta County, MI	Results Pending
Wexford County, MI	Results Pending
Aleutians West, AK	No Records Found
Bristol Bay Borough, AK	No Records Found
Tarrant County, TX	No Records Found
Muskegon County, MI	Results Pending
Federal	
Michigan	No Records Found
Alaska	No Records Found
Texas	No Records Found

Motor Vehicle

Michigan	No Records Found
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Credit

Excellent

Personal Bankruptcy

No Records Found

Sex Offender Registry

Not Listed

**Background Check Summary for
PATRICK "PAT" S. JORDAN**

Education	Confirmed
Employment	Confirmed except for: Wexford County (2015 – 2017) Muskegon, MI (2004 – 2008)
Social Media	Nothing of Concern Found

Under the Fair Credit Reporting Act, 15 U.S.C. 1681-1681Y, credit and bankruptcy information are very sensitive and should not be used in the consideration of hiring. The information is included for each candidate because we do not want you to be surprised if third parties raise what they consider to be a concern. Also, some states have limited the reporting to seven years, so any records older than that will not be available in those states. In addition, motor vehicle reports are limited to three to seven years, depending on the state.

**Background Check Summary for
PATRICK "PAT" S. JORDAN
Personal Disclosure**

Personal Disclosure Questionnaire

Name of Applicant: Patrick Jordan

The following questions are designed so that we will be able to make full disclosure to our client concerning your background. Please answer them honestly. Cutting corners or misrepresenting your past will result in you being eliminated from all further searches conducted by this firm. We understand that frivolous charges are sometimes made and that charges do not mean you were guilty. We also understand that you may have been wronged and needed to seek compensation. The bottom line is that we want to be certain that our client is fully informed. If you have any questions, please contact us for clarification.

Please explain any yes answers on a separate sheet of paper.

1. Have you ever been charged or convicted of a felony?
Yes No
2. Have you ever been accused of or have been involved in a domestic violence or abuse incident?
Yes No
3. Have you ever declared bankruptcy or been an owner in a business that did so?
Yes No
4. Have you ever been the subject of a civil rights violation complaint that was investigated or resulted in a lawsuit?
Yes No
5. Have you ever been the subject of a sexual harassment complaint that was investigated or resulted in a lawsuit?
Yes No
6. Have you ever been charged with driving while intoxicated?
Yes No
7. Have you ever sued a current or former employer?
Yes No
8. Please list all your social media accounts (Facebook / Instagram / LinkedIn / Twitter, etc.) and your personal web page if you have one.
LinkedIn.com
9. Is there anything else in your background that, if made public, would cause you, our client or our firm embarrassment if it came to light through the press or any other mechanism?
Yes No
10. Please provide a list of any lawsuits in which you are or have been a party either as plaintiff or defendant.
City of Escanaba v. Menard, Inc The 'Dark Store' case.

Attested to: Patrick Jordan
Signature of Applicant

Please email this form via PDF DOCUMENT to Lynelle@cb-asso.com or via fax to (561) 621-5965 no later than 5:00 PM PST 06/28/2021.
(Note: Please be sure to sign the form with your actual signature if you are sending Fax or PDF Document)

CB&A Reference Notes

**Reference Notes
Patrick Jordan**

Ralph Blaiser – City Council Member, Escanaba, MI 906-553-3644

Mr. Blaiser has known Mr. Jordan since 2018. Mr. Blaiser enjoyed working with Mr. Jordan. He is extremely good at his job and knows how to get things done.

Mr. Jordan makes good decisions. He weighs out the pros and cons. If a decision is not within his authorization, he sends it to the city council and they vote on it. He knows his responsibilities and how they connect with the rest of the municipality. He does well at following the set processes and doing things the way they should be done.

In order to maintain a transparent relationship with the public, Mr. Jordan talked on the local radio station every Friday morning. City Council meetings are televised and he makes an effort to talk individually with members of the community. In addition to having good communication with the public, Mr. Jordan is a good public speaker as well. He keeps Mr. Blaiser and the city council informed as well through well-written emails.

As a leader, Mr. Jordan is collaborative. He encouraged his team to work together to solve problems. His team all works well together. When faced with problems, he knows how to consult experts so he can solve the issue quickly and correctly. Problems can be stressful. When in a stressful position, Mr. Jordan responds well. He does not act out or push it on other people.

Mr. Blaiser enjoyed working with Mr. Jordan and believes that he would be a good municipal leader in a different community. He does not want to lose Mr. Jordan but understands that career growth is valuable. He has all the necessary skills to succeed. He was not involved in anything controversial or negative. He acts professionally and is respectful to his coworkers and employees.

Words or phrases used to describe Patrick Jordan:

- Intelligent,
- Knowledgeable,
- Personable, and
- Talkative.

Strengths: Intelligent, knowledgeable.

Weaknesses: Talks a lot.

Kim Gustafson- HR Director and Treasurer, Escanaba, MI 906-399-5087

Ms. Gustafson has known Mr. Jordan since 2018. While being in Escanaba, Mr. Jordan has had a good job performance. He and Ms. Gustafson interact almost every day and they are always

**Reference Notes
Patrick Jordan**

positive interactions. Since she is the HR Director, she was not able to speak to some of his qualities but gave as much information as she could.

Mr. Jordan is always looking out for his employees. He cares about them and their wellbeing. When he came to Escanaba he noticed that many staff members were underpaid. He advocated for them to the council and made sure that the people who were underpaid received salary increases. He is a strong leader and lets his staff work without hovering or taking control. He communicates with his staff well.

It is important for a municipal leader to be an effective problem solver. Mr. Jordan had to hold negotiations with six different union groups. They all had different demands and expectations, but he was able to settle with all the unions. They did not have to go further into the process.

When interacting with the public, Mr. Jordan helps each person feel heard. He has given out his personal number to individuals. He wants people to feel comfortable coming to him with questions and concerns. He believes that customer service is one of the most important parts of his job. In order to be more accessible, Mr. Jordan participates in community group such as the rotary club. He also attends city events such as the city-wide cleanup.

Ms. Gustafson recommends Mr. Jordan for another municipal leadership position. He has improved Escanaba and brought creative ideas to the community. He is a strong leader and a good communicator. Because of the nature of her job, she was not able to comment on his background or professional conduct.

Words or phrases used to describe Patrick Jordan:

- Friendly,
- Outgoing,
- Trusting of employees,
- Team player,
- Innovative, and
- Responsive.

Strengths: Knowledgeable about municipalities, gets along with many personalities.

Weaknesses: None identified.

Rob LaMarche – Employee, Escanaba Public Safety, Escanaba, MI 906-399-2725

Mr. LaMarche has known Mr. Jordan since 2017. Mr. Jordan is Mr. LaMarche's supervisor. As a supervisor, Mr. Jordan gives support to his employees. He wants them to succeed and grow

**Reference Notes
Patrick Jordan**

professionally. He trusts his employees and communicates his expectations well. He is a clear and direct communicator.

As a decision maker, Mr. Jordan tries to be innovative. In Escanaba, there was a beautiful waterfront that was underdeveloped. Mr. Jordan saw the area's potential to be a developed waterfront that would enhance the community. Some community members did not want the area to be developed. In order to compromise, Mr. Jordan developed part of the waterfront and downtown but also preserved the natural beauty of the area.

Mr. Jordan values the members of the public. He shows his personality and is accessible. He is knowledgeable about topics and answers questions clearly and with language that the general public can understand. When he is faced with problems, he researches the issue and discusses the potential solutions with his team. From there, he makes a decision, and they move forward. Problems can be stressful, but Mr. Jordan does not let stress inhibit his work. He never yells or raises his voice.

Mr. LaMarche recommends Mr. Jordan as a municipal leader. He has honed his skills throughout his career and knows how to help communities. There is nothing in his background that would be embarrassing for a potential employer. His conduct is always professional and he respects those that he works with. He would be a valuable asset to any community.

Words or phrases used to describe Patrick Jordan:

- Caring,
- Calm under pressure,
- Sensitive,
- Confident,
- Interesting, and
- Attentive to detail.

Strengths: Communication, making decisions, can address difficult issues.

Weaknesses: He is sometimes easily distracted.

John Bergman – City Attorney, Escanaba, MI 906-241-2257

Mr. Bergman has worked with Mr. Jordan since 2019. Mr. Bergman is the city attorney and they work together on legal matters involving the city. Mr. Jordan's did excellent work while he was in Escanaba. He is productive and ensures that things get done in a timely manner.

Mr. Jordan excels at making sure all a municipality's affairs are done in the proper legal way. He is good at dealing with the city council. He helps each member feel like their voice is heard and

**Reference Notes
Patrick Jordan**

like they are getting their goals accomplished. He is able to navigate politics and legal processes easily.

When in the community, Mr. Jordan makes sure to be accessible to the public. He has closed the gap between the government and the public by emphasizing transparency. Public perception is important to him and he strives to be honest with the community. He has reached out to the local newspaper several times to share news about the municipality. He values speaking with the public about issues and hearing their questions.

Mr. Jordan is good at solving problems and negotiating difficult situations. In 2021, the labor unions had negotiations with the city. Usually, negotiations are a long and arduous process. With Mr. Jordan and the city's treasurer working together, it went smoothly. Everyone was satisfied with the outcome. He is talented at working out finances and knows how to budget.

As a leader, Mr. Jordan is involved. He likes to be part of projects and aware of his employees. He knows the right people to talk to in order to get things done. He is communicative and makes sure everyone is on the same page. When hiring people to add to his team, he always finds someone who has the right skill set. Instead of worrying about personality fit, he ensures that they will be able to do the job that needs to be done.

Mr. Bergman recommends Mr. Jordan as a municipal leader. He handles stress well and is a dedicated leader. He is responsible and accomplishes things as quickly as possible. He has experienced some friction with the City Council in Escanaba based on personalities, but nothing has escalated or become an issue. He likes to joke around and occasionally says things that are taken the wrong way, but when he realizes his mistake he sincerely apologizes. He is excellent at his job and there is nothing in his past that would prohibit him from applying his skills in a new community.

Words or phrases used to describe Patrick Jordan:

- Diligent,
- Caring,
- Dedicated,
- Knowledgeable,
- Enjoys his job, and
- Loyal.

Strengths: Knowledgeable about municipal leadership, diligent in follow-through, dedicated to his community.

Weaknesses: He says things that he should not at times.

**Reference Notes
Patrick Jordan**

Thom Bell – Council Member, Unalaska, AK 907-359-5533

Mr. Bell worked with Mr. Jordan while he worked in Unalaska from 2013 to 2015. While he was there, he did a good job. He was outgoing and met many people from the community. He gets along with many people and their different personalities.

Mr. Jordan was able to make good decisions while in Unalaska. He is able to look at the overall picture and choose a direction that will get the end goal accomplished.

He was active in the community. He was personable and easy to talk to. As a leader, he worked well with his staff and the city council. He is comfortable delegating because he places trust in his employees.

Mr. Bell believes that Mr. Jordan is a good candidate for a municipal leadership position. He handles stress well as a result of his even temper. He was never involved in anything negatively controversial and was always professional. He would be able to apply his talents in any other community.

Words or phrases used to describe Patrick Jordan:

- Friendly,
- Outgoing, and
- Knowledgeable.

Strengths: Connecting with people.

Weaknesses: None identified.

Kim Peterson – Recreation Director, Escanaba, MI 906-280-0067

Ms. Peterson has known Mr. Jordan since 2017 when he started in Escanaba. He succeeded there. He had a good job performance and everyone he met liked him. They interacted well on a professional level. He held weekly meetings for department heads and he remained available to them at all hours of the day. Under his leadership, all the department heads got along and respected each other.

Mr. Jordan is not a micromanager. He encourages his department heads to run their departments. He gives each department head the ability to work on their own projects. He encourages communication between everyone and they have meetings to share their progress.

As a community leader, Mr. Jordan made sure he was involved with local groups such as the rotary club and the chamber of commerce. He ensures that the community feels involved by

**Reference Notes
Patrick Jordan**

being on the radio every week to inform them of progress. The community appreciates his transparency.

Ms. Peterson believes that Mr. Jordan is a competent leader who has valuable skills. He has city management experience and is good with working with a team. There is nothing in his past that is concerning and his conduct while in Escanaba was exemplary. He would be a good municipal leader in a different community.

Words or phrases used to describe Patrick Jordan:

- Open communicator,
- Finds solutions,
- Team player,
- Community member, and
- Family-oriented.

Strengths: Budgeting, financial security for the city, relies on department heads to run their departments.

Weaknesses: He was not a local and had to get to know the stakeholders and the people in the community which had been there for years.

Beau LaFave – State Representative, Michigan House of Representatives, MI 906-282-3004

Ms. LaFave has known Mr. Jordan since 2015. She believed that his job performance exceeded expectations. He was in touch with the community and was willing to work with people. The two of them interacted every few weeks. When Mr. Jordan has a problem he asks her for help and vis versa.

Mr. Jordan made sure that he was involved with his community as much as possible. He attended community events such as fundraisers. He also attended public meetings. At meetings and in his regular day-to-day, he listened to the public. He heard their problems and made it clear that he personally cared about their concerns. He would tell members of the public that he would do his best to resolve their issues.

Regarding finances, Mr. Jordan improved the state of Escanaba when he took over. He is not opposed to making difficult decisions even if they aren't widely popular. In order to get more money flowing into the reserves, he made the decision to raise the price of water. This decision was not popular, but it was ultimately beneficial for the city's finances.

Reference Notes
Patrick Jordan

Ms. LaFave believes he would be able to implement his knowledge and skills in a different community. He was never involved in anything controversial that would reflect negatively on him or his career. His attitude is always professional and he is loyal to his responsibilities.

Words or phrases used to describe Patrick Jordan:

- Considerate,
- Hardworking,
- Thoughtful,
- Engaged,
- Communicative, and
- People-person.

Strengths: Communication, listening, problem solving.

Weaknesses: Outside the box thinking.

Thomas Hogue – Pastor, Sebastian, FL 239-443-9579

Mr. Hogue grew up with Mr. Jordan. He does not know him in a professional capacity but can speak to his character and personality.

Mr. Jordan is someone who makes a positive and progressive impact wherever he goes. He is a strong leader whose intellect and knowledge lends itself to strong relationships and trust. He has always been a good problem solver. He makes the best judgement call based on the circumstances and facts.

When he is stressed, Mr. Jordan puts things into perspective. He works out a way to get things where he knows they can be. He has vision for communities. He is patient with people working within a difficult process. He knows processes take time and he is empathetic to that struggle.

Mr. Hogue would recommend Mr. Jordan to a community who needs a hard worker with a leadership background. He is an effective problem solver and a dedicated public servant. There is nothing in his personality that is questionable and he acts ethically.

Words or phrases used to describe Patrick Jordan:

- Thorough,
- Trustworthy,
- Thinks through decisions,
- Responsible, and
- Has clear objectives.

**Reference Notes
Patrick Jordan**

Strengths: Understanding people, good sense of administration, smart, has a direction, vision.

Weaknesses: None identified.

Michael Holman – Former Police Chief, Unalaska, AK 907-359-1206

Mr. Holman worked with Mr. Jordan from 2013 to 2015. He had a good job performance and handled controversial tasks well.

When faced with problems, Mr. Jordan is organized and collects information. He consults the people involved and comes to a decision. He is not afraid to correct his decision if it turns out another one is better. For example, because of Unalaska's location, housing is expensive and it is difficult to get people to live there. One of his projects when he arrived was securing grants to build reasonably priced homes. This was a solution that had not been considered before and was praised as innovative.

As a leader, Mr. Jordan was always participating. He made an effort to be involved in meetings. He also involved his management in decisions. He sincerely wants the people that work for him to grow professionally and succeed. When interacting with the community, he was always helpful and kind. The public felt like he genuinely cared about their concerns.

Mr. Holman highly recommends Mr. Jordan. He handles stress well and is a strong leader. He works his way through problems in an even-tempered way. He has never done anything unethical and always acted professionally.

Words or phrases used to describe Patrick Jordan:

- Intelligent,
- Committed,
- Hard worker,
- Ethical,
- Communicative, and
- Good manager.

Strengths: Smart, organized, responsible.

Weaknesses: Friction with elected officials.

Prepared by: Trieste Sessions
Colin Baenziger & Associates

CB&A Internet Research

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

Daily Press (MI)

March 6, 2021

No Changes Made to Escanaba Animal Rules

Author: Ilsa Minor

No changes have been made to Escanaba’s animal ordinance despite concerns raised by an Escanaba woman that limits on the number of dogs that can be kept in a home could prevent foster homes from taking in animals from the Delta Animal Shelter. The issue was first raised last month, when resident Kathy Woodbury approached the council saying she had been visited by an Escanaba Public Safety officer for violating the city’s animal ordinance while fostering dogs that were seized from an alleged puppy mill in Maple Ridge Township. Woodbury, who said she and her husband had been long-time fosterers of animals from the shelter, had dogs of their own, which pushed them above the legal limit of four dogs over the age of four months in a single residence. “We’ve been in this home for 16 years and we’ve never had a problem with any of this, but under the current ordinance it states that we would not be able to foster because we own four dogs,” Woodbury told the council at the Feb. 4 meeting.

While the council had mixed feelings on whether or not it was appropriate to adjust the ordinance in February, both Escanaba Public Safety and the Delta Animal Shelter were quick to say the ordinance should not be adjusted. “The Delta Animal Shelter has created an internal policy to not send any foster animals to homes above the amount in the city (or) county ordinances going forward. It was not ever our intention to put foster people in noncompliance. I do not think the ordinance should be changed. There could be too much room for abuse or manipulation but people not affiliated (with) nor overseen by our organization. Changing the ordinance will also not resolve civil disputes between neighbors. We honor the ordinance as it stands,” Council Member Peggy O’Connell read from an email attributed to Delta Animal Shelter Manager Sue Garland during the February meeting.

In an effort to better understand the issue, City Manager **Patrick Jordan** and Council Member Ralph Blasier, who also sits on the shelter’s board and said he would not vote on the issue, met with Gartland and Escanaba Public Safety Director Rob LaMarche. Both Gartland and LaMarche were still of the opinion the ordinance should go unchanged. “Looking at this whole thing, kind of holistically, this is a matter of our ordinance. This isn’t an animal shelter thing, this is our ordinance. The chief and I don’t feel that any changes are warranted,” said **Jordan** said during Thursday’s regular city council meeting. “The internal controls that the animals shelter uses are more than sufficient and the ordinance that we have in place is sufficient, and I’ve always felt that when you have an extreme situation — a rare, extreme situation — come along and you pass policy based on that rare, extreme situation, you get bad policy.”

Internet – Newspaper Archives Searches
Patrick S. Jordan
(Articles are in reverse chronological order)

The Daily News (MI)
July 28, 2020

Delta County Helps Support Escanaba’s Dark Store Fight
Author: Jordan Beck

The Delta County Board of Commissioners has unanimously approved a \$10,000 payment to the city of Escanaba, supporting the city in its continued tax dispute with Menards. In May 2020, the Michigan Tax Tribunal issued a ruling on the long-running dispute. The City of Escanaba found the ruling — which required it to reduce the taxable value of the Menards store in Escanaba and reimburse the store for previous years’ taxes — unsatisfactory. Because of this, Escanaba City Manager **Patrick Jordan** asked the Delta County Board of Commissioners for additional funding in a letter sent last month.

The board discussed the possibility of providing the funding to the city during a meeting held in early July. As a city representative was not in attendance at that meeting — and the county needed to determine where additional funding in support of the city would come from — the matter was tabled at that time. **Jordan** was present at a board meeting that took place July 21. There, he provided additional context on the tax tribunal’s ruling. According to **Jordan**, one of the three judges that heard the case had their term expire before a decision on the dispute was made, leaving two judges to write the decision. “The way the story was told, they were on opposite ends of the philosophy of the dark store argument. And so after a year, I almost felt like they just said ‘let’s just get this done,’ and they wrote an opinion,” **Jordan** said. **Jordan** said city officials decided to appeal the decision. He noted this process should cost significantly less than the original trial. “There’s no new evidence submitted, so the costs are limited — but, still, we’ve spent so much money on this as it is now,” he said.

Later in the meeting, County Administrator Emily DeSalvo spoke about where additional support to the City of Escanaba could come from. She said previous payments to the city were taken out of a budget line item for professional services. “We looked at where it came from the last few times that we’ve given that, and we could pull some money from that and we’d probably have to supplement from the general fund and the administration line item, as well,” she said. A motion was made to put \$15,000 towards the city’s legal fight. Due to concerns about the amount of money available for this purpose, the motion was ultimately withdrawn and replaced with a motion to provide \$10,000 to the city. That motion was approved by board members.

In other business, the board voted not to rezone a parcel in Perkins from Residential to Commercial 1. This was in keeping with a recommendation made by the Delta County Planning Commission earlier in the month. Dollar General was looking to build a store on the property — a proposal which was controversial among local residents. Significant opposition to the store was voiced by people living in the area at both the planning commission meeting and Tuesday’s board meeting. “There’s no compelling reason to change this property. We already have a store, and I believe we can only support the one store,” Baldwin Township Supervisor Gregory Stevenson told board members.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

Radio Results Network (MI)

January 3, 2020

Escanaba City Council Denies Land Sale Request

Author: Jack Hall

The Escanaba City Council voted unanimously Thursday night to deny a request from a lakeshore property owner to acquire about three-one-hundredths of an acre of city-owned property. The council voted 5-0 after several people spoke against the proposal during public comment. Those citizens objected on their belief that the city's charter prohibits the sale of city-owned land without a referendum approved by three-fifths of the city's residents.

Escanaba City Manager **Patrick Jordan** says the city was going to give the land to the state DNR, which could then have sold it to this Lakeshore Drive landowner at its discretion. He says the property owners are having a hard time maintaining access to their land because of rising Lake Michigan water levels. "The boundaries of her property kind of shocked me when I saw the survey," **Jordan** told RRN News. "It looks like a parallelogram shape. She just wanted to just buy a small triangular piece of our lot next door to square off her's. They need access to the back of their property to reinforce it against the high lake levels. That's kind of what started the whole thing, and it's kind of morphed into several different arguments over the course of time."

Jordan says he doesn't believe that it is against the city's charter. "We were just going to 'quick-claim' 3/100ths of an acre back to the state, who was the original owner of the property," **Jordan** said. "Then the state could do whatever they wanted with it, including selling it to this particular landowner. That was kind of the plan." **Jordan** says there could be a land swap in the future rather than the proposed sale. Also Thursday night, the city council set January 16th, February 19th, and March 20th as dates for public hearings on the next city budget.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

Radio Results Network (MI)

November 11, 2019

Escanaba City Manager Jordan Signs New Contract

Author: Jack Hall

The City of Escanaba is no longer looking for a city manager. In a surprise move at Monday night's city council organizational meeting, an agenda item was added to discuss the resignation of Manager **Patrick Jordan**, and whether to offer him a contract to stay on. **Jordan** had announced that he was taking a job in Florida, but he accepted the new contract offer after the city council voted, 4-1, in favor of the deal. "It was a tough decision back and forth," **Jordan** told RRN News. "Florida is attractive. We have friends and family down there. But I just feel that right now, this is where I need to be. There's a lot going on right now, and we're going in the right direction. There's good things happening, and I want to be here to see it through."

"He has the knowledge of where we are today, and where we want to go tomorrow," Escanaba Mayor Marc Tall told RRN News. "He's been at the very start of the hotel project, and he's been deep into the dark store arguments. I'm looking forward to working with him, and with our two new council people." The new contract includes a pay increase from the current \$100,000 a year to \$125,000. Escanaba had received 35 applications for the city manager position, but chose the status quo. "I've read all 35 applications that we have to date, and when I go through them, only two have actual municipal management experience," councilman Dr. Ralph Blasier told RRN News. "There are a lot of people with degrees in public administration, but only two actually have real experience. We have one here who we have experience with ourselves for two years. We know his capabilities, and they're really good."

Tyler Dubrow, who along with Karen Moore were sworn in at the beginning of the meeting, voted no. Dubrow argued that **Jordan** should be free to re-apply for the position, but the other applicants should be given a chance. Moore voted yes, saying that **Jordan** was one of the reasons she chose to run for the city council in the first place. Tall, who was appointed to his fifth term as mayor earlier in the meeting, also voted yes, as did Blasier. Councilwoman Peggy O'Connell was pleased, saying several times in her remarks that she did not see this coming, and that it was a total surprise. O'Connell also voted yes, saying that **Jordan** has done a good job, and it would cost the city more to hire and train a new member."

Internet – Newspaper Archives Searches**Patrick S. Jordan***(Articles are in reverse chronological order)*

Daily Press (MI)

October 4, 2019

Escanaba City Manager to Resign

Author: Isla Matthes

After two years managing Escanaba’s day-to-day operations, City Manager **Patrick Jordan** announced Thursday he is resigning from his position with the city. “It’s with a bit of hesitation that I submit my resignation as your city manager,” **Jordan** read at Thursday’s city council meeting from a letter sent to Mayor Marc Tall earlier in the day. “I’m truly grateful for the opportunity provided to me by the Escanaba council and residents. I’ve enjoyed my time here and the friends that I’ve made, but at this time it’s best for my family and I to transition to a new position. I hereby submit my contractual 60-day notice with my last day — official day — being Dec. 1, 2019.”

Jordan was hired to lead the city on June 28, 2017, following the retirement of former City Manager Jim O’Toole, who worked 29 years for the city including 10 as the city’s manager. However, **Jordan** was not the first choice for the council, which initially hired former Negaunee City Manager Jeff Thornton. The offer to Thornton was later rescinded. “This is a sad day for the city. I think most people know Mr. **Jordan’s** not my first choice, but he was the best choice,” said Council Member Ralph Blasier. Prior to **Jordan’s** time with the city, he served as the administrator of Wexford County in downstate Cadillac. He also worked in the public sector as an assistant city manager and borough manager in Alaska, vital records manager in Texas, township supervisor, adjunct professor, and deputy county clerk in Muskegon, and a friend of the court investigator and corrections officer in downstate Grand Haven. “**Mr. Jordan’s** much more intelligent than I ever expected, he’s much more knowledgeable about running a city than I ever expected, and he’s doing a great job. And I thought right (away) that we were underpaying him, and now we’re reaping the consequences of that,” said Blasier.

When it came time to approve **Jordan’s** resignation, Blasier abstained. The rest of the council accepted the resignation. The council took preliminary steps to fill the position Thursday by approving the posting of the same job description used for **Jordan’s** hire through a number of channels including newspapers, direct emails to Upper Peninsula city managers, municipal and government job boards, and social media. “I don’t believe we need to go over every step in the process at this point, but I do believe we need to begin the process, because 60 days will move quickly,” Mayor Marc Tall told the council. Following the meeting, **Jordan** told the Daily Press he will be relocating to Florida. He also said he has enjoyed his time with the city and working with the city staff. “It’s been good. I’ve enjoyed it. I enjoy the community. I love it up here, I do, but right now, now’s the best time,” he said, adding he and his wife are now empty nesters. Tall also reflected on **Jordan’s** time with the city. “He’ll be missed, I think he’s done a fine job for the city over the last the years and especially the work he’s done with (property developer) Proxima to reach an agreement with the county and the developer to transform the old jail property into what we hope will be a new landmark for the city of Escanaba,” said Tall referencing a new hotel planned for the site.

Internet – Newspaper Archives Searches
Patrick S. Jordan
(Articles are in reverse chronological order)

News Advocate (MI)
July 30, 2019

Council Extends Offer of City Manager Position to Patrick Jordan

Author: Sean Bradley

After extensive interviews Tuesday, the Manistee City Council voted to extend an employment offer for the position of city manager to **Patrick Jordan**. The approving vote of 6-0 — council member Ed Cote left the public discussion before the vote due to an unexpected family emergency — was cast after interviews were conducted with the candidates and after council members held a public discussion. Council also voted to have Michigan Municipal League facilitator Kathie Grinzinger conduct other due diligence including a background check through a third-party firm, a drug screening and reference checks.

A vote was also cast to have city attorney George Saylor begin contract negotiations with the candidate pending the other due diligence being completed. During the public discussion held in the council chambers at Manistee City Hall, council member Eric Gustad, who made the motion to conduct a vote in favor of **Jordan**, said he liked **Jordan's** responses to council's questions. "I do believe he had as strong grasp on what we're looking for" Gustad said. "He understood roles and services, that we have a limited budget and he was familiar with the theater issues and the historical significance of those things." **Jordan** was interviewed along with the other four candidates — Ryan Heise, Kevin Bookout, Anton Graff and Timothy Wolff — after council narrowed down the candidate list last month that was gathered by Grinzinger, who was hired by the city in April to conduct the candidate search.

The assistant city manager of Unalaska, Alaska, **Jordan** served as Muskegon Township supervisor from June 2004 to August 2008, as an adjunct professor at Baker College and as Muskegon County deputy county clerk supervisor from April 2000 to March 2004. He obtained a Bachelor of Science in Political Science in 1995 from Grand Valley State University and a Master of Public Administration degree in 2000 from Western Michigan University. Each council member asked the candidates, including **Jordan**, the same three questions pre-determined by the MML covering a variety of subjects including prior work experiences, management style and how it would help Manistee, challenges the city faces and what each candidate's first three months as city manager would be like. Council members also asked follow up questions when appropriate. Manistee mayor Colleen Kenny asked Wolff how the city would reach an agreed-upon vision and capitalize on setting a unique sense of place.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

The Daily News (MI)
April 20, 2019

Tax Panel to Conduct Key Hearing in Michigan ‘Dark Store’ Dispute

Author: Jordan Beck

Representatives of the city of Escanaba will be heading to Lansing for a Michigan Tax Tribunal hearing on a dispute between the city and Menards next month. Escanaba City Manager **Patrick Jordan** gave community leaders an update during a Delta County Joint Governmental Roundtable at Escanaba City Hall earlier this week. The hearing is set to take place May 13-17. According to **Jordan**, he and Assistant Assessor James McNeil plan to attend the first two days at minimum. “(We’ll) be there for that, at least,” he said, noting these days will likely make up the most important part of the hearing.

Over the past few years, Menards and Escanaba have been involved in a legal battle related to the “dark store” tax method. Menards has claimed the value of their Escanaba store should be based on a closed and empty building, otherwise known as a “dark store.” For years, retailers have convinced the Michigan Tax Tribunal their Michigan big-box stores should be assessed in this manner due to their large sizes and unique layouts. These decisions have resulted in losses of revenue and subsequent budget cuts in numerous affected communities.

Since its first property assessment appeal in 2014, Menards has appealed additional annual assessments with the Michigan Tax Tribunal. The tribunal ruled in favor of the retailer, and the city and other local tax entities were ordered to refund a portion of taxes paid by Menards and to reduce its property assessments. The city of Escanaba continued to fight the decision, and in the spring of 2017, the Michigan Court of Appeals issued a decision in favor of the city. In response, Menards filed a request to have the case heard before the Michigan Supreme Court. As the court declined to take the case, it returned to the tax tribunal.

Jordan voiced his confidence in the people helping Escanaba with the case. “We have a very, very good, very professional legal team that’s working on this that’s engaging other professional experts to testify,” he said. According to **Jordan**, the final result of the dispute could have a direct impact on other dark store cases in Michigan. “There is no underlying legislation that governs how to value these properties ... so, in the absence of legislation, some case law is going to have to suffice for the time being until the Legislature can catch up,” he said. The result could also have ramifications for dark store cases across the country.

Due to the case’s potential significance, **Jordan** said the city has requested financial support from other Michigan communities. “We’ve asked municipalities all over the state to contribute to our cause, and they have,” he said. But next month’s hearing may not mark the end of the dispute. “If it doesn’t go in our favor, we’ll have to take a step back, consider the cost of going forward, and make a decision on whether to go forward or not,” **Jordan** said. The case could also continue if the tribunal rules in favor of the city. “I believe the other side would appeal if they lose at the tribunal,” **Jordan** said.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

Associated Press State Wire (MI)

October 11, 2018

Escanaba Passes the Hat for Big Tax Showdown with Menards

Local governments in the Upper Peninsula are raising money to pay expert witnesses in a major dispute over the taxable value of big-box stores. The Michigan Tax Tribunal will hear a case next year involving a Menards store in Escanaba. City Manager **Patrick Jordan** says Escanaba is trying to raise \$200,000, which would trigger another \$200,000 from the state Treasury Department. **Jordan** says approximately \$171,000 has been raised. Marquette County has given \$10,000.

Big-box stores have been reducing their tax bills by convincing the Tax Tribunal that their stores are so unique that they should be assessed at much less than the cost of construction. The loss of revenue has hurt many communities. The state appeals court rejected Menards' approach and told the tribunal to allow the parties to present more evidence.

Internet – Newspaper Archives Searches
Patrick S. Jordan
(Articles are in reverse chronological order)

The Daily News (MI)
July 10, 2018

Dickinson May Help Escanaba in ‘Dark Store’ Challenge

Author: Jim Anderson

Dickinson County will consider helping the city of Escanaba in its legal battle with Menards over property taxes, noting the case has statewide ramifications. Escanaba is seeking \$200,000 in funding from other Michigan municipalities to “set a precedent” in the Michigan Tax Tribunal and “end the dark store war once and for all,” a June 29 letter from Escanaba City Manager **Patrick Jordan** to other Michigan municipal leaders states. The Michigan Association of Counties and Marquette County have each pledged \$10,000, said Dickinson County Commissioner Joe Stevens. A contribution from Dickinson County might be in the range of \$1,000, although no figure has been determined, according to Controller Brian Bousley. In 2016, the Michigan Court of Appeals ruled the Michigan Tax Tribunal had “committed an error of law” when it reassessed the value of Menards’ Escanaba store and reduced the city’s tax assessment on that property more than 56 percent for three years.

Menards appealed the decision to the Michigan Supreme Court, which refused in October to hear the case. After that denial, the Michigan Court of Appeals remanded the case back to the state tax tribunal to allow the two parties to present more testimony on the Escanaba Menards’ property value. The outcome of the remand hearing could have long-term implications on the “dark store” property tax assessment method, which reduces the taxable values of open and operational “big box” stores to that of closed and vacant buildings, **Jordan** said.

The case has been at issue since 2014, when Menards won an appeal through the tax tribunal, resulting in a three-year adjustment to Menards’ property value for its 166,196-square-foot building on 18 acres. The 2012 value dropped from \$48.43 to \$20 per square foot; the 2013 value from \$49.54 to \$21; and the 2014 value from \$50.88 to \$22, according to a May 14 Escanaba Daily Press article. As part of the 2016 appellate court ruling, the tax tribunal has been ordered to hear more evidence on deed restrictions — which limit what buyers can use vacant stores for — and hear more evidence regarding the cost-less-depreciation approach, which is one method used to determine property value.

That is where the need for funding comes in, **Jordan** said, as demand for information far exceeds what would normally be required in a typical tax tribunal case. “Escanaba is aware that it cannot simply ‘show up’ for this critical hearing,” **Jordan** said. It must provide what the tribunal and the court of appeals is looking for: A comprehensive study of the dark store theory. **Jordan** said the issue is “a fight for all local units, not Escanaba’s fight alone, as no single unit can afford the challenge alone.” **Jordan** said Escanaba officials are mindful of the implication that accepting a settlement agreement from Menards may have if it were offered. “Other local units would then be forced to litigate the meaning of the Menards decision without the benefit of precedent in the tribunal that the forthcoming remand hearing could have established.” the letter states. “Because of the impact of a settlement on other local units, the city will refund all contributions if it settles

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

this case.” Dickinson County commissioners agreed Monday to act on the contribution request July 23. Bousley said the county would have to “scrape and scrimp somewhere” even to come up with \$1,000, but added, “I do think we have to do something. This is a very important case.”

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

ABC 10 Up (MI)

March 20, 2018

Dark Stores Being Fought in Escanaba

Dark Stores have become a harsh loophole to make the competition obsolete and has affected the communities negatively. But one town is still fighting against these stores and their loop holes within the law. The town of Escanaba is bringing the fight to stop these loopholes from affecting their surrounding businesses and the affect it has on the economy. And the people of Escanaba have been succeeding in their endeavors. “Every head in the audience was nodding in agreement that what I said was that we are all in this boat together. We’re fighting this fight, Escanaba happens to be the one city that challenged that appealed the Wright case and its continuing and we’ve won the court of appeals and we’ve won in the Supreme Court. And now it’s going back to the Tax Tribunal for a retrial,” said, City Manager of Escanaba, **Patrick Jordan**. The Michigan Department of Treasury and the people that are trying to fight these Dark Stores will continue the fight on fixing this issue within the Michigan economy.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

ABC 10 Up (MI)
December 22, 2017

City of Escanaba Joins Lawsuit Against Opioid Manufacturers

On December 15th, the City of Escanaba voted to join a lawsuit suing the manufactures of opioids in order to fight the drug epidemic. The lawsuit comes after statistics revealed that 80 percent of criminal activity in the city is directly and indirectly related to the opioid problem. The Escanaba City Council believes this is the best form of action to take. They are joining 100 other municipalities nationwide in the lawsuit. “The opioid epidemic is real, and it’s in Escanaba. We believe that we have taken the right step in joining with the other cities in counties to collectively sue the manufacturers and distributors of these terribly addictive drugs,” said Escanaba Mayor Marc Tall.

“It will take years to resolve this unless the manufactures, the distributors who are the defendants in this case want to settle which is something they could do, but we had to do it just as a step in the fight to defend our community,” said Escanaba City Manager **Patrick Jordan**. The citizens of Escanaba should be aware that it will not come at a cost for the city to join this lawsuit. All money is being paid upfront by attorneys and if the lawsuit is won, 70 percent of the winnings will be awarded to the participating cities.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

Daily Press (MI)

August 14, 2017

City Manager Getting to Know Esky

Author: Jenny Lancour

Escanaba's new city manager has been learning a lot about the city's operations as well as the community since he started working here last month. "I love it here," said **Patrick Jordan** when questioned by the Daily Press about how things are going since he took over for Jim O'Toole who retired after serving 29 years for the city including manager for the past decade. **Jordan**, who most recently served as the administrator of Wexford County in downstate Cadillac, noted that O'Toole is a "tough act to follow" because of his many years of experience with the city and the fact he is a native of Escanaba.

Jordan said the most difficult challenge for him, because he is not from the area, has been getting to know the community including his staff, the public, and how to get everywhere. "I think things are going well. I'm learning the faces and names and how the puzzle pieces fit together and finding my way around," he commented after the council's Aug. 3 meeting. **Jordan** said he is learning a lot of positives about the community which he has already grown to love. "I'm learning this is an active community. There is always something going on. There is a lot of group involvement," he said, adding he is looking forward to his family moving to Escanaba after his son graduates from high school next year. He also said it's been tough being separated from his family.

In the meantime, **Jordan** continues to get familiar with the city operations and staff as he fulfills his duties as the new city manager. In addition to tending to daily responsibilities and attending various meetings, he is working to keep the city on budget and on task with the union contracts which have yet to be settled. Council unanimously agreed to hire **Jordan** as Escanaba's new city manager on June 27. He had four days to transition into the job, shadowing O'Toole before he retired on June 30. **Jordan** signed a one-year contract and is earning a pay rate equal to \$95,000 a year during a six-month probationary period after which he will earn a pay rate of \$100,000 a year.

In addition to serving as Wexford County administrator, **Jordan** worked as: an assistant city manager and borough manager in Alaska; vital records manager in Texas; township supervisor, adjunct professor, and deputy county clerk in downstate Muskegon; and a friend of the court investigator and corrections officer in downstate Grand Haven. **Jordan** has served on professional organizations related to municipalities, economic development, emergency management, and correctional facilities. He also has experience regarding waterfront community ports and harbors.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

TV 6 Upper Michigan Source (MI)

June 29, 2017

Patrick Jordan is in as Escanaba's New City Manager

Author: Mark Cowman

Escanaba has a new city manager. At a special meeting of the city council Tuesday afternoon, **Patrick Jordan** was officially hired to replace outgoing manager Jim O'Toole. The council announced that they had completed a background check and contract negotiations. The background check revealed nothing that the council found objectionable and both sides were able to come to mutual agreement on a contract.

The council the voted unanimously to officially offer **Jordan** the contract which he signed at the end of the very brief meeting. When asked if he felt ready to start the job **Jordan** replied "I was here this morning bright and early. Just spending time with Jim, just shadowing him. He's showing me around the community. He's showing me the various things that are going on in the community. We talked a lot about the powerhouse, about the shoreline development. Just other issues facing the city". Current city manager Jim O'Toole is retiring this Friday after 30 years of service to the city of Escanaba.

Internet – Newspaper Archives Searches**Patrick S. Jordan***(Articles are in reverse chronological order)*

ABC 10 Up (MI)

February 1, 2017

City of Escanaba Holds Press Conference, Thanks Workers and Community

The city of Escanaba dealt with a severe water main break Thursday morning that caused the city to lose approximately 1 million gallons of water. Friday morning, the city held a press conference regarding the break and the response to the emergency. The break happened near the intersection of 1st Avenue North and 25th Street. Public safety and city workers had to deal with several issues in the process of fixing the problem. Mayor Marc Tall was the first person to speak at the press conference, which was held at the office of Public Safety. Tall started by thanking the all of workers who worked through the harsh conditions to ensure proper water function throughout the city. “I’m here to thank the city employees for the outstanding work they did yesterday,” Tall said. “To find the problem, to solve the problem, to clear the piles of ice that were created. And to thank our public safety department for keeping us safe and directing people away from the problem while our crews were doing so much hard work.”

Tall’s comments reflected on the work from more than one department in the city, and the way that each department worked together to get through the problem safely and quickly. But there was a lot of water that was being lost throughout the day, at first the break could not be located. “It took us several hours to locate the problem,” said Jeff Lampi, the Water/Wastewater Director for the city. “We lost most of the water in our south water tower. Luckily after several hours we were able to dig through a couple feet of water, DPW made burms to direct the water different directions to allow us access to valves. And we were able to shut that down and do repairs in the afternoon.”

Lampi said that this is a problem that will come up again as water main breaks are something that cities normally have to deal with. However, where the break was located and the weather issues that they dealt with made the problem a bit different than normal. The location of the break was near main highways and roads within the city, which also caused issues when it came to traffic. “It does take a little bit of time and effort to reroute all of that traffic,” said Director of Public Safety Robert LaMarche. “It was kind of nice for the time of the day. It was early enough before the big rush came in, so they were able to get the detours set up prior to the big rush of traffic.”

Overall, city and county officials were happy with the work that was done by the crew and city employees to find the break and contain the problem, as well as the community when it came to helping those workers. City manager **Patrick Jordan** has experience working in other cities, but said the amount the workers were able to accomplish on Thursday was unlike other situations that he’s seen. “These guys are in subzero temperatures and soaking wet trying to fix this pipe,” said **Jordan**. “I’m amazed at what happened yesterday. The amount of water that was coming out of that tank, the fact that it was fixed by 5 o’clock in the afternoon and the hole was filled in and everyone was on their way home was amazing. Because yesterday morning, that seemed like an impossibility, it was going to be a two-day event.”

Internet – Newspaper Archives Searches**Patrick S. Jordan***(Articles are in reverse chronological order)*

“Kudos to the city, terrific job,” said Robert Berbohm, the Emergency Coordinator for Delta County. “You think of the weather conditions and what they went through and no injuries. No injuries. That comes from the top down. And kudos to the employees, I can’t imagine. I wouldn’t want to work in those conditions.” The city of Escanaba also released a list of individuals, organizations, and businesses that it would like to thank for helping with the fix and donating time or services in the process:

- City of Gladstone Water Department
- Ed Burnnette
- Jay DeShambo
- Mark Rose
- OSF/Bill Farrell
- Delta County Road Commission
- Emergency Management
- Delta County Sheriff’s Department
- Delta County Search and Rescue
- MDOT
- Rampart
- Central Dispatch
- Michigan State Police
- Rosy’s Diner
- Drifters
- McDonalds
- The Store
- Starbucks
- Viaus
- Mo’s Pub
- Oven King
- Bobaloon’s
- Lory Rymkos
- State Senator Ed McBroom and State Representative Beau LaFave
- All city departments that worked or offered help to solve this problem

Anchorage Daily News (AK)
September 28, 2016

Unalaska Housing Shortage Hits City Employees

Author: Jim Paulin

Single police officers in Unalaska sometimes need to live on living room sofas in the absence of quality affordable housing, according to a report presented last week at a crowded special city council meeting on housing for everybody in general and city employees in particular. A housing shortage makes it hard to fill vacant city jobs, according to assistant city manager **Patrick Jordan**. "Oftentimes officers without families must share living space with roommates, sometimes couch surfing, and potential candidates with families are unable to accept offers of employment due to the lack of available and affordable quality housing," **Jordan** wrote in the Dec. 2 memo.

About 50 people packed the city council chambers. "Now I know how to get people to come to the city council meetings. Just put housing on the agenda," said city manager Chris Hladick. If housing is tight now, city officials worry it could get a lot worse in the future, if offshore oil development begins in the Arctic Ocean, with Unalaska as a staging area. According to city planning director Erin Reinders, the oil boom in Williston, North Dakota caused rents to double and then some, as the population grew about 50 percent in only three years, from 14,700 in 2010 to 21,000 in 2013. Much of the meeting's discussion centered on finding land to develop for new housing, and measures the city might take such as extending utility lines.

The prospect of Uncle Sam riding to the rescue was suggested in Reinder's presentation, calling for hosting a housing forum with various federal funding agencies including the U.S. Department of Agriculture, Housing and Urban Development, Aleutian Housing Authority, plus the state Alaska Housing Finance Corp., and Key Bank from the private sector. Local developers opposed the city building more housing for employees, complaining of unfair competition. "You're very lousy at it," said major local real estate owner Coe Whittern, complaining of the cost of the eight-unit apartment complex for city and school district employees in the valley where the city trailer park once stood.

Former city engineer Tyler Zimmerman defended the cost, saying it represented quality housing, although more units could have been for the same amount of money. City natural resources analyst Frank Kelty said the city was once forced to create a trailer park for city workers after waiting for private development that never happened. Kelty said he'd have preferred to see the mobile homes taken to the landfill. The "city trailers" however, continue as employee housing at Offshore Systems Inc. "The city does not want to be in the housing business at all," said mayor Shirley Marquardt.

The city currently owns 16 housing units, according to the planning department, with four apartments reserved for teachers and two units reserved for police officers. Local real estate owner Rufina Shaishnikoff said city housing should only be short-term, and that the workers

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

should eventually purchase their own homes. "I don't think they should live in city housing forever, certainly not for five years," she said. City councilor Zoya Johnson questioned if a housing shortage really existed, but councilor Yudelka Leclere had no doubts, citing multiple families sharing a single house. Councilor Dave Gregory quipped that perhaps the barge the city's hiring to remove scrap metal could arrive loaded with new houses.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

Up North Live (MI)

July 6, 2016

Commissioners Discusses New Option for Central Dispatch Services

Author: Allison Scott

Central dispatch services could soon be changing in Wexford County. The Wexford County Board of Commissioners had a meeting Wednesday night where they discussed new options of carrying out services. Wexford County Administrator **Patrick Jordan** said the way central dispatch is run now is too expensive. He said the county pays about \$1 million a year to fund 911 services. According to **Jordan**, there are cheaper alternatives to carry out the services. One of those options is collaborating with Michigan State Police in Gaylord.

Jordan said if the county does this, it would save them more than \$4 million by 2021. "The number came in surprisingly low. I didn't expect anything like that," said **Patrick Jordan**, Wexford County Administrator. "It's one of those things where, personally I believe collaboration, collaboration is the best way to go if at all possible. It saves money. It saves a lot of money for the taxpayers for the people paying the bill."

Jordan said switching controls of central dispatch should not affect the services at all. Wexford County Central Dispatch serves around 33,000 people in the county. Currently the county's emergency services are maintained under the sheriff's office. While no formal action was taken at Wednesday's commission meeting, **Jordan** said the topic will likely come up again at their next meeting later this month.

Internet – Newspaper Archives Searches**Patrick S. Jordan***(Articles are in reverse chronological order)*

High Country News (AK)

August 13, 2015

Shell Exacerbates Housing Shortage in Alaska Port Town

Author: Ryan Schuessler

Not much has changed in Unalaska, Alaska, since Flor Luna had trouble finding a place to live when she moved here 14 years ago. “When I first came here, I put myself on every list [for housing] there was available,” Luna recalled. Nobody ever called her back. She wasn’t the first or the last person to struggle to find affordable housing in the town that hosts the country’s largest fishing port. Out of what she called sheer luck, Luna was eventually able to find a place to rent, but not everyone is that lucky. During peak fishing season, Unalaska’s population can sometimes triple, and there still isn’t enough space for everyone who pours into town looking for work.

And now tiny, far-flung Unalaska is bracing for another curveball: Shell. The housing shortage isn’t anything new – longtime residents can remember when people rented broken-down cars as a place to sleep, or made a camp in abandoned World War II-era bunkers. Today, it’s the oil giant’s fleet looming around the city’s harbor that’s making waves, and locals say affordable housing is getting even harder to find as a result. “We have a community who focuses really hard on bringing industry in and making it easy for industry to basically set up shop here,” said lifelong Unalaska resident and former city council member Dennis Robinson. But, he said, the community has “failed miserably” at making sure there is enough affordable housing for all its residents.

Royal Dutch Shell is using Unalaska and the adjacent Port of Dutch Harbor in Alaska’s Aleutian Islands, some 2,000 miles north of Seattle and 800 miles west of Anchorage, as a launching point for exploratory drilling in the Chukchi Sea – another thousand miles to the north. When the Obama administration gave Shell the thumbs up for exploratory drilling in the arctic earlier this year, it sealed Unalaska’s fate: Oil will leave its mark on this fishing town. To what extent is still up in the air, but residents are worried that if Shell finds oil up north, and its employees flood into Unalaska, even more locals will be priced out. “Especially during the fishing season, it’s already stressful enough,” said 25-year-old Unalaskan Andrea Treiber. “It’s going to be a whole lot harder if they live here.”

In the 1970s, a fishing and crabbing boom grew Unalaska’s population of just over 300 people by almost 300 percent. By the 2010 census, the population was nearing 4,500, and locals say the infrastructure never caught up. Unalaska’s remote location in the Aleutian Islands and the challenging topography keep development costs high, resulting in the housing shortage. If it’s available, many Unalaskans live in company housing built by their employers, such as the seafood companies that process fish in Dutch Harbor. Eighty percent of Unalaska’s fulltime residents rent. The lucky ones own their own homes.

Internet – Newspaper Archives Searches**Patrick S. Jordan***(Articles are in reverse chronological order)*

Residents reported paying as much as \$800 a month for a small room with a bed, but no bathroom, or up to \$1,500 for a modest studio. Small houses can sell for more than half-a-million dollars. Even the city government has had a hard time finding housing for its employees. “When we have people we hire who come from the outside, they have nowhere to go,” said assistant city manager **Patrick Jordan**. At times, there have been up to a dozen city employees living in Unalaska without permanent housing. A 2010 study by the city found that Unalaska needed more than 300 additional housing units – a number that has since grown as the population increased over the last five years. City leaders have been talking about the housing shortage for decades with little turning up in terms of widespread, long-term solutions.

Now that Shell has come to town, the pressure to solve the problem has intensified. “The unknown is what effect the oil development is going to have on us,” **Jordan** said. “As a city we almost have to react to what happens after the fact.” That all depends on whether Shell finds oil in the Chukchi Sea. The list of unanswered questions keeps getting longer: Would the company keep Unalaska as its hub? If so, how many workers will be coming to town? If they come, where will they live? “We work and communicate locally to mitigate potential impacts in Unalaska,” Shell spokesperson Kelly op de Weegh said in an emailed statement. “As for the long-term future, our first step is to determine whether our Chukchi operations will lead to a commercial discovery.”

Shell employees and contractors have been coming and going since the company’s drill arrived in Dutch Harbor earlier this summer. Many of them stay in a block of rooms now on hold at the town’s one hotel, and rooms are released if they are not used, op de Weegh said. Locals say the company is tying up more of the already scarce short-term housing in Unalaska during peak tourism season. Locals also say the remote town’s cellular and Internet networks have slowed since Shell arrived, and that it takes longer for their mail to arrive. “People raised their [rent] once they heard Shell was coming in,” said Unalaska resident Delores Gregory. Before moving away for school several years ago, Gregory was paying \$1,700 a month for an apartment. A few months later in 2012, when Shell’s activity in Unalaska restarted, she heard that the unit’s rent had risen to more than \$2,000 a month. That’s how much Flor Luna and her husband pay now.

“It’s not like I can go down the road and find something cheaper,” Luna said. “We’d love to have something smaller so we don’t pay so much, but there’s nothing available.” “They’re having to move to Anchorage or other villages or down south to have a place to live,” Andrea Treiber said of her childhood friends. When she finished college a couple of years ago, Treiber wouldn’t have been able to afford to live in Unalaska if she hadn’t moved back in with her parents. “This is my home,” she added. “This is the only place I’ve lived.” Many in town fear that Shell’s arrival will turn Unalaska into the next Williston, North Dakota – the town of less than 15,000 residents that had the highest rent in the country after an oil boom more than doubled its population in 2014. “It’s already happened,” Robinson said of the oil giant putting more stress on Unalaska’s housing shortage. “And it’s going to get worse.”

Internet – Newspaper Archives Searches
Patrick S. Jordan
(Articles are in reverse chronological order)

The Bristol Bay Times (AK)
January 23, 2015

Unalaska Officials Attend Marijuana Conference

Author: Jim Paulin

Two senior officials of the Unalaska city government flew to a marijuana conference in Colorado last week. At last week's city council meeting, assistant city manager **Patrick Jordan** said city manager Chris Hladick was absent because he was traveling on city business to Colorado, to learn from that state's experience in legalizing marijuana. Alaskan voters similarly voted to legalize recreational marijuana in November, although it doesn't start taking effect until late February. **Jordan** said deputy police chief Michael Holman also attended the Colorado cannabis conference.

Jordan foresees the local city council adopting local regulations on marijuana. "If they do nothing, that's acting too. Then there will be no limit on it," **Jordan** said. Unalaskans voted in support of the ballot question on legalization. More than 500 people from 38 states packed a conference center just outside Denver last week for a crash course in "lessons learned" when it comes to marijuana legalization, according to the Alaska Dispatch News. Of the 500, 40 are from Alaska. They include members of local governments from Unalaska, Fairbanks and Anchorage as well as members of state government who in less than six weeks will begin making marijuana rules.

The Jan. 14-16 conference, "Marijuana Impact on Public Health and Safety in Colorado," was hosted by the Colorado Association of Chiefs of Police, near the "Mile High City" as Denver is known because of its elevation. A contingent of Alaska officials on Jan. 13 also toured several marijuana businesses in the Denver area, coordinated by the law firm, Vicente Sederberg, which specializes in marijuana legalization. Partner and founding member Brian Vicente said the tour sites included marijuana grows and facilities that make edibles. The law firm often leads such tours, he said, in an effort to help people understand the effects of legalization.

"At the end of the day, Colorado's law and Alaska's law are very similar," Vicente said in a telephone interview Wednesday. "... I think perhaps it's a glimpse into the future for those Alaskans that were able to come down here and see how regulated marijuana works." Vicente said he hoped the tour offered a counterpoint to the law enforcement conference. He was critical of organizers, noting law enforcement has consistently opposed marijuana legalization. "I think there is absolutely a degree of bias (at the conference)," Vicente said. "We think its important regulators meet with a diverse set of stakeholders, and law enforcement is an important voice, but when you have people who have opposed and imprisoned people over marijuana, it's tough to say you'll get correct information out of that meeting."

The conference, which costs \$325 per person, was open only to law enforcement personnel, regulators and policymakers. Media and the public weren't allowed in the sessions last week. The conference sold out, according to Marco Vasquez, chief of police in Erie, Colo., and marijuana

Internet – Newspaper Archives Searches**Patrick S. Jordan***(Articles are in reverse chronological order)*

director for the Colorado Association of Chiefs of Police. He is also the former chief of investigations for the Colorado Department of Revenue's medical marijuana enforcement division. A spokesperson for the conference said the audience was limited because some of the information presented involves ongoing law enforcement actions and other information that cannot be shared with the public. Vasquez, who helped plan the conference, said he and about a half-dozen other police chiefs approached the conference with a "lessons-learned approach." He said the goal is to share what Colorado officials have learned so far about marijuana legalization in the state. "Whatever is going to happen with marijuana legalization, you don't necessarily want to be the first, but that's what happened with Colorado," Vasquez said in a telephone interview Tuesday. "Alaska can now really benefit from some of our lessons and do things better than we did, simply because they are able to learn from our experience."

Vasquez said he was proud of some of the things the state did right, but there were other areas he felt needed work. Better data collection, especially in public health and safety would help, he said. He also noted Colorado's Amendment 64, which legalized recreational marijuana, had a built-in timeline he described as "strict." Alaska's Ballot Measure 2 also includes a strict timeline, giving the state nine months to craft rules after the ballot initiative goes into effect Feb. 24? Vasquez said that makes it difficult for government to respond, especially when there's limited funding. He suggested Alaska officials slow the timetable as much as possible, though he added marijuana supporters would undoubtedly disagree, saying they wanted it done "yesterday." "There are a lot of moving parts (in the regulatory process) and if you're rushed and don't have adequate resources and don't have adequate funding you're creating a recipe for where you may fail," Vasquez said. Suzanne Caldwell of the Alaska Dispatch News contributed to this report.

The Bristol Bay Times (AK)
December 12, 2014

Unalaska Housing Shortage Squeezes City Employees

Author: Jim Paulin

Single police officers in Unalaska sometimes need to live on living room sofas in the absence of quality affordable housing, according to a report presented last week at a crowded special city council meeting on housing for everybody in general and city employees in particular. A housing shortage makes it hard to fill vacant city jobs, according to assistant city manager **Patrick Jordan**. "Oftentimes officers without families must share living space with roommates, sometimes couch surfing, and potential candidates with families are unable to accept offers of employment due to the lack of available and affordable quality housing," **Jordan** wrote in the Dec. 2 memo.

About 50 people packed the city council chambers. "Now I know how to get people to come to the city council meetings. Just put housing on the agenda," said city manager Chris Hladick. If housing is tight now, city officials worry it could get a lot worse in the future, if offshore oil development begins in the Arctic Ocean, with Unalaska as a staging area. According to city planning director Erin Reinders, the oil boom in Williston, North Dakota caused rents to double and then some, as the population grew about 50 percent in only three years, from 14,700 in 2010 to 21,000 in 2013. Much of the meeting's discussion centered on finding land to develop for new housing, and measures the city might take such as extending utility lines.

The prospect of Uncle Sam riding to the rescue was suggested in Reinder's presentation, calling for hosting a housing forum with various federal funding agencies including the U.S. Department of Agriculture, Housing and Urban Development, Aleutian Housing Authority, plus the state Alaska Housing Finance Corp., and Key Bank from the private sector. Local developers opposed the city building more housing for employees, complaining of unfair competition. "You're very lousy at it," said major local real estate owner Coe Whittern, complaining of the cost of the eight-unit apartment complex for city and school district employees in the valley where the city trailer park once stood.

Former city engineer Tyler Zimmerman defended the cost, saying it represented quality housing, although more units could have been for the same amount of money. City natural resources analyst Frank Kelty said the city was once forced to create a trailer park for city workers after waiting for private development that never happened. Kelty said he'd have preferred to see the mobile homes taken to the landfill. The "city trailers" however, continue as employee housing at Offshore Systems Inc. "The city does not want to be in the housing business at all," said mayor Shirley Marquardt.

The city currently owns 16 housing units, according to the planning department, with four apartments reserved for teachers and two units reserved for police officers. Local real estate owner Rufina Shaishnikoff said city housing should only be short-term, and that the workers

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

should eventually purchase their own homes. "I don't think they should live in city housing forever, certainly not for five years," she said. City councilor Zoya Johnson questioned if a housing shortage really existed, but councilor Yudelka Leclere had no doubts, citing multiple families sharing a single house. Councilor Dave Gregory quipped that perhaps the barge the city's hiring to remove scrap metal could arrive loaded with new houses.

Internet – Newspaper Archives Searches**Patrick S. Jordan***(Articles are in reverse chronological order)*

The Bristol Bay Times (AK)

August 29, 2014

Unalaska: Iliuliuk Docks Should Stay

Author: Jim Paulin

The vintage wooden docks that serve as an unofficial small boat harbor at the mouth of the Iliuliuk River probably won't be going away anytime soon, regardless of what a state grant says, according to Unalaska assistant city manager **Patrick Jordan**. The dock removal is opposed by the Qawalangin Tribe, though it favors other parts of the grant, especially a salmon-counting weir. For one thing, the grant's too small, at \$352,000, to remove the old docks and install replacements, "not even close," **Jordan** said. Much of the grant is for a study anyways, not construction. In June, the city council voted to spend \$197,000 of the grant for an engineering study by PND Engineers, though the city is still waiting for final approval from the state Department of Commerce, Community, and Economic Development.

Said tribal president Tom Robinson in a June 7 letter to the city, "The Qawalangin Tribe of Unalaska appreciates the city's efforts to restore the lake and river to protect salmon habitat" But the docks aren't a problem, he said. "There is certain wording in the Lower River grant award which states the removal of existing boat docks and installation of light penetrating dockage, meant to improve salmon habitat, which we feel would have the potential to deny access of our tribal members to a traditional area they have used for thousands of years," Robinson wrote. The small boat docks have little impact on salmon, Robinson said, and the assistant manager agreed. "Those fish can find their way around that. They're endowed by the creator with pretty good instincts," **Jordan** said last week.

But the docks are occupying city property without permission, **Jordan** said. "It's almost a squatters' rights type thing," he said, though their removal is "not one of our goals." According to the state grant narrative, "Years of foot traffic and skiff storage have damaged growth and prevented regrowth of vegetation along the riverbank, which left unchecked leads to further erosion and sedimentation." The existing docks are home-made structures built with hammers and nails, unlike the expensive potential replacements that likely would be constructed in a factory in the Lower 48 and shipped to the Aleutians on a barge. And since the city doesn't own the present docks, it doesn't charge harbor fees, a preservation incentive.

Robinson acknowledged that "cleaning up derelict boats and docks along the river mouth may have some merit." But he said the bigger problem is upstream. Unalaska city natural resources manager Frank Kelty also said the biggest sedimentation problem is upstream, marked by a "mud island" of runoff at the head of Unalaska Lake. That's where the larger of the two grants comes in, he said. The city council in January voted to accept two Coastal Community Impact Assistance Grants for a total of \$978,000, including the lower river restoration at \$352,000, and the Unalaska Lake Restoration Project at \$627,000. The lake project calls for spending about \$500,000 on three or four sediment traps.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

Kelty said the grants had earlier been awarded to the Aleutians West Coastal Resource Service Area, which has since been eliminated by the state government. The city needed to take over the grants this year, or lose the funding, he said. Robinson said proposed fish weir is good news, as "it has the potential to help salmon stocks recover by providing much needed data." Kelty likewise said a fish weir is a good thing, though he said it remains to be seen who would provide the staffing, either the U.S. Fish and Wildlife Service, although, preferably, he said, the Alaska Department of Fish and Game. However, Kelty cautioned, more information could produce a "hot potato" if it turned up that salmon restoration might require the closure of the subsistence setnet fishery on Unalaska's Front Beach. In fact, the issue of potential over-fishing there was raised last year by the tribe, expressing concern about the growing number of set gillnets anchored to the beach and extending into the bay.

The Front Beach is easily accessible by cars and trucks, parking along Bayview Ave. Setnetters mainly catch sockeye salmon, but also pink salmon and Dolly Varden trout, plus some generally unwanted sculpins and flatfish. Regarding the wooden docks at the river's mouth, Kelty said there are "two sides" to the issue, and complained of sunken docks, and batteries dumped in the water. Ultimately, he said, "It's a political issue on how the city council wants to deal with it." According to a May 27 memo from **Jordan** to the mayor and city council, the lake's problem started over 70 years ago. "Development over the years, since and including the military's presence here, has contributed to sedimentation of the once-ideal spawning grounds for the sockeye. The goal of this grant is to restore the breeding grounds of salmon and implement measures to prevent further sediment from arriving in Unalaska Lake," according to **Jordan**.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)

August 19, 2008

Supervisor, gone to Texas, Resigns

Author: John S. Hausman

It's official: Muskegon Township Supervisor **Patrick Jordan** has resigned — by long distance e-mail. The Muskegon Township Board on Monday night voted 6-0 to accept **Jordan's** letter of resignation, dated Aug. 7 and effective at midnight Sept. 1. There was no discussion. **Jordan's** already far away, having started a new government job in Texas two weeks ago. He scanned the signed resignation letter into a computer and sent it to Township Clerk James Nielsen as an e-mail attachment. Township Attorney Douglas Hughes said that was legally acceptable.

Jordan last month announced his intention to leave town, resign and take the month of August as vacation time. But he later postponed submitting his resignation letter until after the Aug. 5 primary election, in which he was on the Democratic ballot for re-election. As it turned out, Dave Kieft Jr. won the primary, which will pit him against nonpartisan candidate Richard Nolan on the Nov. 4 general election ballot.

Jordan never did take another action he also said he intended to do: appoint a deputy supervisor to act in his place until his resignation takes effect. On election night, **Jordan** told The Chronicle he intended to appoint Kieft to the temporary post. But Kieft said Monday that never happened. Whichever candidate wins the general election will take office for a new four-year term starting Nov. 20.

In the meantime, the township is operating without a supervisor, the government's top post and a full-time position. Board meetings are being chaired by a "supervisor pro tem," temporarily elected at each meeting for that purpose. On Monday night, that was Trustee John Gilbert, who also chaired the Aug. 4 meeting.

Internet – Newspaper Archives Searches
Patrick S. Jordan
(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
August 6, 2008

Township Voters Boot Supervisors (Excerpt on Candidate)

It was a night of upsets in Muskegon County’s township races Tuesday. Every single supervisor with a challenger lost, and so did plenty of other township incumbents.

MUSKEGON TOWNSHIP

It was nearly a clean sweep in Muskegon Township, where only two of seven incumbents will be back for a new four-year term after Nov. 20. Challenger Dave Kieft Jr. was the overwhelming winner for the Democratic nomination for supervisor, taking 853 votes to John Cox’s 496 and incumbent Supervisor **Patrick Jordan’s** 328. **Jordan** has left the township for a job in Texas but remained on the primary election ballot. Kieft will face non-party candidate Richard Nolan in the general election.

Jordan, reached Tuesday night in Texas, reaffirmed his previously stated plan to resign effective Aug. 31. He said he intended to mail his letter of resignation probably today. And **Jordan** made another surprise announcement in the election-night interview: He said he intends to ask Kieft, the Democratic rival and vocal critic who defeated him, to act in his place as deputy supervisor until **Jordan’s** resignation takes effect. **Jordan** has stated his preference for Nolan in the fall election.

Jordan was philosophical about his rejection by Democratic voters, saying, “the way it’s been written, the coverage of the whole thing, I’m not surprised. But when you look countywide, it’s an anti-incumbent year.” **Jordan** added, “I turned this whole thing over to Jesus Christ a long time ago, and being angry is not an option.”

Kieft was pleased about his victory. “This is a good first-round win for us,” he said. “A lot of people helped us with that, and I want to thank them and thank the voters. “I’m going to work really hard in the second round, and hopefully achieve the goal of becoming Muskegon Township supervisor. I want to see the township work together as a board. I want to see a good team effort. I don’t want to have any personality clashes like we’ve had the last four years.”

For all other Muskegon Township offices, victory in Tuesday’s Democratic primary was tantamount to election because no non-Democrats will be on the Nov. 4 ballot. Eight-year Clerk James E. Nielsen lost his bid for a third term to Muskegon Community College Trustee Ann D. Oakes, who won by a wide margin. Treasurer Carol Bartos lost her job to Jeffrey B. Wood. Also losing his bid for re-election was township Trustee John Gilbert. The only returners will be trustees Carol A. Chaney and Scott Plummer.

Internet – Newspaper Archives Searches
Patrick S. Jordan
(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
July 22, 2008

Supervisor’s on His Way Out, But Hasn’t Resigned Yet

Author: John S. Hausman

Muskegon Township Supervisor **Patrick Jordan’s** last township board meeting was, as were so many before, marked by verbal clashes over his plans and legacy. **Jordan** on July 7 announced his intention to resign his post as the township’s top elected official after four years on the job, effective Aug. 31. He said he has taken a government job in Texas and plans to leave Michigan at the end of July — late next week — and take August as vacation time. But he still has not formally submitted his resignation. Asked about that by another board member at Monday night’s board meeting, **Jordan** said he plans to submit his resignation only after the Aug. 5 primary, to see what happens at that election.

Jordan is still on the Democratic primary ballot, along with challengers John Cox and Dave Kieft Jr. If **Jordan** wins the primary despite his departure, it’s not entirely clear what will be the impact on the Nov. 4 ballot — whether he would automatically be listed as the Democratic nominee, or could still withdraw his name, or the board could name a successor who would take his place on the ballot. The question came up while the board was debating **Jordan’s** request that they set a salary for a deputy supervisor he plans to appoint to serve in his stead for the month of August until his resignation takes effect — a power the supervisor has under state law.

But several board members, including Trustee Carol Chaney, said they wouldn’t set a salary until they know who he’ll appoint. “It’s none of your business,” **Jordan** finally snapped at Chaney, a longtime political foe. The remark drew murmurs of disapproval from several residents in the audience. **Jordan** also took the opportunity to criticize a recent Muskegon Chronicle editorial criticizing him, saying “they accuse me of fleeing office midterm ... They can’t do math.” He said his four-year term will be 94 percent completed when his resignation takes effect Aug. 31.

Township resident Kenneth Coleman, a candidate for trustee, spoke from the audience to jab **Jordan**. “You came to Muskegon Township as a sheep in wolf’s clothing (sic) ... you’re a Republican,” Coleman said, a reference to **Jordan’s** party affiliation before he took the post in the heavily Democratic township. **Jordan’s** term, since he replaced Don Aley in 2004, has been marked by controversy, personality clashes with some board members and many split votes, often 4-3, defeating initiatives he supported.

In the past year, his policy defeats have included a proposal to hire a professional township manager and cut back the supervisor, clerk and treasurer posts to part time; and, twice, a proposal to allow a “payment in lieu of taxes” plan to make the moderate-income Chapel Hill housing development feasible south of River Road in northern Muskegon Township.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)

July 9, 2008

Divided Township Adopt Job Policies

Author: John S. Hausman

Written personnel policies for nonunion employees have been adopted by Muskegon Township officials for the first time. But, as with so many issues facing the township's government, nothing was simple about it. The approval came on a 5-2 vote, with township Supervisor **Patrick Jordan** and Treasurer Carol Bartos dissenting. The policies were developed over the course of about the last 18 months by a panel of three township board trustees — Carol Chaney as chairwoman, Scott Plummer and Carol Ream — in consultation with staff department heads and an attorney.

The goal was to standardize nonunion staffers' conditions of employment and, especially, their benefits, including retirement pay and post-retirement health coverage. Previously, each employee was covered by a separate employment contract, with no overarching policy. Some of the affected employees, including department heads, had expressed concern about the safety of their retirement benefits. But complicating the issue was the lingering impact of an earlier dispute over the salary levels of department heads. In 2006, the board paid \$6,500 for a professional labor consultant to conduct a salary study that included job descriptions for department heads, a proposed personnel policy and recommended salary levels. Recommended were substantial raises for several supervisory employees, based on the prevailing market rate for similar jobs elsewhere.

Jordan pushed for adoption of the study's recommendations, especially the pay hikes, but the board rejected the proposals in a 4-3 vote in November 2006. Salary levels remained where they were, other than cost-of-living raises for 2007 and, later, 2008. **Jordan** opposed the board subcommittee's subsequent attempt to develop its own personnel policies, divorced from the pay issue, and he restated his opposition Monday. The supervisor advocated adoption of the 2006 salary-study recommendations, to remove the pay issue from the "passions and politics" of the annual budget process and give potential future job applicants a clear idea of what to expect. "It's very subjective now," he said. "We're too big for that ... We've outgrown that."

But a majority of the board disagreed with him, with several saying pay rates are better dealt with year by year in the budget-making process. The department heads, several of whom were in the audience Monday, also advocated adoption of the new policies, calling them a step in the right direction.

Internet – Newspaper Archives Searches**Patrick S. Jordan***(Articles are in reverse chronological order)*

The Muskegon Chronicle (MI)

July 8, 2008

Township Leader Leaving After Stormy Term

Author: John S. Hausman

Muskegon Township Supervisor **Patrick Jordan** unexpectedly announced his resignation Monday night. The departure of the top elected official in Muskegon County's biggest township is effective Aug. 31. But **Jordan** said in an interview later that he plans to take the month of August off, meaning he has only about three more weeks on the job. **Jordan** has accepted another job out of state — a governmental post in Texas, he said after the meeting, declining to be more specific. But he didn't rule out the possibility of still taking the job of Oceana County administrator if that is offered to him. **Jordan** is one of six candidates scheduled to be interviewed July 29 to succeed longtime Administrator Paul Inglis.

Jordan has been Muskegon Township supervisor for four contentious years, which have been marked by personality clashes with some other township officials and repeated defeats on a number of major proposals he has supported, often by 4-3 votes. Most recently, the board narrowly defeated a **Jordan**-backed proposal to move to a professional manager form of government and cutting back to part-time the elected positions of supervisor, clerk and treasurer. In Muskegon Township, which has a population of 18,000, the full-time supervisor is in charge of government administration and day-to-day operations. The supervisor also has the lead role in setting policy, with the cooperation and consent of the seven-member township board. **Jordan's** surprise announcement could throw this year's Muskegon Township elections into confusion. It's too late to remove **Jordan's** name from the Aug. 5 Democratic primary ballot.

He is one of three Democrats on the ballot in the upcoming primary. If one of his challengers wins — either Dave Kieft Jr. or John Cox — that nominee would be alone on the Nov. 4 general election ballot, because no Republican is running. That would presumably all but guarantee the nominee's election to a four-year term beginning Nov. 20, even if the township board appoints someone else as supervisor in the meantime to fill the balance of **Jordan's** current term. But if **Jordan** wins next month's primary despite his pending resignation, it clouds the general election picture. It wasn't immediately clear what would be the result, and Muskegon County's election official was consulting with state officials this morning. **Jordan** made the surprise announcement by reading from notes at the close of Monday night's township board meeting. "I initially decided to ride out the election (before making the announcement) and let the board make an appointment later," **Jordan** said. "I changed my mind Sunday. I was actually sitting in church and it hit me ... I was acting from ego and pride (in concealing his decision until after the primary). "The residents deserve to know." He said it had been an honor to serve as supervisor since his appointment in 2004 to succeed Don Aley, who resigned to become a Muskegon County commissioner. After the meeting, **Jordan** said he accepted the Texas job roughly three weeks ago. However, as recently as last Thursday, he said in a Chronicle interview that he still was running for supervisor and hoped to win next month's election.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)

June 26, 2008

Judge Returns Northshore Hospital Land to Township

Author: John S. Hausman

A Muskegon judge has ruled that a developer who never redeveloped the former Northshore Hospital property in Muskegon Township must hand the land back to the township. In a written opinion issued last week, Muskegon County 14th Circuit Judge James M. Graves Jr. ruled that Ridgemont Development LLC of Holland must return the deed to the nine acres of the property that lie in the township. Muskegon Township sold the land to Ridgemont in January 2001 for \$1,200, the amount owed in delinquent taxes, with a condition that the land soon would be redeveloped. It wasn't.

At issue is the eastern portion of a 14-acre lot at 1222 Holton formerly occupied by the long-abandoned Northshore Hospital, a tuberculosis sanitarium. The other five acres are in North Muskegon, which years ago sold its portion to Ridgemont as well. Ridgemont's owners said they were blocked from developing the vacant land by the Michigan Department of Environmental Quality's discovery of soil and groundwater contamination. Years of squabbling followed between the township and the company. In 2005, the township board authorized repossession. Ridgemont then sued the township, claiming it had wrongfully thwarted the company's attempts to sell the property for up to \$300,000 to Marathon Oil, which owns an adjacent tank farm and wants the land as a buffer zone.

The two sides conditionally settled the lawsuit in September 2006 under court supervision. The deal gave Ridgemont more time to sell the land to Marathon for redevelopment. If that didn't happen and the property stayed undeveloped, it was to revert to the township. In the meantime, the deed was placed in escrow. As part of the deal, Marathon was to submit a site plan to the township outlining its intentions for the land. According to court documents, Marathon submitted a plan whose only proposed improvements were installing a chain-link gate to block vehicle access and planting some trees.

Township officials didn't consider that a serious site plan, and the township recently filed a motion asking Graves to order the deed returned because Ridgemont had failed to comply with the 2006 settlement. Last week, the judge did so, ruling: "(Ridgemont's) rights in the property are terminated." Graves bluntly rejected Ridgemont's claim that Marathon's gate-and-tree-planting plan met the terms of the settlement. "As a hypothetical example, would a purchaser who proposed only to plant a flat of flowers along the entrance, or who proposed only to replace an existing 100-watt outdoor light fixture with a 250-watt light fixture, be considered as submitting a 'site plan' ...?" Graves asked rhetorically. "This court would answer 'no.' ... The so-called 'site plan' produced by (Ridgemont) does not even remotely rise to the level of being a site plan."

It's unclear what happens next to the land. The Chronicle was unable to reach Ridgemont's

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

attorney for comment. Assuming the court order holds against any potential appeal, the township isn't on a fast track to a decision. "We got the property back," Township Supervisor **Patrick Jordan** said. "We'll probably sit down and come up with a plan, see what the (township) board wants to do. We'll probably sell it. That was always the plan, to have something to add to the tax base." He did not rule out the possibility of the township selling the land to Marathon. Meanwhile, North Muskegon still has taken no action to reclaim its five acres. The city has consistently let the township take the lead in Ridgemont relations.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)

May 27, 2008

Township Says Developer Reneged, Wants Land Returned

Author: John S. Hausman

Muskegon Township might be on the verge of regaining ownership of the former Northshore Hospital property on Holton Road, more than seven years after selling it to a development company that never developed it. The township is seeking a court order forcing Ridgemont Development LLC of Holland to return the deed for nine acres of land the township sold Ridgemont for \$1,200. And a Muskegon County judge's recent ruling on a related issue might be a big step toward granting that demand.

Township officials are vague about their plans for the land if they get it back, except that they'd like to sell it to a private owner. Ridgemont had been trying to sell the land to Marathon Oil for up to \$300,000, according to court documents. Ridgemont bought 14 acres of land at 1222 Holton formerly occupied by the long-abandoned Northshore Hospital, straddling the boundary of Muskegon Township and North Muskegon. Nine acres are in the township, the rest in the city.

The developers bought the township's portion in January 2001 for the amount owed in delinquent property taxes. North Muskegon approved a similar deal. Both communities hoped the land soon would be redeveloped, and the township made that a condition of the sale. But no development happened. Ridgemont's owners said they were blocked by the Michigan Department of Environmental Quality's discovery of soil and groundwater contamination.

Years of squabbling followed between the township and the company. In 2005 the township board authorized repossession. Ridgemont then sued the township and its planning and zoning administrator, Dave Fisher, claiming they had wrongfully thwarted the company's attempts to sell the land to Marathon Oil, which owns an adjacent tank farm and wants the land as a buffer zone, according to court documents.

The two sides conditionally settled the lawsuit in September 2006 under court supervision. The township board unanimously approved a deal that township officials interpret as giving Ridgemont more time either to sell the property to Marathon for redevelopment by the oil company, or else to redevelop the land itself. If neither happened, the property was to revert to the township. In the meantime, the deed was placed in escrow.

As part of the settlement, Marathon was to submit a site plan outlining its intentions for the land. According to court documents, the only improvements Marathon proposed were installing a chain-link gate to block vehicle access, and planting some trees along Holton Road. Marathon stated that it intends to keep the property as a "green space," with the option of future development should the oil company's business needs require it.

Township officials didn't consider that to be a serious site plan and never submitted it to the

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

township planning commission for review. So Ridgemont filed a motion with 14th Circuit Judge James M. Graves Jr., asking the judge to enforce the 2006 settlement agreement by forcing the township to review and approve the site plan so Ridgemont could sell the land to Marathon. On April 11, Graves sided with the township. In a written opinion, he rejected Ridgemont’s motion, ruling that “the installation of a new gate and the planting of a few trees does not rise to the level of a ‘development’ of the property which would necessitate any action by the township under the settlement agreement.”

The township’s attorney, Douglas Hughes, followed up with a motion asking the judge to enforce the settlement agreement by ordering that the deed be handed back to the township. Ridgemont responded by arguing that Graves’ ruling was in error and asked the judge to reverse it, claiming that the settlement deal only called for Marathon to submit a site plan — not necessarily one that promises “physical improvements of a substantial nature.” A court hearing has been scheduled for 3:30 p.m. June 9 on the motions.

Should the judge again rule in the township’s favor, the nine acres would be back in the township’s hands. After that, its future is less clear. “Our desire all along was to see it developed and get it back on the tax roll as an improved property ... to get it back into private hands,” Township Supervisor **Patrick Jordan** said last week. Asked if the township would consider selling it to Marathon, **Jordan** said, “I don’t know. We’d probably hear them out.” Meanwhile, North Muskegon hasn’t taken any action to reclaim its five acres of the property. Throughout the years of the Northshore saga, the city has let the township take the lead. “We’ll just see what happens with Muskegon Township and keep an eye on that,” said City Manager Dennis Stepke last week.

Internet – Newspaper Archives Searches
Patrick S. Jordan
(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
May 17, 2008

Proposed ‘Deal’ Draws Accusations

Author: John S. Hausman

Some Muskegon Township officials are crying foul over a behind-the-scenes proposal that would have granted retirement health insurance to Township Clerk James E. Nielsen if he pulled his name off the Aug. 5 election ballot before Friday’s 4 p.m. withdrawal deadline. Muskegon Township Supervisor **Patrick Jordan** — who, with Treasurer Carol Bartos’ help, unsuccessfully floated the plan to other board members Thursday — says his idea was motivated only by compassion for the 65-year-old Nielsen, a frequent political foe of **Jordan’s**. “We thought we were doing a good thing, and it gets spun around (negatively),” **Jordan** said Friday.

But the supervisor’s political foes, including Nielsen, call the proposal an attempt to hustle the often-controversial clerk out of office by paying him off. “I took it as ... they were just trying to buy a vote,” Nielsen said Friday. Had Nielsen withdrawn, it would have left only one candidate on the ballot: Nielsen’s challenger, Ann Oakes, whom **Jordan** supports. The clerk’s contest, like all others in Muskegon Township, will be decided during the Democratic primary on Aug. 5 because no Republicans are running. **Jordan’s** idea was to reduce from 10 years to eight years the length of time a township elected official must hold office before becoming eligible for post-retirement health benefits. It’s an idea that township officials had discussed before but never adopted.

The proposed change would have made Nielsen eligible for insurance through the Michigan Employees Retirement System once Nielsen’s current four-year term ends in November. Under existing township policy, Nielsen won’t be eligible unless he stays in office until November 2010. **Jordan** said he had heard that Nielsen had been telling his staff and friends that he didn’t really want to run for a third term, but needed the health insurance. “This is a compassionate thing we could do,” **Jordan** said.

Jordan said the idea only came to him Thursday morning, one day before the deadline for Nielsen to withdraw from the ballot and two days after the deadline for candidates to file to get on the ballot. So, **Jordan** shared his idea with Bartos, who agreed to present it to Nielsen. The supervisor and treasurer also began talking to other board members individually to get their opinions. Such a policy change would have required a vote of the board at next Monday night’s meeting.

Nielsen heard out the proposal without openly committing himself either way, according to his own and Bartos’ accounts — although Nielsen later told The Chronicle he never seriously considered withdrawing from the ballot. Trustee Scott Plummer, usually on the same side as **Jordan** and Bartos on split votes, expressed support. Trustees John Gilbert and Carol Chaney opposed the idea. Trustee Carol A. Ream says she didn’t take a stand at first but later, after thinking it over, called **Jordan** to express opposition. Bartos has a different memory of their

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

original conversation; she says Ream at first supported the plan. At any rate, the opposition of Gilbert, Chaney and Ream doomed the proposal. With Nielsen presumed to be ineligible to vote on the proposal, the needed four-vote majority wasn't there. But at one point on Thursday, **Jordan's** idea got to the stage of his presenting it to Township Attorney Douglas Hughes to review the proposal. **Jordan** estimated the cost to taxpayers for the legal work at about \$100. But — with the idea scuttled by lack of support from the board — a formal proposal was never presented to Nielsen.

Jordan insisted he had no political motive for the proposal or its timing, only a concern for Nielsen's welfare. "I always heard from his staff, his people, that he didn't want to run, but needed his health insurance," **Jordan** said. "He's in poor health." Not true, Nielsen said. "There's nothing wrong with my health," Nielsen said. "In fact, I was offended. Because I have a physical disability doesn't mean I'm in poor health." Nielsen is diabetic and has a prosthetic foot. His foot was amputated a few years ago after a burn became severely infected. Nielsen claimed the proposal was presented to him plainly as only taking effect "if, if, if I would pull my name off the ballot. I didn't put my name on the ballot to pull it off," Nielsen said.

Bartos said it was simple common sense to link the eight-year benefits proposal to Nielsen's withdrawing from the ballot by the Friday deadline, given what she and **Jordan** had both heard was the clerk's reluctance to seek a third term but for the benefits. "This way, he wouldn't have had to run," she said. Both Gilbert and Chaney blasted **Jordan's** proposal, calling it wrong and a political trick. "I was just furious," Gilbert said. "I think that's dirty politics." "It reeks of a payoff," Chaney said. "We just don't do this." Not at all, **Jordan** said. "Our motives were pure ... I thought we were doing the right thing," he said.

The issue

Township Supervisor **Patrick Jordan** offered a proposal to grant Township Clerk James E. Nielsen retirement health insurance if he pulled his name off the Aug. 5 ballot. Had Nielsen withdrawn, it would have left one candidate on the ballot: Nielsen's challenger, Ann Oakes, whom **Jordan** supports.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
February 21, 2008

Road-Funding Dispute in Court

Author: John S. Hausman

Muskegon Township this week sued the Muskegon County Road Commission to get nearly a quarter-million dollars a year the township says the road commission owes it because the township maintains its own local roads. The road commission's managing director counters that the township is misreading the law and trying to get an unfair advantage over the other townships served by the road commission. The issue is money the road commission receives every year from state gasoline and weight taxes. Money distributed by the state is used by road commissions to maintain county-owned local roads in townships.

For about two years, Muskegon Township officials have been complaining to Road Commission Managing Director Ken Hulka that the township doesn't get its fair share of those revenues. Hulka and the road commissioners who employ him disagree. Many months of discussions led to no resolution. The result was the lawsuit the township filed Tuesday in Muskegon County's 14th Circuit Court. Named as defendants are the road commission, Hulka and the road commissioners: Gary R. Conrad, Clarence Start and Joan Santes.

Muskegon Township is a special case because, unlike virtually all other townships in Michigan, it pays for its own department of public works that maintains local roads in the township, even though those roads are owned by the county. Township officials have said the township began the practice many years ago because residents were dissatisfied with the service they were getting from the road commission. The road commission does perform all large-scale projects on the township's roads, such as reconstruction or widening. The county agency also does day-to-day maintenance of the township's major roads.

But the township itself performs and pays for light maintenance of its secondary or "local" roads: snowplowing, salting, pothole patching, grading gravel and the like. "The fact is, our taxpayers for decades have done that, while the road commission has gotten those (gasoline and weight-tax) dollars from the state for our roads and spent it elsewhere," Township Supervisor **Patrick Jordan** said. The township would like to do more, such as crack sealing, **Jordan** said. But to do that, it needs more money. **Jordan** said the township spent about \$425,000 last year on road work. That amounts to somewhat more than one mill of the 4.35 mills in property tax Muskegon Township levies to support its general fund.

The township claims that a one-mill allocation for local roads is the threshold that requires the road commission to agree to a contract that would siphon state gas-tax funds to the township. They point to a 2005 state law that allows such contracts between county road commissions and townships of more than 15,000 population, such as Muskegon Township, that fund their own highway departments. In the lawsuit, the township contends that the road commission by law should pay it every year for maintaining county-owned local roads, retroactive to 2006, under a

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

per-mile formula that comes to about \$241,000 for 2006. The amounts are yet to be determined for later years. Hulka disputes the township's arguments. "I would anticipate the (road commission) board would do a vigorous defense," he said Wednesday. "I think the law very clearly gives the commissioners the authority to decide if they enter that contract or not. ... I don't think it's mandatory. "They (township officials) do provide a great service for their residents, and I do recognize they spend dollars for that service, but essentially they're demanding a service much higher than provided the rest of the county, and they're trying to guarantee that," Hulka said. "We spend way more than we receive from (the state transportation fund) each year in that township," Hulka said. "It wouldn't be fair to the rest of the county" to agree to Muskegon Township's demands.

If the township eventually gets the money it's seeking, all of it would have to be used for road funding, **Jordan** said. In addition, the township would be legally required to continue spending on roads the revenue it gets from at least one mill of its property tax. One mill generates about \$360,000, **Jordan** said. With the hoped-for gas-tax money added in, the township's road funding could rise to about \$600,000 per year, **Jordan** said. The other \$65,000 or so the township currently spends on roads might be shifted to other uses, **Jordan** said.

What's at issue

Muskegon Township claims Its taxpayers spend more than \$400,000 per year maintaining county-owned local roads in the township. The road commission should pay the township about \$250,000 per year from what the road commission gets in state gasoline and weight tax revenue. The road commission claims the township maintains local roads by its own choice and could let the road commission do it for less cost. The road commission spends more in Muskegon Township than it receives from the state for that township's roads.

Internet – Newspaper Archives Searches
Patrick S. Jordan
(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
February 19, 2008

Muskegon Twp. Property Tax Shift Stalled for Now

Author: John S. Hausman

A majority of Muskegon Township board members have beaten back a proposal to ask voters to decide on a measure that would lower taxes slightly for most residents, while increasing them for the rest. The issue isn't dead. It's just resting. The vote was 4-2 against a ballot issue suggested by Township Supervisor **Patrick Jordan** for residents to vote on in May. The proposal, if placed on the ballot and then approved by voters, would have replaced an existing 1-mill "hydrant tax" paid by everyone living within 1,000 feet of waterlines with a new 0.75-mill tax paid by all property-owners. Both taxes would generate about the same amount of money — about \$270,000 in the first year, township officials estimate.

Officials say about three-quarters of the township's residents now pay the hydrant tax, which helps pay for installing large water tanks, making pipes wide enough to offer adequate pressure, and installing and maintaining fire hydrants and valves. One mill is \$1 of tax on every \$1,000 of a property's taxable value. Taxable value is up to one-half of market value. The proposed new tax would have gone for two separate purposes. One-half mill, or about \$180,000 the first year, would have helped pay for local waterline expansions, improvements, maintenance and operation. The other 0.25 mill, or about \$90,000, would have gone for maintenance, preservation and improvement of the township's parks system, including bicycle paths and sidewalks.

Jordan and other supporters argued that the new tax would be fairer than the old, because all township property-owners benefit financially from the "hydrant tax" through lower fire insurance rates, but only some pay the tax. **Jordan** and Community Development Director David Fisher argued that the proposed tax also would give greater flexibility in how the water money could be spent — in particular, helping residents not now served by water to pay for line extensions and hookups they might not otherwise be able to afford. That's not legally allowed with hydrant tax funds, he said. "We're talking about planning for your community in the next 15 to 20 years," Fisher said. "I believe it's a win-win situation," **Jordan** said. **Jordan** also defended tacking on the apparently unrelated parks issue. He argued that the new money is needed for matching funds to get state grants for needed projects such as bicycle paths to increase safety for children who now must ride in the streets near schools.

Opponents attacked all three points, disputing whether insurance rates really are lower as a result of the hydrant tax; arguing that residents who choose to be hooked up to waterlines in the future should pay for it themselves; and questioning the need for and suitability of a parks tax in these economically troubled times. "People are hurting," said Trustee Carol Chaney. "Why don't we lower the (existing) millage to one-half mill for five years?" and then come back with the new proposal, she suggested. "Our taxpayers are hurting right now," agreed Trustee John Gilbert. In the end, only **Jordan** and Treasurer Carol Bartos voted to put the proposal on the ballot in May. Voting against it were Chaney, Gilbert, Clerk James Nielsen and Trustee Carol Ream. After the

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

meeting, **Jordan** said he expected to bring the proposal back later, in time to place it on the August primary ballot.

How they voted

The Muskegon Township board Monday, on a 4-2 vote, rejected a ballot issue that would have replaced an existing 1-mill “hydrant tax” paid by everyone living within 1,000 feet of waterlines with a new 0.75-mill tax paid by all property-owners. Here is how board members voted:

Yes: (to place the issue on the May 6 ballot): Township Supervisor **Patrick Jordan**, Treasurer Carol Bartos.

No: Clerk James Nielsen and Trustees Carol Ream, Carol Chaney, John Gilbert.

Internet – Newspaper Archives Searches
Patrick S. Jordan
(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
December 18, 2007

Elected Officials to Get 3 Percent Raise

Author: John S. Hausman

A proposal to freeze the pay of Muskegon Township’s elected officials went nowhere Monday night. But a much bigger money-saving proposal — to cut back the township’s elected supervisor, clerk and treasurer to part time and hire a professional manager — appears to be gathering steam. As part of the township’s adoption of a 2008 budget, Clerk James Nielsen made a motion that would have frozen the pay of himself, Supervisor **Patrick Jordan**, Treasurer Carol Bartos, and part-time trustees Carol Chaney, John Gilbert, Scott Plummer and Carol Ream. Under the budget, all seven are slated to get a 3 percent raise, as are the township’s other nonunionized employees. Freezing the pay of the seven elected officials would save taxpayers \$5,903 next year. “We’re not operating this budget like we’re in a money crunch,” Nielsen said at a township board work session before the formal meeting, when he proposed the pay freeze.

Jordan argued against the freeze. He noted that the elected officials took a freeze two years ago and said he couldn’t afford another one. “For me, this is my career,” he said. “It’s my vocation. It’s what I trained for. And I’m asking you to respect that.” He called the proposal “symbol over substance” — for the sake of “image” in an election year — and suggested each official, instead, voluntarily forgo a raise if he or she chose. Trustee John Gilbert spoke in favor of the pay freeze. After **Jordan**, at the regular meeting, asked the reason for it, Gilbert replied, “Because it’s the right thing to do.” But Trustee Carol Chaney — a frequent opponent of **Jordan’s** on many issues — unexpectedly spoke in the supervisor’s support. “I back you,” she said to **Jordan**.

In the end, neither Gilbert nor anyone else supported Nielsen’s motion, which died for lack of support. But Trustee Scott Plummer again brought up the larger issue he raised at the board’s budget work session last month: cutting the full-time, benefits-included jobs of supervisor, clerk and treasurer to part time, and using the savings to hire a professional manager and possibly one or more police officers as well. “Let’s go all the way,” Plummer said. “We’re going to save money. ... I want this township to eliminate those top three (full-time) positions.”

Momentum appears to be building for such a change, which likely would be enacted before next May’s filing deadline for 2008 candidates for the elected offices. **Jordan** — who supports the change — has been researching the issue and recently supplied the other board members with supporting material from the Michigan Townships Association. One audience member spoke in support of the idea: longtime Muskegon Township supervisor, now county commissioner, P. Don Aley. Aley — who suggested the change before he stepped down in 2004 — said he was “thrilled” to read Chronicle reports of last month’s discussion. “I proposed it. It didn’t go anywhere,” Aley said. “Since then, I think every one of you has come to me and said they wished they had done it. “It will pay,” Aley said. “A township of your size and magnitude needs a professional manager.”

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

Muskegon Township, with a population in 2000 of nearly 18,000, is Muskegon County's third-largest municipality and the largest one not to employ a professional manager or administrator. With the 3 percent raises intact, the board unanimously approved a 2008 budget that mostly holds the line. The budget predicts general-fund revenues of \$4,056,841 — an increase of 1.8 percent over this year — and plans expenditures of \$4,047,960, an increase of 1.59 percent.

New wages

Muskegon Township elected officials' wages, in the 2008 budget:

Supervisor **Patrick Jordan**: \$64,610 (counting assessing fee), up \$1,696.

Clerk James Nielsen: \$58,245, up \$1,696.

Treasurer Carol Bartos: \$58,245, up \$1,696.

Four trustees, collectively: \$27,995, up \$815.

Internet – Newspaper Archives Searches
Patrick S. Jordan
(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
October 16, 2007

Board Again Narrowly Rejects Housing Project

Author: Eric Gaertner

A proposed \$4.6 million affordable housing development in northwestern Muskegon Township continues to produce a passionate debate among residents, differing viewpoints among the township board and a disappointed developer and his supporters. For the second time before a large audience, the township board voted 4-3 to reject the tax-break plan for the controversial \$4.6 million development, Chapel Hill Estates. Because more than 50 people showed up Monday, the meeting was moved from the township administrative offices to Orchard View's Cardinal Elementary School. The board had rejected the proposal June 18. On Monday night, the same four — Clerk Jim Nielsen and trustees John Gilbert, Carol Chaney and Carol Ream — opposed the "payment in lieu of taxes," or PILOT, plan for the project.

Based on the proposal, the developer would give the township an annual payment consisting of a percentage of the recent collected, and the renters would have the first option to buy the homes after 15 years. Justin Williams, developer and land owner, originally proposed paying the township 6 percent of contract rent, defined as basic rent payments excluding extras such as utility costs. On Monday, Williams' proposal called for a 6.5 percent payment. "For some odd reason, there seems to be such an outpouring, from some constituents, against Chapel Hill," Williams said. "We're just asking for a fair shake, like what's been offered to everybody else."

Williams was referring to the four existing PILOT projects in Muskegon Township. Chapel Hill supporters pointed out that those projects are apartment complexes that pay only 4 percent of the rent, while this rent-to-own project would lead to home ownership and full taxes being paid after 15 years. Many of the Chapel Hill opponents questioned why the development's residents would not pay full taxes for township services while they are. Three of the board members who voted to reject the plan cited similar concerns at the June 18 meeting. Debra Priest, 2150 N. Getty, said she lost her job two years ago, but she still is paying her full share in taxes. "My house is a basket case because I pay my taxes," Priest said. "I have no problem with this project if they pay 100 percent of the taxes like I do."

The 24 single-family homes are proposed for 11 acres of landlocked property west of North Getty Street and south of River Road. The houses, with a market value of \$120,000 to \$150,000, would be offered to working families who meet low- to moderate-income requirements. Based on the equity paid during the 15 years of rent, the homes would sell for about \$70,000 after that period. Township Supervisor **Pat Jordan**, who supported the project, said he believes Chapel Hill would "kick off development out there." He also pointed to the increased revenue for the township, local construction workers and local businesses.

Based on a township study of the proposed project, the site would bring in \$6,012.77 in taxes over the next 20 years if it remained vacant, which township officials consider likely if this

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Patrick S. Jordan

(Articles are in reverse chronological order)

project doesn't occur because it has no road linking it with Getty. Chapel Hill developers would install a paved road. With the PILOT project, the study predicts the township would gain \$116,798.94 in tax revenue over the next 20 years. **Jordan** said Chapel Hill also would produce probably \$35,000 in inspection and permit fees for the township. However, the PILOT still produces far less than traditional taxed homes. Based on the study, \$259,759.22 would be generated in taxes if 24 new homes were built on the site in 2012.

Treasurer Carol Bartos and Trustee Scott Plummer joined **Jordan** in supporting the proposal. Plummer asked for and got a guarantee from the development firm, Love at Work Ministries of Muskegon, that the subcontracted work would come from Muskegon County businesses. As a self-employed worker, Luke Moyer, said the construction work would be appreciated by locals. "I don't really see the development creating a problem at all," Moyer said. "The money would be recycled in the community. I don't see any issues with his development as long as he employs local people."

Racial comments, which were voiced at the June 18 meeting, were kept to a minimum Monday night. **Jordan** told the audience before the public comment portion of the meeting that the "inflammatory comments" would not be tolerated. He cut off a racial comment made by an audience member after the vote. Some project supporters earlier had said some foes were motivated by fear of African-Americans. Williams is black. Despite his obvious disappointment, Williams said he is committed to making the proposed project a reality on the site. "We're not giving up," Williams said after the meeting. "We've gotten a great response, contacted by a number of people interested in these homes. We know the need is there. It's just those four people who don't recognize it."

How they voted

The Muksegon Township board Monday voted 4-3 to reject the tax-break plan for the controversial \$4.6 million Chapel Hill Estates development. Here is how members voted:

Yes: Supervisor **Pat Jordan**, Treasurer Carol Bartos and Trustee Scott Plummer.

No: Clerk Jim Nielsen, Trustees John Gilbert, Carol Chaney and Carol Ream.

Internet – Newspaper Archives Searches**Patrick S. Jordan***(Articles are in reverse chronological order)*

The Muskegon Chronicle (MI)

June 21, 2007

Officials Detail Sewer Repair Plans

Author: Steve Gunn

Hall Road resident Janis Collis spent last year with her neighborhood dug up for a Muskegon Township sewer installation project. She's not cherishing the thought of living that nightmare over again. But that could happen to Collis next year if Muskegon County follows through on a plan to install a new three-mile stretch of 60-inch sewer main between U.S. 31 and a point on Brooks Road. The new main, which would run primarily along Hall Road, would replace a section of 66-inch pipe just to the north that broke on March 2 and flooded a neighborhood at MacArthur Road and Sheridan Drive. "For the record, I'm not very crazy about this idea of tearing up my road again," said Collis, who joined a handful of other citizens Wednesday night at a public hearing regarding the planned sewer line. "It was very disruptive," she said. "You would leave in the morning and think you knew the route to get back home, and it would change. One day I had to drive an extra 16 miles out of my way to get home."

Engineers from Prein & Newhof, working on behalf of the county, presented a three-part plan Wednesday to improve the integrity of the county's sewer collection system. County officials are expected to implement the plan if they can get a loan from the state. The firm's primary recommendation is to replace the three-mile section of prestress concrete cylinder pipe with more durable ductile iron pipe, from Access Highway and Marquette Avenue just west of U.S. 31 to the intersection of Brooks and MacArthur roads. The approximate cost would be \$18.5 million. Another recommendation is to install the equipment needed for "acoustic monitoring" of the remaining five miles of the old 66-inch sewer main. That equipment would allow for monitoring of the pipe from Brooks and MacArthur east to the county's wastewater treatment plant to make sure breaks are not imminent. The approximate cost would be \$2 million.

The final recommendation is to replace a small section of sewer line in downtown Muskegon near Ottawa Street, where the county's main sewer pump station C is located. That small section is "structurally unsound," according to officials. The approximate cost would be \$500,000. The Muskegon County Board of Public Works will hold a special meeting at 3:30 p.m. Tuesday to finalize its choice of routes for the new line and formally apply for a low-interest \$21 million loan from the Michigan Department of Environmental Quality to pay for the work. The application to the state is due July 1 and a response is expected by September, according to officials. If the plan and loan are approved, the project would go out for bid next April, work would begin in May and the project would be completed in June 2009, according to Prein & Newhof.

Assuming the cost of the loan repayment is passed on to sewer customers, the average resident would experience a sewer bill increase of about \$1.20 per month. While everyone seems to agree there's a need to replace the section of sewer line that broke March 2, the proposed route of the new line has Muskegon Township residents nervous. The township board has already gone on

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

record opposing the route, mostly because of the amount of local sewer installation work that's been done in that community in recent years, particularly on Hall Road. At Wednesday's hearing before the county public works board, Muskegon Township Supervisor **Pat Jordan** asked that alternative routes be considered. "We thought we were going to have a quiet year in 2008, and now we're going to tear the township up again," said **Jordan**, who added that Hall Road is a major traffic thoroughfare and will have water lines installed within a few years. Instead of running the line east on Marquette, then north to Sheridan and east on Hall, **Jordan** said he would prefer that it continue to run east on Marquette to its dead-end at Dangl Road, or continue beyond Dangl through a wooded area to Mill Iron Road, to spare the residents of Hall Road more construction misery, he said.

Muskegon County Commissioner Don Aley, who represents the area in question, noted that Marquette Avenue is in terrible shape, so the street improvements that would come with the sewer project would be much more welcome along that road. There were other concerns from the audience. Bill Lievense, a public relations advisor to Sappi Fine Paper, said he hoped the county would keep the cost of the project down as much as possible. Sappi, which is the county wastewater system's biggest customer, produces about one-third of the wastewater that goes into the system and therefore pays a high percentage of any long-term debt the system incurs.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)

June 19, 2007

Race, Taxes Cited After Denial of Homes Plan

Author: Nancy Stier

Muskegon Township leaders turned their thumbs down Monday to the affordable housing development of Chapel Hill Estates, which developers say would have eventually added \$4.6 million to the community's tax base and spurred other community growth. The decision evoked a storm of protest, primarily from African-Americans in the 50-member audience attending the township board's meeting at Orchard View High School. Some black audience members angrily implied race was the prime motivator for rejection, while two white residents publicly praised the board for its 4-3 vote against the development.

Developer Justin Williams, who has worked with the township for more than six months in an attempt to win approval, said he hasn't given up and intends to ask for reconsideration as soon as possible. He indicated he was puzzled by the vote. It was apparently money and taxes that became the main debate. The township board majority said its primary reason for defeating the development, planned for west of North Getty Street and south of River Road, was that Chapel Hill Estates wants to pay 6 percent of net rent to the township over the next 15 years, instead of the usual property taxes. After that period, the development's first 24 homes to be priced at between \$120,000 and \$150,000 were to be taxed at the normal rate of other residences and sold to existing renters for the balance owed on construction debt.

Williams and a number of other African-Americans said they felt the board majority's reason for rejection didn't make sense. "I'm disappointed in the board," said Monica Manning, 1935 Paul. She said she has worked with children living in the heavily black Russell Road neighborhood and doesn't believe families there are asking for a handout. "They all work hard for what they get," Manning said. "What you guys have done is said, 'because you live in that neighborhood (which is primarily African-American), you don't get a chance.'"

Clerk Jim Nielsen and trustees John Gilbert and Carol Ream all said it isn't fair to existing homeowners in the area to grant a property tax break to this residential development. But Williams and others said by holding to that principle, the board is sacrificing a huge investment in the community and job creation for local contractors suffering from lack of work. "We're trying to create homeowners, so that they can pay taxes," Williams said of the PILOT project. PILOT stands for "payment in lieu of taxes." Four other developments like it already exist in the township, which had their construction subsidized by the Michigan State Housing Authority or federal government.

The other PILOTS are apartments occupied solely by renters, such as Pine Grove Manor on Apple Avenue. Township board members say the annual payment of net rent for the other projects is set at 4 percent, which doesn't begin to cover the cost of township services they get, such as police and fire protection. For that reason, Williams agreed to provide 6 percent of net

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

rent during the first 15 years of Chapel Hill Estates' existence, bring in municipal water and put in both dry sewer lines and septic tanks. When the township extends sewer down North Getty at some future date, the homes would be connected.

When Monday's vote on the development was cast, only Supervisor **Pat Jordan**, Treasurer Carol Bartos and Trustee Scott Plummer supported it. "I feel that this is the right time and place for this kind of development," **Jordan** said. "I think this will really kick off something good for the whole area." He urged fellow board members, who all ran for office as Democrats, to support "the working man" who has his "back against the wall right now" by endorsing the project. "The thing is that \$4.6 million is going to leave town and go somewhere else now," **Jordan** said.

Trustee Carol Chaney said she voted against it with three other board members, because no one had provided her information showing that this type of PILOT project had been successful in Michigan. Williams promised to provide that information and said he had already given it to other township officials. "We have PILOT programs already in the township and they haven't been very successful," Chaney said.

Paul Broussard of the local Trinity Village Non-Profit Housing Corporation asked the board if it would reconsider its vote and approve Chapel Hills Estates if he agreed to be among others that would build additional homes that would pay the usual amount of taxes. He got no response. Marion A. Oakes, 574 E. River, who is among the owners of landlocked property Chapel Hill Estates would use, reminded the board residents have asked many times, during the 50 years she's owned the land, to have utilities extended into their area. "Many times, we have tried to develop and you say you need money. Now we've got the money. What's the problem?" she said angrily. "For many people who felt this was a black issue, I now don't get a house," complained Linda Clark, 589 Courtland. She is a white woman who said she works at a local hospital and hasn't been able to afford purchasing a home since her divorce.

Chapel Hill Estates vote

- Yes: Supervisor **Pat Jordan**, Treasurer Carol Bartos and Trustee Scott Plummer.
- No: Clerk Jim Nielsen, Trustees John Gilbert, Carol Chaney and Carol Ream.

Internet – Newspaper Archives Searches
Patrick S. Jordan
(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
May 2, 2007

Board to Discuss Low-Income Housing Today

Author: Nancy Stier

The Muskegon Township Board will hold a special work session this afternoon to discuss the controversial Chapel Hill Estates development planned for low-income families in the township's northwest corner. Township officials posted the meeting notice Monday on the doors of township hall, but chose not to notify The Chronicle until after the deadline for Tuesday's paper, according to Muskegon Township Supervisor **Pat Jordan**. "There's going to be no public comment. This is a work session," **Jordan** said of today's meeting.

The purpose of the 4:15 p.m. session is to let board members know what kind of protections would be built into any contract the township approves with the developer to construct the development. The supervisor said he wants the subdivision voted up or down when the township board holds its regular meeting at 7 p.m. Monday. Public comment will be permitted at that session. "I want to put this thing behind me," **Jordan** said of controversy Chapel Hill Estates generated since proposed last fall by Justin Williams, a Texas businessman who was raised in Muskegon. "From a business perspective, this is a good thing," **Jordan** said of Williams' development that would bring utilities and roads into the northwest part of the township. "I know there is a section of the community that is objecting for various reasons." But **Jordan** said he's convinced that by writing a detailed contract with the developer, the township can prevent problems opponents predict, such as higher crime.

In December, Williams won preliminary plan approval from the Muskegon Township Planning Commission for the first 24 homes suggested for Chapel Hill Estates. He hoped to break ground on the 40-acre subdivision this year, which is proposed south of River Road and west of North Getty Street. The houses were to be priced at \$120,000 to \$150,000 and offered to low-income families. Williams needs approval from the Michigan State Housing Development Authority to make the project possible. Township board approval also is necessary, because Williams is asking the township to allow him to pay a percentage of rent charged future residents in lieu of the usual property taxes. After 15 years of paying rent, residents of the homes would have the option of buying them at a greatly reduced price.

Jordan said he still doesn't have a written proposal in hand from Williams, but wants one in time to distribute it to board members before Monday's meeting. This afternoon's meeting will be in the basement of the township hall at Apple Avenue and Quarterline Road.

Internet – Newspaper Archives Searches
Patrick S. Jordan
(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
April 1, 2007

Emergency Brought Out Best in Everyone
Author: **Patrick Jordan**

March 2, 2007, was a day I will never forget: The county's 66-inch force main broke in a residential area. Seven families have been driven from their homes for an extended period of time, with at least one of the homes being ruled forever uninhabitable. The break happened sometime around 9:45 a.m. and was discovered immediately.

County DPW staff sprang in to action, first calling Sappi Fine Paper, then shutting down Pump Station C on Ottawa Street, the station that pumps all of the sewage in the county out to the wastewater site via the 66-inch force main. Sappi immediately began shutting down its operation, as did Howmet and other industries. This greatly reduced the volume being sent down the force main. However, there was still several miles of pipe between the break and the Wastewater, the contents of which, about 6 million gallons of raw sewage, was destined to reverse direction and spill out into the neighborhood at Sheridan and MacArthur.

This is where thanks and respect have to go out to all those involved in minimizing, to the greatest extent possible, the impact of the events described above. County Department of Public Works Director Dave Kendrick and his staff, Muskegon Township staff Dave Fisher, Jeff Ream, Jim Callender and Erik Joslyn, Police Sgt. Jim Patterson, Fire Chief David Glotzbach and Deputy Chief Bob Grabinski of Muskegon Township as well as township firefighters, county engineers Prein & Newhof and township engineers from J & A Engineering, county health department staff including Vicky Webster and Dave Baldwin, and employees of Jackson-Merkey Contractors who were right in the pit fixing the broken pipe, did a fantastic job.

The years of combined experience among these key people and their knowledge of the system helped to mitigate the damaging impact on the community. With reversed flow still coming out of the force main, Dave Fisher suggested pumps be inserted in the main and pump the contents in the township's new sewer system. They pulled the cover off a manhole pumped in to it, saving close to a million gallons of additional sewage from being spilled onto the street and into the homes of residents. Instead, it went in to Muskegon Lake, which has a very good, God-given ability to cleanse itself.

This was an awful experience that I hope to never repeat, but the people mentioned above worked together in such an incredible way. Chief Glotzbach and Deputy Chief Grabinski, who stayed in the Mobile Emergency Command Post belonging to county emergency management, directed retrieval and rescue operations so county DPW staff could concentrate on fixing the pipe. Red Cross came immediately, too, and began doing what they do so well. Muskegon Township Hall became a Red Cross shelter, because we knew when 5 o'clock came around and residents were unable to go home, they would need somewhere to go. In addition to what Red Cross provided, Bonicki's, Some Place Else, Subway and Wesco all donated food for the

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

residents and for those involved in the rescue and cleanup effort. Emergency Services Director Dan Stout and the county's insurance representatives came to Township Hall Friday night to speak directly to the residents, an event that was reassuring to these families. We were given assurances that the county holds itself responsible for these claims. The Muskegon County Board of Public Works stepped up to the plate on Thursday when it unanimously granted broad powers-of-the-purse to Dave Kendrick and Jack Niemic to oversee the cleanup and restoration operation, which is still ongoing at the time of this writing.

All families have been provided long-term, temporary housing and are trying to carry on as much normalcy as possible, given the circumstances. I must commend and thank the residents, the victims of our Katrina, who have demonstrated a patience and strength that amazes me. I would also like to thank all members of the Muskegon Municipal Wastewater Management Committee for their understanding and acceptance of what it is taking and will continue to take to restore our community.

Community is the key word. The county's leadership and the MMWMC's concurrence with the county's restoration plan are what make this a community, and give us a strength and cohesiveness that is evident to all. When attempts are made to lure industry to this area, companies look at the political climate of the area and use it as a factor in their decision-making. Muskegon County has hit some bumps in the road, but we are coming together in a very exciting way, and that is attractive. This unity, together with the incredible assets we have in our wastewater system and our talented work force, is what's going to lead to Muskegon becoming the future economic envy of the state.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
December 2, 2006

Township Budget Ignores Study Findings on Salaries

Author: Nancy Stier

Muskegon Township’s proposed 2007 budget ignores consultants’ advice to eliminate disparity in department head pay, but does offer a 3 percent raise for all non-union employees and elected officials. The budget would give all union employees raises ranging from 2.5 percent to 3 percent spelled out in their contracts. Supervisor **Pat Jordan** unsuccessfully pushed this past year for increasing the salaries of eight out of nine administrators, after a recent study showed they were paid less than their peers.

The township assessor, building official, community development director, accountant, fire and police chiefs and public works superintendent all earn less than others working in similar communities, according to the study. The pay for Accountant Erik Joslyn and Community Development Director Dave Fisher was the most significant. The study wasn’t mentioned Thursday during the three-hour budget work session the township board conducted. “I’ve fought that battle enough times,” **Jordan** said Friday. “There is a majority of this board that doesn’t want to see a couple key people get such a big raise. But the reason it’s such a big raise is because the market says it’s so far behind what they should be making.”

The board invested \$6,500 in the salary study, which produced job descriptions for department heads and a proposed personnel policy. The board spent another \$5,000 paying its labor attorney to make any changes necessary in the personnel policy to avoid conflicts with current contracts and the law. Those investments might be wasted. “I can’t see adopting the personnel policy without adopting the salary recommendation as a part of it,” **Jordan** said, adding that the labor attorney recommends approving both simultaneously to avoid labor difficulty. Some department heads might otherwise resist some of the new policy’s language, such as that employees are “at will” and can be dismissed without cause, he said.

The board did agree Thursday to include the 3 percent, across-the-board raise for non-union employees and elected officials — less than the 3.7 percent **Jordan** advocated for at the beginning of the work session. The supervisor said he wanted to compensate for this past year’s increase in the cost of living of 3.3 percent. “If we’re going to take an increase, I wouldn’t feel comfortable with anything more than 3 percent,” Trustee Carol Chaney said.

Trustee John Gilbert agreed, adding, “Why would we give ourselves a bigger raise than our (union) people?” Salaries of elected officials have been frozen since 2005. All seven board members agreed to give up their raise for this year. Besides the supervisor, the board consists of the treasurer, clerk and four trustees.

Trustee Scott Plummer said the amount of time elected officials put into their job should be taken into account in awarding raises:

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

- Treasurer Carol Bartos has just been sworn into office after beating incumbent Laurel Barnett in the August primary.
- Clerk Jim Nielsen has missed much of the past four months of work because of health problems caused by diabetes.
- Board members and staff privately complain that **Jordan** doesn't spend as much time on the job as former Supervisor Don Aley.

Overall, the proposed 2007 budget of \$5.9 million for all expenses is down \$8,000 from the amended budget for this year. **Jordan** said it won't require any sewer or water rate hikes, but it is based on collecting slightly more property tax revenue than the township could reap without budget hearings set for 7 p.m. Monday at the township hall, located at Apple Avenue and Quarterline Roads.

Township officials still are battling with the Muskegon County Road Commission over whether their community coffers deserve a share of state revenue the commission gets for road maintenance. For the first time, \$200,000 worth of revenue from the road commission is inserted in the proposed budget, although commissioners haven't agreed to surrender any of it. Without those dollars, **Jordan** predicts a budget deficit for the township's road fund in 2007.

The township attorney is trying to get resolution of the matter, **Jordan** said, adding that he hopes the dispute doesn't turn into a lawsuit. "It doesn't need to go there," **Jordan** said. "I think that we have the law on our side." The budget also assumes the township will take in \$250,000 from the sale of some of the land in its new industrial park at Laketon Avenue and Mill Iron Road, although none of the five lots priced at \$30,000 per acre have yet sold.

Among new proposed expenditures are the addition of one police officer, the purchase of a couple of police patrol cars and a new mini pumper firetruck, which would be housed at Fire Station 2 on the north side of the community. The other mini pumper purchased before sewer construction got into high gear is housed at Station 1 on the south side of the Muskegon River. Only \$10,000 is budgeted for park improvements, and all but \$2,000 was donated for playground equipment by the annual Eastside Extravaganza Festival. Contributions to local recreation programs are to stay at the current total of \$40,000.

Budget talks

Overall, the proposed 2007 budget of \$5.9 million for all expenses is down \$8,000 from the amended budget for this year. Supervisor **Pat Jordan** said the township won't require any sewer or water rate hikes, but the budget is based on collecting slightly more property tax revenue than the township could reap without a budget hearing. That hearing is set for 7 p.m. Monday at the township hall, located at Apple Avenue and Quarterline Roads.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
November 20, 2006

Township Breaks Rules by Spending Without Bids

Author: Nancy Stier

When questions were raised about a \$1.36 million no-bid sewer contract that Muskegon Township awarded to a Canadian firm, township officials maintained the contract was the best deal they could get for taxpayers. They blamed the fuss on jealousy from a competing firm, upset because it didn't get the job. But the complaints have shone a spotlight on the township's failure to follow its own policy stating when it should solicit bids for work. And the angry competitor's claims that other firms would have been interested in bidding on the sewer-lining contract turned out to be true, according to Chronicle interviews with other companies' officials.

Muskegon Township this past summer hired Canada-based Liqui-Force Services to work on the oldest portion of the township's sewer system. The work, which has since been completed, involved a sophisticated process to reline clay sewer pipes without digging them up. Clay sewer lines installed in the 1950s south of Apple Avenue and east of Quarterline Road were infested with roots that occasionally caused sewers to back up in residents' basements. Township officials apparently violated their own policy by making no attempt to seek competing prices due to advice from Johnson & Anderson Inc., the Muskegon engineering firm that designed the township's sewer system, and the township's community development director, Dave Fisher.

In a June memo to the township, Johnson & Anderson President Terry Broemer indicated his firm believed Liqui-Force "has capabilities to rehabilitate sanitary sewers of which other firms are not capable." He cited the business' skill in relining lateral lines leading toward homes as a unique qualification from which the oldest portion of the township's sewer system could benefit. A policy the Muskegon Township board passed in 2002 states that sealed bids are required on goods and services costing \$5,001 or more unless there is an emergency. When the policy is "impractical in a given situation" it may be waived if a majority of the township board, in a roll call vote, agrees on the waiver.

That vote to waive the bidding requirement was not taken before the no-bid Liqui-Force contract was approved. Instead of bidding out the work, Muskegon Township used the prices and conditions of a three-year-old contract with Liqui-Force that Johnson & Anderson had produced for Waterford Township, in Oakland County. In regard to awarding the contract to Liqui-Force, Fisher and Township Supervisor **Pat Jordan** say the township made the right decision. Fisher said he's convinced that accepting Waterford Township's old agreement "saved us a lot of money," partly because those prices are three years old. Muskegon Township was spared paying Johnson & Anderson another \$50,000 to \$60,000 to draft new job specifications, Fisher added. **Jordan** said final costs of the project were below the \$1.36 million budget, though he has yet to release final invoices.

On Oct. 2, three men associated with MidWest Trenchless Services of Grant, a firm that says it

Internet – Newspaper Archives Searches**Patrick S. Jordan***(Articles are in reverse chronological order)*

competes with Liqui-Force, urged the township board to immediately halt Liqui-Force's work in the township. They called for an investigation into the firm's fees, which they maintained are excessive. They said they and other firms would have sought the contract, and questioned why the township didn't ask for bids on such a large project. Township officials vowed to check out their claims about Liqui-Force. But in the meantime, the board on Oct. 2 approved paying Liqui-Force \$527,229 for its first month of work. The next day, **Jordan** said he had met with Johnson & Anderson and was confident that Liqui-Force was doing quality work and should continue the project. He said Midwest Trenchless Services' complaints were baseless.

One of Midwest Trenchless Services' claims was that the city of Southfield is paying Liqui-Force about half as much per foot for relining its main sewer pipes as Muskegon Township is paying. Southfield sought competitive bids on relining its sewers. Liqui-Force won the contract, and is being paid \$24.50 per foot for relining 8-inch pipes and \$30 for 12-inch pipes, according to bid sheets Midwest Trenchless Services provided. The Chronicle was unable to reach Southfield or Liqui-Force officials to confirm those numbers. Muskegon Township was to pay \$42 a foot for relining 8-inch pipes and \$55 a foot for 12-inch pipes. Fisher said there could be many reasons for the cost difference. Crews here must stay in motels, but can live at home when jobs are scheduled in the Detroit area, Fisher said. Liqui-Force is based in Kingsville, Ont., but has a U.S. office in Romulus.

Southfield may also have gotten a better price because the city awarded a three-year contract that involves more work, he added. In an Oct. 10 memo to **Jordan**, Broemer asserted that although competing contractors alleged "there were improprieties in awarding the contract for sewer rehabilitation to Liqui-Force Services, we stand by it." "As I indicated to you, we feel that the award of this contract was in the best interest of Muskegon Township," Broemer wrote, adding that almost half the work involved relining house and business service lines to prevent future basement flooding. "To the best of our knowledge, Liqui-Force was the only firm that could meet that requirement..." Kim Lewis, Liqui-Force's CEO, has told The Chronicle there is "no basis and truth" to allegations that the company was charging too much.

The company's competitors say otherwise. In Chronicle interviews, they echoed Midwest Trenchless Services' allegations that the township may be paying too much, and that they would have been happy to bid on the sewer project. If the job was advertised, "I would have probably had four or five contractors bid on it," said Rick Gage, national sales and marketing director for LMK Enterprises Inc. of Ottawa, Ill. He claims his firm invented the sophisticated process used to reline sewer pipes leading toward homes and businesses without digging up lines. Muskegon Township might have gotten a much better deal if it broke the job in two parts and took separate bids for main lines and house lines, according to Gage. Most "companies only do one type of pipe or the other, because the equipment involved is different," Gage said.

Shaun Flanery, president of Performance Pipe Lining Inc. of Ottawa, Ill., said his firm does both types of work, but specializes in relining the smaller feeder pipes, and has probably done more than any U.S. company. Flanery said the price Liqui-Force charged for relining Muskegon Township's main lines seems "very, very high." But he indicated that what Liqui-Force planned

Internet – Newspaper Archives Searches**Patrick S. Jordan***(Articles are in reverse chronological order)*

to bill for relining 150 smaller pipes leading to homes appears “very, very low.” “I’d be interested in whether they really do many of those laterals (house lines),” Flanery said, adding he has done work in West Michigan and would have been intensely interested in competing for both parts of the project. The city of Norton Shores took bids this summer on relining some of its largest sewer pipes. The difference between the low bidder, Ohio-based American Water Services, which got the job, and the high bidder, which was Liqui-Force, was \$308,000, according to city officials. American Water Services bid was \$784,929; Liqui-Force’s was \$1,092,582.

In Norton Shores, a city ordinance requires bids when purchases are likely to cost more than \$10,000. Such policies are in place to make sure work is done by the best firm available, at the lowest cost to taxpayers, as local governments spend thousands and sometimes millions of dollars on public projects. Muskegon Township’s purchasing policy states that for expenditures of \$5,001 and above: “A request for proposals must be prepared and three bids must be obtained.” But the policy includes a clause saying: “If the township board decides that the bid process is not practical in a given situation, they may waive the requirements of this policy on a majority, roll-call vote. A majority shall consist of four or more affirmative votes.”

Interviews with several township officials indicate they apparently weren’t aware of the policy when they voted on the Liqui-Force contract. In an interview long after the board OK’d the no-bid contract, township Trustee Carol Ream said “to my knowledge there is no written policy” about when projects must go out for bid. On Nov. 13, **Jordan** told The Chronicle he didn’t know about the township’s purchasing policy until after the Liqui-Force contract was awarded. “I wasn’t aware of it until after the fact, when I dug it up,” **Jordan** said. When asked if the sewer-lining contract violated the policy, **Jordan** responded: “I’m not going to answer that.” He then went on to say the township has saved money on the project and residents have been spared inconvenience. “We did the right thing,” he said.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
October 2, 2006

Township, County at Odds Over Roadwork

Author: Nancy Stier

The relationship between Muskegon Township and the Muskegon County Road Commission seems to be sinking into a large pothole. Neither entity can agree on the terms under which the township's local roads will be maintained. The road commission continues to resist Muskegon Township's recent assertion that it invests enough in preserving the county road system to be reimbursed for part of what it spends. Instead, the road commission says the township could save itself money by contracting with the commission to provide the service, rather than relying on the township's public works department. "It appears that substantial savings could be realized if Muskegon Township were to contract with the road commission for the latter to supply adequate manpower to handle snowplowing and other related maintenance demands," read the letter Road Commission Managing Director Kenneth Hulka sent to Muskegon Township Supervisor **Pat Jordan**. "Our residents would be furious if we turned our roads over to the road commission," **Jordan** said, predicting streets wouldn't be plowed by the time residents left for work if the commission took over the responsibility.

Hulka estimated it might cost the township \$250,000 for the first year of contracting with the commission, compared to up to \$400,000 the township says it spends to have its public works department maintain local roads. Hulka's estimate assumed two full-time employees would be needed to do the work. There would also be sharing or transfer of road maintenance equipment. Instead of discussing that proposal last week, the township board unanimously rejected an alternative the road commission provided. That document would have formalized the current arrangement in which the township's public works department maintains local roads, while the road commission handles upkeep of major streets. But the agreement offered the township no money for the service. It added requirements, such as insurance, that would make it more expensive for the township to continue the job. "To me, both offers that they made I believe were intentionally unworkable," **Jordan** said.

He indicated he didn't even mention Hulka's suggestion to his board that the commission be contracted to maintain the township's roads. "Maybe I misinterpreted it, but it didn't really seem like a formal proposal," **Jordan** said of the letter. "We've been plowing our own roads for 91 years. It started in 1915, because the township wasn't satisfied with the service it got from the road commission." Trustee Scott Plummer said he doesn't see how the commission could do an adequate job of caring for local roads, when it provides less than what he considers adequate service on primary streets like MacArthur Road. That road is never plowed until the day after a heavy snow, Plummer maintains. "I don't think they have the people or the money or anything else to do it." When contacted last week, Hulka said he was unaware the township turned one of his two proposals down and failed to discuss the other. "I thought we were still in preliminary discussions with them. I wasn't aware that he (**Jordan**) was planning to take it to the board," Hulka said. Hulka said he plans to provide a report on the matter to the road commission when it

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

meets Oct. 19. He said he doesn't know whether the two parties can reach agreement before then. For years, the township and road commission had an unwritten agreement in which the township's public works employees handled snowplowing and other routine maintenance for the community's more minor roads. That allowed the road commission to focus on maintaining major arteries. In exchange, county road commission officials said the township got some additional financial support for road projects, such as the recent extension of Walker Road. Muskegon Township is apparently one of only two townships in the state that has its own highway department for road maintenance. It spends up to \$400,000 annually salting and grading, applying gravel, patching potholes and resurfacing. That expense consumes 1.25 to 1.5 mills of the 4.35 mills Muskegon Township levies for support of its general fund.

Township officials assert that because more than a mill is spent on county road maintenance, a recent change in state law permits the township to be reimbursed for at least 66 percent of the cost of what the commission would otherwise have to bear. Road commissioners haven't agreed to any reimbursement. Instead, Hulka offered the two alternatives township officials find objectionable. When asked if the impasse will result in the township ending its maintenance of county roads, **Jordan** said: "I don't know. I'm going to reserve comment." He said he feels negotiations between the two parties are "far from over."

The township did request an opinion earlier from the attorney general on whether it is entitled to road commission reimbursement from state gas and weight taxes for money invested in road maintenance. **Jordan** said the Oakland County Road Commission pays Bloomfield Township for 75 percent of the cost of maintaining local roads. That is apparently the only other township in the state that provides services similar to Muskegon Township, according to the supervisor.

Internet – Newspaper Archives Searches**Patrick S. Jordan***(Articles are in reverse chronological order)*

The Muskegon Chronicle (MI)

June 12, 2006

Residents Unhappy with Effects of Massive Project, Failure to Communicate

Author: Nancy Stier

Since sewer construction started this spring in the Brooks-Hall roads area in Muskegon Township, local roads have turned into obstacle courses for residents like Kris Sherwood. Her shiny new PT Cruiser got stuck in a torn-up road. Normal services like mail and garbage have been disrupted. School bus stops were moved, resulting in students having to walk through construction zones. But the thing that makes residents like Sherwood as mad as anything: They were never informed by the township beforehand about how to deal with the problems. Township officials admit they failed to send out advance notifications because the official in charge was off on sick leave. But they stressed it's such a big project residents will have to just grit their teeth and bear it, and they'll be enjoying major improvements by the end of the summer.

Sherwood is only one of hundreds of residents whose daily routines have been disrupted by the large sewer construction project under way in the northeast portion of Muskegon Township, located south of the Muskegon River. During the last month, tempers flared as crews from Nagel Construction Inc. of Moline, Mich., continually tore up roads in their neighborhood. It became increasingly difficult for residents to get to work or do errands without running into barricaded construction zones that forced them to turn around and try alternate routes. "I really didn't think it would be this bad," Sherwood said of sewer construction. "This is terrible how they tore everything up at the same time. It's just not fun over here."

On Wednesday, even firetrucks couldn't get into the area. Muskegon Township Fire Chief David Glotzbach said the community's new four-wheel drive fire truck got stuck badly enough taking a test run through the construction zone on North Woodview that it required towing. That was the first time this year firetrucks have become mired in a construction zone, although that situation occurred twice last year, according to Glotzbach. Frustration levels rose substantially during the past month, when township staff failed to mail detailed letters in advance about disruptions citizens could expect in service, or where they should park to avoid having heavy equipment blocking their routes. Telephone, mail delivery and garbage pickup haven't always been reliable, either.

Workers who answered the phone at township hall got an earful of profanity from a few residents who found construction blocking their vehicles. Some were upset about going for two to five days without mail before learning the U. S. Postal Service had started placing it in temporary mailboxes they must drive miles to reach. "What you guys have us living in back there is hell," Christine Cavalier, 3932 Forest Edge, told the Muskegon Township Board of Trustees last week. "Nobody in the township has let us know anything (in advance)." She complained contractors tore up too many roads in her neighborhood and accused project coordinators of poor planning.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

But Community Development Director Dave Fisher said the construction schedule is necessary if there is any hope of getting all roads repaved with at least one coat of asphalt before school starts again in the fall. Lines to be installed yet this summer are generally north of Apple Avenue from Dangle to Brooks roads. Cavalier said she wouldn't mind if construction dragged on into December. "Just give me a road I can drive on," she said. Pavement has been torn off portions of MacArthur, Brooks, Hall and Mill Iron Roads, leaving washboard surfaces residents complain are tearing up their vehicles. Residents are starting to make vehicle damage claims to the township, which refers them to the contractor.

In addition, residents like Sherwood have lost phone service. She said her phone was out twice within the past two weeks — for four days on one occasion and two on the other. Contractors accidentally cut the line serving her family's home at 185 N. Woodview when sewer installation crews began digging in her subdivision. Each night, her family drifts off to sleep to the hum of an electrical generator contractors run 24 hours a day outside the Sherwoods' residence. "I'm not going to say that it has been handled perfectly," township Supervisor **Pat Jordan** said of the sewer construction project. "But the scope of this project is bigger than this township has ever seen."

This is the largest area construction crews have tackled since the township started pumping millions of dollars into expanding its sewer system in 2003. Fisher predicts the project will make life temporarily miserable for many other residents before crews wind things up this construction season. He indicated problems like the Sherwoods experienced are extreme compared to the amount of discomfort the average citizen undergoes. "But it's going to be a rough summer," Fisher told citizens who complained last week to the township board about things that have gone wrong. He apologized for the situation. He said advance notification the township had provided citizens of potential service disruptions fell by the wayside since he went on sick leave following a neck operation May 7.

Jordan and building official Jeff Ream have tried to oversee the project in his place. Fisher told a few angry citizens who showed up for last week's township board meeting that the two men had been "doing a heck of a job" trying to stay on top of the project, "when in fact they don't have a clue" about how to do it. **Jordan** said Fisher gave them a "construction management 101 course" just before his neck operation. But neither man has managed a sewer project before and lacks the 30 years of experience Fisher has. The supervisor said Ream has done an excellent job of keeping track of what contractors are doing in the construction zone. But **Jordan** indicated neither he nor Ream had the background or experience to "plan ahead" and mail out advance notification. "If the letters didn't go out, I'll take the blame for it," **Jordan** said.

Although he sympathizes with residents who are finding sewer construction an unpleasant process, when crews are done "it's going to be a very nice community with brand new roads and utilities," **Jordan** said. Until the recent communication glitch, both Fisher and Nagel Construction, the project's low bidder, say work has gone fairly smoothly and is now 30 percent complete. One thing making the project more disruptive than last year's sewer construction is that the water table in this area is only two or three feet below the surface. Contractors have to

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

dig temporary ditches and spend more than a week pumping down the groundwater level, before they can install sewer pipe at depths of 20 or more feet. A few residents' wells have gone temporarily dry during that process.

Glotzbach said a fire department official drives through construction areas at least once a day to make sure the roads are passable for emergency vehicles. If they aren't, Nagel Construction is expected to remedy the problem immediately. Contractors remain upbeat about the project's progress. "We've had a few problems. But for the scope of the project, it's a very large project and it's going quite well," said Dirk Hoekstra, job superintendent of Nagel Construction. He denied some residents' claims crews have been rude to residents trying to get past heavy equipment to their homes. "We won't tolerate that," he said.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)

May 12, 2006

Another \$1 Million Water, Road Project Under Consideration

Author: Nancy Stier

Muskegon Township will decide Monday whether to move forward with another \$1 million water and road paving project. Those benefiting from it would pay half the cost as part of a special assessment district. The district would include property along Dangl Road between Apple and Wesley avenues. Besides Wesley, other streets on which waterlines and paving would be installed are Woodland and Jones streets and Oak Avenue.

The estimated cost of the water and paving project is \$958,000. Most property benefiting from it would pay special property tax assessments to cover about 50 percent of the expense. Muskegon Township Supervisor **Pat Jordan** said the township would finance the rest. Depending on how the project is constructed, Muskegon Technical Academy, 2900 E. Apple, might eventually benefit by having a waterline run past its facility on Oak Avenue from Walker Road. But unlike residents of the affected area, the charter school wouldn't have to pay a special assessment, according to **Jordan**.

Currently, the public school's well water exceeds drinking water standards, so it wouldn't be forced to connect unless the well became polluted, the school sold its property or the building was expanded by more than 25 percent, according to **Jordan**. He said the school wasn't petitioned to be in the district, but state officials may require a waterline run along Oak past the school to provide a second source of water to that area. "If they have to connect, it will cost them \$50,000 at least," **Jordan** said, adding schools pay many times what homeowners do for waterline connections because they are heavy users of the system.

Township Trustee Carol Chaney, administrative assistant to Muskegon Technical Academy's superintendent, helped the township board take action last week to get the project moving toward construction. When contacted after the vote, she said she wasn't aware the building she works in might benefit and considers it a conflict of interest for her to participate in the decision. "If it is part of the project, then I'm going to call (**Jordan**) and ask for another vote," Chaney said. The supervisor said he doesn't consider it a conflict of interest.

When the first vote on the project was held, Trustee John Gilbert was the only one of seven township board members who dissented, maintaining the approach being taken isn't fair to all who will have to pay for it. "Some people can't afford it," Gilbert said, objecting to the township's relatively new policy on special assessments. Instead of dealing with one street at a time, the township now upgrades several streets in one area, which Clerk James Nielsen said permits the township to get a better price from contractors on each job. However, that approach also reduces the ability of residents of a particular street to stop creation of a special assessment district.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

Public hearings will be held on the plan at 7 p.m. Monday in the basement of the township hall at Quarterline Road and Apple Avenue. The proposal for the new water and paving project got an angry reaction during last week's township board meeting from Danny Sutton of 2112 McLaughlin. "Are we going to be absorbing all these extra expenses?" Sutton said of sewer, water and paving projects the township board has added to the list during the past year. "Shouldn't this be a big vote by the people that live in the township?"

Jordan asserted that costs in this instance would be paid by special assessments and by the township. Only two other residents who would pay special assessments spoke during last week's meeting. Shane Brown, 3272 Oak, said three out of five neighbors on his street don't want to be part of the special assessment district. He predicted his property taxes would more than double and said one of his neighbors fears the increase would "tax him out of his house." Jeff Wood of 3110 Wesley urged the township board to move ahead with the project, pointing out a majority of those affected support it. If unanimous approval was necessary, "we would never get anything done," Wood said.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)

March 30, 2006

Sewer Construction Price Tag Could Jump to \$21 Million

Author: Nancy Stier

A plan to extend sanitary sewers through a large portion of Muskegon Township was pegged at a cost of about \$12.5 million last year. Now, township officials are considering expanding the proposed new service area and bumping the cost up to as high as \$21 million, depending on citizen reaction. A public hearing is expected to be set for April 17 on areas that might be added to the existing list of projects township officials originally planned to fund. Earlier this month, the seven-member township board directed its top three officers — the supervisor, clerk and treasurer — to identify and prioritize additional projects beyond the original scope. Supervisor **Pat Jordan** was then authorized to ask Muskegon County to sell \$16 million in bonds, rather than the \$12.5 million first contemplated.

Township financial consultants predicted the community could float up to \$16 million in bonds for sewer expansion without having to hike sewer rates before 2009 or 2010. Recently, **Jordan** said property owners in the township whose land wouldn't be reached by the sewer expansion plan asked that lines serving their neighborhood be added to the initial \$12.5 million list of projects. Bonding costs could hit \$19 million to \$21 million, depending on how much expense township board members are willing to add, **Jordan** said. "I'm not real keen on borrowing any more money (other than the \$16 million)," **Jordan** said, adding the board wants public feedback during a public hearing he expects to be set for April 17.

Between now and then, letters will be sent to areas not currently planned for sewer construction that the township is willing to consider adding, **Jordan** said. Lines already scheduled for construction would serve the bulk of the township's more than 8,000 parcels, according to **Jordan**. Another 500 homes mainly north of the Muskegon River won't be included unless the board adds that expense. Sewer connection fees will be \$2,100 per residence, in addition to installation of the home's feeder line. The expense could be spread over three years and is thousands of dollars lower than the norm in Michigan because property owners paid millage for years toward expansion of the sewer system, township officials say.

Sewer construction costs south of the river appear to be holding close to the \$12.5 million projected initially, the township's Water and Sewer Committee reported earlier this month. Township board members previously agreed to invest about another \$1.4 million to run sewer pipe along River Road east of U.S. 31 to the township line this year.

Other areas **Jordan** said are under consideration include:

- Spending about \$1 million to reline aging sewer pipes in an area roughly bordered by Harvey Street and Apple, Sauter and Francis avenues.
- Becker Road.
- Deerwood and Northside roads.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
October 29, 2005

Township Leaders Embroiled in a Tempest

Author: Nancy Stier

Six Muskegon Township department heads say infighting among several township board members has escalated to the point where it cripples their ability to do their jobs and may prompt resignations. In a letter to the township board, the department heads called for an end to the “turmoil.” “If not addressed, these problems among you will hurt our community for years to come,” administrators predicted. The Oct. 21 letter bore the names of Muskegon Township Police Chief Don Schrupf, Department of Public Works Supervisor Randy Wilkerson, Building Official Jeff Ream, Fire Chief Dave Glotzbach, Community Development Director Dave Fisher and Assessor Penny Good.

Township Clerk Jim Nielsen, the only board member criticized by name in the letter, blamed the problem on lack of communication between the board and department heads. “We’re all guilty of it. The whole board is guilty of it,” Nielsen said. When contacted about the letter this week, Township Supervisor **Pat Jordan** said he feels some internal problems intensified since he took the job, because he’s been cautious about exercising his authority. **Jordan** was appointed supervisor in spring 2004, replacing Don Aley, who held the post 15 years. **Jordan** was elected to a four-year term in November 2004. **Jordan** said he felt it would be counterproductive to begin his new job “with guns blazing.” He wanted to “evolve into the leader that was expected of me.” “It’s been very difficult,” **Jordan** said. “It’s been very challenging. I spend a lot of time crying about it, and trying to behave in a way that does not dishonor my Lord. “I know I don’t quite have that part mastered yet.”

In an attempt to improve relations, the township board’s executive committee — comprised of **Jordan**, Nielsen and Treasurer Sandra Bird — this month started weekly meetings and will try to include at least one department head in those sessions, according to Nielsen. Another option under consideration is a half-day or full-day board retreat during which a facilitator would be brought in to help explore ways of working together, **Jordan** said. Drafting of an ethics policy is another possibility. “I do accept a certain amount of responsibility for a certain amount of the broken relationships at township hall,” **Jordan** said. “But I’m only one person, and I can’t keep an eye on everybody all of the time.”

In their letter, the department heads wrote that Nielsen’s treatment of township employees is part of the problem and complained that those issues go unresolved. In addition, “ongoing public and personal attacks” involving several board members recently prompted “childish” behavior at a staff meeting that was “embarrassing and disgusting” to witness, the letter read. “We ask the board to note that Clerk Jim Nielsen has been intimately involved in all the above situations,” stated the letter. “A pattern is emerging that is becoming disturbingly predictable.” The infighting, combined with “an overall lack of leadership, vision and positive interaction by and within the entire board” makes it more difficult for department heads to “serve the needs of our

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

residents and community,” administrators wrote. “Based on these and other issues, the working conditions are deteriorating to the point where ... resignations are being considered.”

Administrators urged the seven-member township board to “unite for the good of Muskegon Township and demand that current behaviors and resulting infighting cease.” Board Trustee Scott Plummer supplied the letter to The Chronicle after first getting permission from all of his colleagues except Nielsen, whom Plummer said he didn’t consult in advance. “I just want people to know what is going on and that we want to fix this,” Plummer said. “We need to work together better and there is a lack of leadership going on at township hall right now.” As clerk, Nielsen has had difficulty getting along with staff since he was first elected to his post five years ago. His former office manager, Diane Stafford, quit in 2002. Building Official Cindy VerBeek resigned to take a job with Grand Haven Township soon afterward. His elections clerk, Gloria Vega, ceased working for Nielsen on election night a year ago, when their relationship broke down.

All blamed Nielsen’s treatment of them as reasons for their dissatisfaction, although the clerk denied any blame. Nielsen was re-elected clerk in a close race last November. In July, Community Development Director Fisher filed a complaint with the township board’s labor committee asserting Nielsen verbally abused him when the two got in an argument. Nielsen submitted a written apology to the committee for his behavior, but this week denied Fisher’s assertion that he swore at Fisher during the exchange. The department heads’ letter indicated a “questionable closed session” was held by the township board regarding that matter, but staff didn’t feel the matter was resolved.

Jordan and Bird acknowledge that they don’t get along with Nielsen. Consequently, the three don’t communicate well and that has caused problems for staff, **Jordan** said. Tension between Nielsen, **Jordan** and Bird erupted Oct. 4 when they met with department heads to clarify procedures for business license applications, according to **Jordan**. Bird said Nielsen asked the treasurer’s office to verify information that business licensees put on their applications. “It is the clerk’s responsibility to make sure business application forms are filled out completely,” Bird said. She maintained Nielsen verbally lashed out twice at her, before she got fed up and left the room. “Everyone just kind of rose to her defense and I initiated it,” **Jordan** said. Someone who attended the meeting, who refused to be identified, said the supervisor stomped out of the room soon after Bird and said something insulting to Nielsen. “I don’t think I did anything that was childish,” **Jordan** said. “I guess for the three of us, that was very unprofessional,” Nielsen said of what transpired between executive committee members that day.

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
November 15, 2004

Savings Account Raided to Meet Budget Needs

Author: Nancy Stier

Muskegon Township plans to continue the same services next year but isn't planning to tackle any large projects other than millions of dollars worth of sewer and waterline construction. Township officials plan to dip into the general fund's financial cushion again to make ends meet in the face of state revenue-sharing cuts. They project that fund's surplus used to bail the community out in emergencies might drop to \$400,000 or less by the end of 2005. "With (state) revenue sharing getting cut, it's taking a huge toll on us," said the township's new supervisor, **Pat Jordan**.

State officials recommended having enough cash on hand to cover 10 to 15 percent of the community's proposed \$4.6 million general fund budget. What administrators suggest leaving unspent of the surplus by Dec. 31, 2005, is "minimal," according to Erik Joslyn, the township's office manager and accountant. Township finances may deteriorate further if voters again refuse to pass the street lighting millage, which they rejected in both the August primary and Nov. 2. "People voted to turn the lights out, basically," **Jordan** said, adding many citizens were under the erroneous impression the street light millage was a new tax rather than a renewal of an existing levy expiring after this December's property-tax collection.

Township officials asked for 0.65 mill in August, which was slightly higher than the 0.5 mill initially approved for streetlights. The township board dropped its renewal request to 0.5 mill on the November ballot. Voters still rejected the tax, which would have raised more than \$150,000 the first year. General and public safety expenses were reviewed for more than three hours last week by the township board, which will hold a budget and truth-in-taxation hearing when it meets at 7 p.m. today at the township hall, 1990 E. Apple. What Community Development Director Dave Fisher should be paid generated the most discussion among township board members.

Jordan unsuccessfully advocated a 10 percent raise in Fisher's current \$50,940 salary. **Jordan** argued, as former Supervisor Don Aley did before retirement, that Fisher is underpaid compared to other local government administrators handling similar duties. Fisher received a total of 8 percent more than the normal raises given to township employees during the past few years, according to Trustee John Gilbert. Gilbert said he is opposed to giving Fisher more than the average 3 percent raise built into the 2005 budget for most employees with settled contracts and elected officials. "Dave is an extremely valuable employee," **Jordan** said, reminding the board that Fisher's duties are increasing as the township borrows \$21 million to extend its sewer and waterlines. "It's just that I think he is someone that has more qualifications than anyone in this county."

Besides heading the sewer and water department, Fisher also deals with economic development

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

and grant applications, **Jordan** said. The supervisor promised to bring the issue of a larger raise up again if the township board doesn't approve it now for the community development director. Trustee Carol Chaney agreed with Gilbert that a 3 percent raise is sufficient, particularly because the township board added employees recently to lessen Fisher's load. Trustee Carole Carter, who will leave the board following her loss in the August primary, disagreed. "If you don't vote for the 10 (percent increase in Fisher's salary), I think you need to at least give another 8 (percent)," Carter said. The 3 percent raise proposed for all elected officials would put the annual salaries of **Jordan**, newly elected Treasurer Sandra Bird and Clerk Jim Nielsen at \$54,902 beginning Jan. 1.

In addition, **Jordan** is asking for another \$8,222 in compensation for the amount township supervisors get for serving as chief assessing officer, which would put his yearly salary at \$63,124. Aley was making \$59,500 when he retired with 15 years of experience and Level 2 certification in assessing. **Jordan** was hired as Aley's replacement last spring and expects to achieve Level 1 certification in March.

Internet – Newspaper Archives Searches
Patrick S. Jordan
(Articles are in reverse chronological order)

The Muskegon Chronicle (MI)
March 10, 2004

Deputy Clerk for County Appointed as Supervisor

Author: Nancy Stier & Steve Gunn

It took less than an hour Tuesday to appoint **Patrick Jordan** as Muskegon Township's next supervisor. He'll take over when Don Aley retires May 28, after 15 years as supervisor. **Jordan**, 38, of 3315 E. River, has been considering the position since last summer when he was encouraged to seek the appointment by Muskegon Township Clerk Jim Nielsen. The township board Tuesday unanimously decided to make **Jordan** the community's next supervisor and pay him \$53,303 annually, plus benefits, beginning May 29. In the meantime, he will serve as Aley's deputy and be paid \$800 per week, with his first day on the job being March 22.

As deputy clerk supervisor of the Muskegon County clerk's office for the past four years, **Jordan** had hoped last year to be appointed county clerk. He switched from the Republican to the Democratic Party last fall and jumped into township politics after Karen Buie, a Republican, got that appointment. Since then, **Jordan**, who has a master's degree in public administration, has regularly attended township meetings. Aley said **Jordan** visited him on almost a weekly basis to learn more about what it would be like to become the community's next supervisor.

Showing that interest paid off. Aley initially recommended scaling back the supervisor's pay and duties and hiring the community's first professional manager to run daily operations when he retires, and Aley said he still believes that would have been the best option. But after becoming acquainted with **Jordan**, who is the brother-in-law of Muskegon Township Fire Chief David Glotzbach, Aley recommended in February that the township board appoint **Jordan** as the next supervisor.

The board did so Tuesday without advertising the position in trade journals. Aley abstained from the vote because he can't legally act on who becomes his successor. **Jordan** was the only one interviewed for the post and was one of two to submit an application. Scott Banninga, 1824 Riegler, executive director of the Dowagiac Housing Commission, also applied. He said his work schedule didn't permit him to attend Tuesday's interviews after it became apparent **Jordan** was the favored candidate. Aley said Tuesday that Banninga wasn't technically eligible for the job because he's a registered voter of the Dowagiac area and would need to switch to Muskegon Township.

Township board members seemed interested Tuesday in making sure Aley's successor is home grown. Although raised in the city of Muskegon, **Jordan** has lived in Muskegon Township for the past 11 years and teaches government classes at Baker College. He said both his father and grandfather lived in the township. **Jordan** told the board he didn't suddenly become a Democrat to run for supervisor in the August primary and November 2004 election. "There was no room for me in the Republican Party," **Jordan** said, adding he has been welcomed by Democrats and plans to stay with that party "for a long time." When asked about his strengths, **Jordan** said

Internet – Newspaper Archives Searches

Patrick S. Jordan

(Articles are in reverse chronological order)

“probably communication, when I’m not so nervous.”

The weakness he identified was not being willing to delegate responsibilities to others as often as he should. He said his family connection with the township’s fire chief shouldn’t cause problems running the community. **Jordan** indicated his goals include continuing to serve as supervisor five or 10 years from now. But he also expressed a willingness to consider whether the township will need to switch to having a manager to run daily operations at some point. The supervisor’s main duty would then be to handle politics and conduct township meetings. **Jordan** indicated that the three years he served as an investigator for the family court of Ottawa County’s 20th Circuit Court taught him to be “a good mediator” of disputes.

Aley intends to give **Jordan** five weeks of training before the longtime supervisor leaves April 30 for a monthlong vacation. Aley pledged to support **Jordan** in his supervisor’s election campaign. “If you mess up, I’ll be your worst enemy,” Aley said. **Jordan** said Aley has left township affairs “in fine order and I intend to keep them that way.” The top priority, he predicted, will be resolving a dispute between Muskegon County and townships over extending waterlines east to the county’s proposed industrial park in Moorland Township and north to Michigan’s Adventure Amusement Park. **Jordan** said his last day in the county clerk’s office will probably be March 19. His departure from the clerk’s staff will leave a void. For the past four years, his duties have included oversight of elections and jury selection in Muskegon County.

The election responsibilities alone can be extremely challenging, according to **Jordan**. His duties included collecting the name of every candidate for every office, developing ballots for every municipality in the county, and providing election supplies to precinct voting sites throughout the county. **Jordan** said he’s been training a replacement from the clerk staff who was chosen by Buie. The county clerk could not be reached for comment this morning. “There’s enough experience in the office,” **Jordan** said. “I think they’ll be fine.”

FAXBOX:

Personal file

- Who: **Patrick Jordan**.

- New job: Supervisor, Muskegon Township.

- Education: Graduate of Muskegon High School and Grand Valley State University. Earned master’s degree in public administration from Western Michigan University.

- Employment: Deputy clerk supervisor, Muskegon County clerks’ office; investigator for Ottawa County Friend of the Court; deputy corrections officer, Ottawa County Sheriff’s Department.

- Personal: 38; married to Cathy Jordan, two children.

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