



BLACKMAN CHARTER TOWNSHIP
LOCAL DEVELOPMENT FINANCE AUTHORITY
SERVED BY ACCELERATE JACKSON COUNTY

BLDFA Board Meeting Minutes
Blackman Charter Township Meeting Hall
February 19, 2025, at 6 pm

Members Present (8): Diane Derby, Diane Donaldson, David Elwell, Barry Harmon, Pete Jancek, Chad Linabury, John Globoker, William Warner.

Members Absent (3): Cindy Acker, Dan Griswald, Katie Pitchford.

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

Others: Jack Ripstra, Township Engineer; Ray Snell, County Commissioner.

The BLDFA Board Meeting was called to order by Chairman Jancek at 6:01 p.m.

Public Comment: Commission Snell shared that the County board approved a Brownfield Plan 6-2, for a mental health facility, which will create 20 new jobs.

Approval of December 11, 2024, Meeting Minutes:

Motion by Mr. Elwell and seconded by Ms. Donaldson to approve December 11, 2024, Meeting Minutes. Motion approved unanimously.

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

Motion by Mr. Warner supported by Mr. Globoker, to approve the invoices and budget reports through January 31, 2025. Motion approved unanimously by roll call vote.

BLDFA Property Update:

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

Ms. Kelly stated that a Technique representative was not able to make it to the meeting. She received an update from Ronnie Johncox via email stating the new facility is expected to be completed within 16-24 months, with construction starting within 90 days.

b. **JTPN Property Development Updates:**

Chairman Jancek stated that Midbrook is moving steadily. And Louis 1884 LLC has signed a purchase agreement, with soil boring scheduled for the following week.

c. **EDA Grant Update:**

Ms. Kelly provided an update on the EDA grant, with photos and forms sent for final close-out.

d. **Discuss Potential Property Development Proposal:**

Ms. Kelly presented a proposal from Interstate Capital for four phases of spec buildings at JTPN. Ms. Kelly, Mr. Gillenwater, and Chairman Jancek have been vetting the developer since fall 2024. There are some concerns about funding sources. The board expresses skepticism about tying up the entire property for one developer. The board decided to wait for more information before making any decision on the proposal.

Chairman/Board/Staff Comments:

Chairman Jancek announced that the BDDA approved funding a 10ft-wide sidewalk on Airport Road. Mr. Elwell discussed the need for additional projects within the LDFA to avoid refunding funds.

The next meeting is scheduled for Wednesday, May 21, 2025, at 6:00 p.m. at the Blackman Charter Township Meeting Hall.

Meeting adjourned at 6:55 p.m.

Respectfully submitted by Sara Owen, Blackman LDFA Staff.

The Chairman/Supervisor declared the meeting adjourned at 6:55 p.m.

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