



BLACKMAN CHARTER TOWNSHIP
LOCAL DEVELOPMENT FINANCE AUTHORITY
SERVED BY ACCELERATE JACKSON COUNTY
BLDFA Special Board Meeting Minutes
Blackman Charter Township Meeting Hall
June 25, 2025, at 6 pm

Members Present (6): Diane Derby, Diane Donaldson, David Elwell, Pete Jancek, Chad Linabury, and William Warner.

Members Absent (5): Cindy Acker, John Globoker, Barry Harmon, Dan Griswald, and Katie Pitchford.

Staff: Debbie Kelly and Sara Owen, Accelerate Jackson County.

Others: Jack Ripstra, Township Engineer; Phil Preston, Blackman Township Treasurer

The BLDFA Board Meeting was called to order by Chairman Jancek at 6:00 p.m.

Public Comment: None.

Chairman Jancek removed the item “Review and Approval of Budget Amendment to Reflect Updated Invoice for Pure Fence” since the budget does not have to be amended. The invoice was already approved.

Approval of May 21, 2025, Meeting Minutes:

Motion by Mr. Warner and seconded by Mr. Elwell to approve May 21, 2025, Meeting Minutes. Motion approved unanimously.

Approval of Invoices and Budget Reports through May 31, 2025:

Motion by Ms. Derby supported by Ms. Donaldson, to approve the invoices and budget reports through May 31, 2025. Motion approved unanimously by roll call vote.

Discussion and Possible Approval – MBK Property LLC. Release from Re-Purchase:

Discussion centered on MBK Property LLC’s request for release from a repurchase clause tied to their development property. The release is necessary for their lender, as MBK has secured a mortgage to cover the remaining construction costs. ***Motion to approve MBK Property LLC. Release from the re-purchase clause made by Mr. Linabury and supported by Ms. Donaldson. Motion approved unanimously by roll call vote.***

BLDFA Property Update:

a. **Technique, Inc. Construction Update:**

No update, but Mr. Gillenwater is meeting with O’Harrow Construction next week.

b. **JTPN Property Development Updates:**

Lewis 1884 has officially broken ground, and they have stated they may have additional tenants joining their development.

Chairman/Board/Staff Comments:

Metro Net, a high-speed internet provider, announced plans to expand fiber service throughout the township. The company has already reached out to the board for permitting and expressed an interest in community involvement.

Board members noted the potential for Metro Net's arrival to create competition with Comcast, leading to better pricing and service. The group welcomed the idea of additional broadband options for residents and businesses.

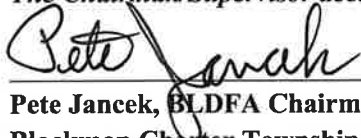
Chairman Jancek and Mr. Ripstra shared an overview of the sewer lining project underway on Lansing Avenue. The team explained the trenchless technology being used, including robotic cutting and lining techniques, which are more cost-effective and durable than traditional sewer replacement. Physical samples of the liner were passed around to demonstrate quality. The board discussed the long-term maintenance benefits of the upgraded system.

The next meeting is scheduled for Wednesday, August 20, 2025, at 6:00 p.m. at the Blackman Charter Township Meeting Hall.

Meeting adjourned at 6:26 p.m.

Respectfully submitted by Sara Owen, Blackman LDFA Staff.

The Chairman/Supervisor declared the meeting adjourned at 6:26 p.m.

A handwritten signature in cursive script, reading "Pete Jancek", is written over a horizontal line.

**Pete Jancek, BL DFA Chairman and
Blackman Charter Township Supervisor**