



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

BLDFA Quarterly Board Meeting
Wednesday, February 19, 2025 at 6:00 pm
Blackman Charter Township Hall
1990 W. Parnall Rd., Jackson, MI 49201

Agenda

- I. Call to Order by Chair
- II. Public Comment
- III. *Approval of Minutes from the December 11, 2024 Board Meeting
- IV. *Approval of the Invoices and Budget Report through January 31, 2025
- V. BLDFA Properties Update:
 - a. *Technique, Inc. Construction Update - Technique Representative will be in attendance
 - b. JTPN Property Development Updates
 - c. EDA Grant Update
 - d. *Discuss Potential Property Development Proposal
- VI. Chairman/Board/Staff Comments
- VII. Next Meeting is Scheduled for Wednesday, May 21, 2025 at 6:00 p.m.
- VIII. Adjourn To The Call Of The Chair

**indicates attachment*



Blackman Charter Township
Local Development Finance Authority
Served By The Enterprise Group

BLDFA Annual Board Meeting Minutes
Blackman Charter Township Meeting Hall
December 11, 2024, at 6 pm

Members Present (9): Cindy Acker, Diane Derby, Diane Donaldson, David Elwell, John Globoker, Pete Jancek, Chad Linabury, Katie Pitchford, and Bill Warner.

Members Absent (1): Barry Harmon.

Staff: Debbie Kelly, Keith Gillenwater, and Sara Owen, The Enterprise Group of Jackson.

Others: Jack Ripstra, Township Engineer; John Rumler, Alro; and George Kittle, O'Harrow.

The BLDFA Board Meeting was called to order by Chairman Jancek at 6:02 p.m.

Public Comment: Keith Gillenwater stated he was here in support of the Alro project on the agenda today.

Semi-Annual Informational Meeting (per Recodified Tax Increment Financing Act 57)

Ms. Kelly shared that two meetings are required each year to fulfil Act 57 requirements. 14 days prior, taxing entities are notified via mail with a copy of the agenda. Chairman Jancek stated the goals for the upcoming year remain the same. Continue to market and sell parcels in JTPN. Midbrook had their groundbreaking the previous Friday, and we are hearing about a potential second tenant tonight.

Approval of September 4, 2024, Meeting Minutes:

Motion by Mr. Elwell and seconded by Mr. Linabury to approve September 4, 2024, Meeting Minutes. Motion approved unanimously.

Approval of Invoices and Budget Reports through November 30, 2024:

Mr. Elwell asked about the invoice for Fishbeck and if it was approved by the board. Chairman Jancek stated it had to be paid between meetings, so it was not brought to the board. The approval process and authorization were discussed, and Chairman Jancek acknowledged the concerns. He agreed to send an email out to notify the board members if an invoice must be approved between meetings in the future. *Motion by Ms. Derby, supported by Mr. Warner, to approve the invoices and budget reports through November 30, 2024. Motion approved unanimously by roll call vote.*

Consider Approval of the Option & Master Sales Agreement for potential JPTN tenant #2:

John Rumler, Alro Steel, discussed potentially purchasing 12 acres in JTPN. He provided background on Alro Steel and their plans to spend \$8-10 million on a building with 30,000 square feet leased to Black Hawk Industrial Distributors and remaining 60,000 square feet for future use. Ms. Kelly stated she will amend the purchase agreement to show the \$8-10 million. George Kittle, O'Harrow Construction, presented drawings of the building, and discussed plans for potential water and sprinkler system. Chairman Jancek and other members expressed support for the project, emphasizing benefits to the community and job retention. *Motion by Mr. Elwell and seconded by Mr. Linabury to approve the JTPN Option Agreement, as amended. The motion was approved unanimously by roll call vote.*

Approval of 2025 BLDDFA Budget and 2024 Amended Budget:

Chairman Jancek presented the 2025 BLDDFA Budget and 2024 Amended Budget. Mr. Elwell pointed out a spelling error for the word “stabilization.” *Motion by Mr. Elwell and seconded by Mr. Globoker to approve the 2025 BLDDFA Budget and 2024 Amended Budget as presented. Motion approved unanimously by roll call vote.*

BLDDFA Property Update:

a. **JTP North Property Update:**

Chairman Jancek stated Midbook should be complete by January 2026.

b. **MI Sites Program Updates and Purchase Price Discussion:**

Ms. Kelly read a letter from Quest that stated JTPN has completed step two of the MI Sites program and has been designated bronze status. The designation goes through October 8, 2027, and can be upgraded to silver or gold. She stated that it is unlikely we will upgrade because the requirements are too costly. Ms. Kelly went through the marketing material Quest gave for JTPN. Ms. Kelly stated that they need to provide a letter indicating property availability and price and that she has done some research, but it was unsuccessful. She mentioned the maximum price in the matrix is \$15,000 per acre but may be reduced with the point system based on investment, new, and retained jobs. Members discussed the current pricing and the need to ensure it covers costs while remaining competitive. Mr. Gillenwater stated he was happy to work with Ms. Kelly on a proposal to change the pricing matrix and bring before the board. *Motion by Ms. Derby and seconded by Ms. Donaldson to keep the current pricing schedule until February 19, 2025, board meeting to reevaluate. Approved Unanimously.*

c. **Technique Update:**

Ms. Kelly updated the board that the deadline for construction is February 15, 2025. Mr. Johncox indicated construction was supposed to begin in the fall but has not. Chairman Jancek stated there is a buyback option if the deadline passes.

2024 End of Year Report:

Ms. Kelly presented the 2024 BLDDFA End of Year Report stating it is derived from the approved 2024 Scope of Work. She stated the Enterprise Group has a lot of exciting things coming in 2025, including a rebrand.

2025 Scope of Work:

Ms. Kelly presented the 2025 Scope of Work and stated that it mirrors previous years. *Motion by Mr. Warner and seconded by Ms. Pitchford to approve the 2024 End of Year Report and 2025 Scope of Work. Motion approved unanimously.*

2025 Election of Officers:

Ms. Kelly informed the Board that they could open nominations or keep the current slate of Officers from 2024; Chairman Jancek, Vice Chair Warner, Treasurer Harmon, and Secretary Linabury. The board agreed to keep the current slate of officers for 2025. *Motion by Mr. Elwell and seconded by Ms. Donaldson to keep the current slate of Officers for 2025. Motion approved unanimously.*

2025 BLDDFA/EG Management Agreement:

Ms. Kelly presented the management agreement, which mirrors 2024. *Motion by Mr. Linabury and seconded by Mr. Elwell to approve the 2025 BLDDFA/EG Management Agreement. Motion approved unanimously by roll call vote.*

2025 Meeting Schedule:

Ms. Kelly provided the revised 2025 meeting schedule. *Motion by Mr. Elwell and seconded by Mr. Linabury to approve the 2025 Meeting Schedule. Motion approved unanimously.*

Board/Staff Comments:

Chairman Jancek gave an updated on the DDA board meeting from that morning. There will be a fifth lane added in on Airport Rd, and 10 ft. sidewalks. The DDA will cover the additional funds needed. There was discussion over

the Boardman Rd diet. Mr. Elwell also mentioned the board should be looking at the money in the admin fund and finding other potential projects to use it on.

The next meeting is scheduled for Wednesday, February 19, 2025, at 6:00 p.m. at the Blackman Charter Township Meeting Hall.

Meeting adjourned at 8:03 p.m.

Respectfully submitted by Sara Owen, Blackman LDFA Staff.

The Chairman/Supervisor declared the meeting adjourned at 8:03 p.m.

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

LDFA Invoice's for the February 2025 Board Meeting

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Invoices to be Paid:		
Ripstra & Scheppelman	Professional Services	1,338.10
Wolverine Sealcoating	Snow Plowing	2,800.00
White & Hotchkiss PLLC	Professional Services	105.00
		<u>\$ 4,243.10</u>

Invoices Paid in January 2025

Wolverine Sealcoating	Snow Plowing	\$ 1,200.00
White & Hotchkiss PLLC	Professional Services	<u>\$ 135.00</u>
		\$ 1,335.00
		\$ 5,578.10

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

Date	Invoice #
12/31/2024	16458

Bill To

Blackman Charter Township
Peter Jancek
1990 West Parnall Rd
Jackson, MI 49201-8612

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/30/2025		
Description	Qty	Rate	Amount	
County Farm Road Walks			0.00	
12-20-2024 clear walks 11:30AM	1	400.00	400.00	
BLDFA ok fj				
Total			\$400.00	
Payments/Credits			\$0.00	
Balance Due			\$400.00	

250 728 934

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

RECEIVED
DEC 16 2024

Date	Invoice #
12/15/2024	16337

Bill To

BY:

Blackman Charter Township
Peter Jancek
1990 West Parnall Rd
Jackson, MI 49201-8612

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/14/2025		
Description	Qty	Rate	Amount	
County Farm Walks			0.00	0.00
12-5-2024 clear walks 10:45AM	1	400.00	400.00	400.00
12-12-2024 clear walks 8AM	1	400.00	400.00	400.00
<i>BLDFA ok PJ</i>				
Total			\$800.00	
Payments/Credits			\$0.00	
Balance Due			\$800.00	

250 728 934

RECEIVED
JAN 03 2025

BY:

White & Hotchkiss, PLLC
1000 Laurence Avenue
Jackson, MI 49202
Phone: 517-784-6250 Fax: 517-784-6011

Bill To:

Blackman Charter Township
1990 W. Parnall Road
Jackson, MI 49201

INVOICE

Date 12/31/2024
Invoice #: 43755
Matter: LDFA
File #: 2781
Due Date: Due Upon Receipt

Payments received after 01/03/2025 are not reflected in this statement.

Professional Services

Date	Details	Hours	Rate	Amount
12/05/2024	ECW Review proposed purchase agreement re: Alro Steel	0.70	\$150.00	\$105.00
12/05/2024	ECW Telephone conference with Supervisor regarding additional clauses for sale of parcels	0.20	\$150.00	\$30.00

For professional services rendered 0.90 \$135.00

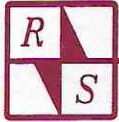
Invoice Amount \$135.00 *

Pd 12/17/24 ck #47958
Previous Invoices Balance \$105.00

Balance Due ~~\$240.00~~

Retainer Balance (as of 01/03/2025) \$0.00

250 728 802



RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING - LAND SURVEYING

2535 SPRING ARBOR ROAD
JACKSON, MI 49203
OFFICE 517-789-9898
FAX 517-789-6065
www.ripstra-schepelman.com

RECEIVED
JAN 15 2025

To: Charter Township of Blackman LDFA
1990 W. Parnall Road
Jackson, MI 49201
BY:
Date: January 10, 2025
Invoice No. 06120-136
Terms: Net 30 Days

(Blackman Township Account Number: 250-728-806.000)

For Services in connection with the LDFA Board meeting.

For Services 11-24-24 to 12-21-24

Table with 4 columns: CLASSIFICATION, HOURS, RATE, TOTAL. Rows include Project Engineer (\$390.00) and Mileage Expenses (\$20.10). Total amount due is \$410.10.

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING - LAND SURVEYING

RECEIVED
FEB 10 2025

2535 SPRING ARBOR ROAD
JACKSON, MI 49203
OFFICE 517-789-9898
FAX 517-789-6065
www.ripstra-scheppelman.com

BY:.....

To: Charter Township of Blackman LDFA
1990 W. Parnall Road
Jackson, MI 49201

Date: February 7, 2025

Invoice No. 15110-74

Terms: Net 30 Days

(Blackman Township Account Number: 251-901-970.100)

For Services in connection with the Jackson Technology Park North.

For Services 12-22-24 to 01-18-25

CLASSIFICATION	HOURS	RATE	TOTAL
Project Engineer	2.0	\$130.00	\$260.00
Project Surveyor	1.0	\$130.00	\$130.00
Survey Crew (2-Man)	2.0	\$135.00	\$270.00
CAD System	2.5	\$80.00	\$200.00
Mileage Expenses	20 miles	\$0.70	\$14.00
GPS Equipment Use	---	---	\$50.00
Stakes	---	---	\$4.00

AMOUNT DUE THIS INVOICE \$928.00

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

Invoice

Date	Invoice #
1/15/2025	16596

RECEIVED
JAN 31 2025

Bill To

Blackman Charter Township
Peter Jancek
1990 West Parnall Rd
Jackson, MI 49201-8612

BY:

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	2/14/2025		
Description	Qty	Rate	Amount	
County Farm walks			0.00	
1-12-2025 clear walks 4AM	1	400.00	400.00	
1-13-2025 clear walks 6:50AM	1	400.00	400.00	
1-14-2025 clear walks 4:55AM	1	400.00	400.00	
1-14-2025 clear walks 9:10AM	1	400.00	400.00	
1-15-2025 clear walks 8AM	1	400.00	400.00	
<i>BLDFA</i> <i>OK PJ</i>				
Total			\$2,000.00	
Payments/Credits			\$0.00	
Balance Due			\$2,000.00	

Wolverine Sealcoating LLC
 3235 County Farm Rd
 Jackson, MI 49201-2501

Invoice

Date	Invoice #
1/31/2025	16743

Bill To

Blackman Charter Township
 Peter Jancek
 1990 West Parnall Rd
 Jackson, MI 49201-8612

517-962-4261 Office
 517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	3/2/2025		
Description		Qty	Rate	Amount
County Farm Road Walks				0.00
1-21-2025 clear walks 4:45AM		1	400.00	400.00
1-23-2025 clear walks 10:45AM		1	400.00	400.00
BLDFA				
Total				\$800.00
Payments/Credits				\$0.00
Balance Due				\$800.00

White & Hotchkiss, PLLC
 1000 Laurence Avenue
 Jackson, MI 49202
 Phone: 517-784-6250 Fax: 517-784-6011

Bill To:

Blackman Charter Township
 1990 W. Parnall Road
 Jackson, MI 49201

INVOICE

Date 01/31/2025
Invoice #: 43956
Matter: LDFA
File #: 2781
Due Date: Due Upon Receipt

Payments received after 02/05/2025 are not reflected in this statement.

Professional Services

Date	Details	Hours	Rate	Amount
01/22/2025	ECW Review email and proposal from Interstate Capital for purchase of real property	0.70	\$150.00	\$105.00

For professional services rendered 0.70 \$105.00

Invoice Amount \$105.00

Balance Due \$105.00

Retainer Balance (as of 02/05/2025) \$0.00

User: LINDA

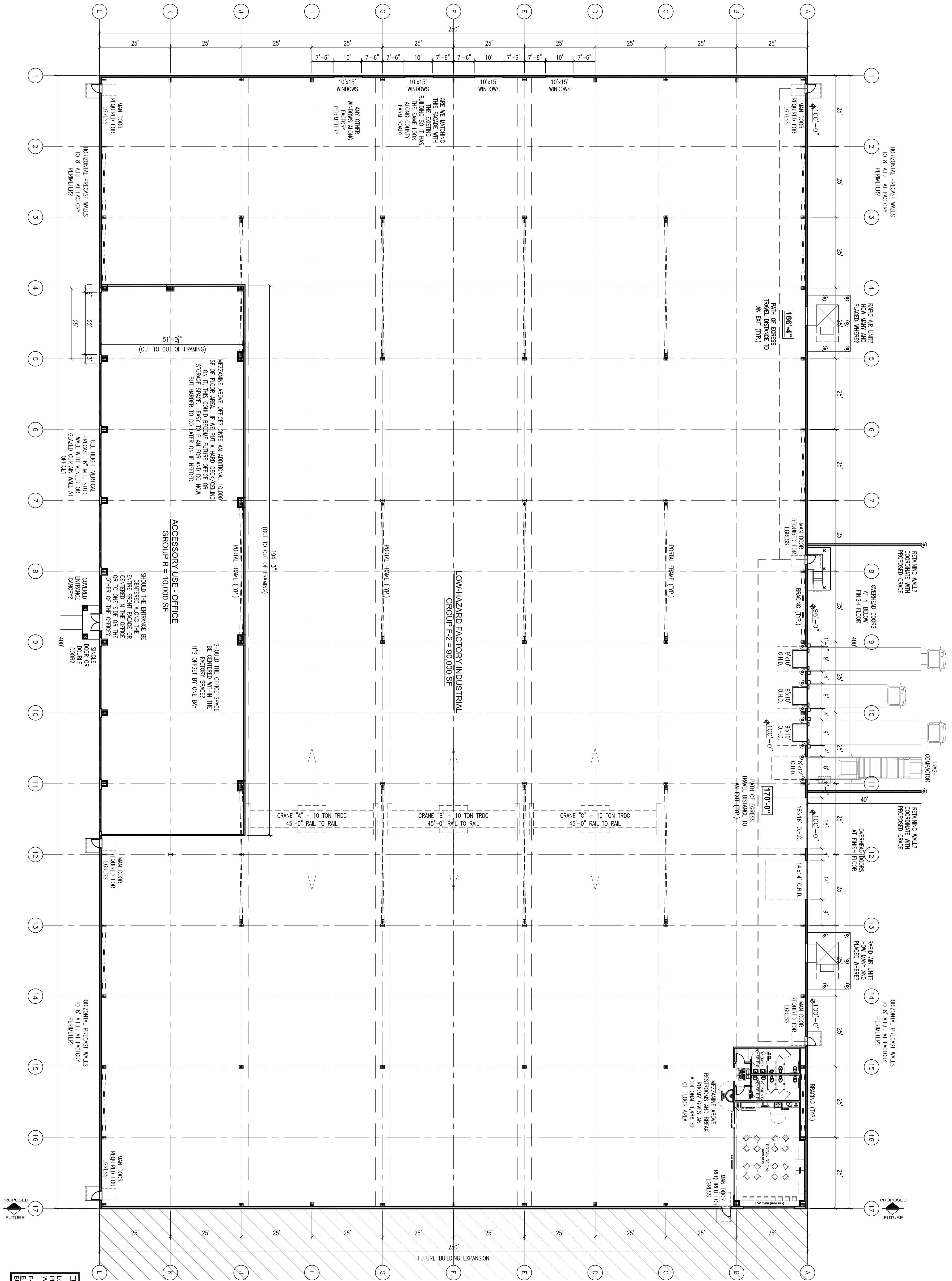
DB: Blackman

PERIOD ENDING 01/31/2025

GL NUMBER	DESCRIPTION	2025		YTD BALANCE 01/31/2025 NORM (ABNORM)	ACTIVITY FOR MONTH 01/31/25 INCR (DECR)	AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	2025 AMENDED BUDGET			BALANCE NORM (ABNORM)		
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND								
Revenues								
Dept 000 - CASH RECEIPTS								
250-000-440.000	LDFA PROPERTY TAXES	16,700.00	16,700.00	0.00	0.00	16,700.00	0.00	
250-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	106,800.00	106,800.00	0.00	0.00	106,800.00	0.00	
250-000-665.000	INVESTMENT/INTEREST	87.39	87.39	0.00	0.00	87.39	0.00	
Total Dept 000 - CASH RECEIPTS		<u>123,587.39</u>	<u>123,587.39</u>	<u>0.00</u>	<u>0.00</u>	<u>123,587.39</u>	<u>0.00</u>	
TOTAL REVENUES		<u>123,587.39</u>	<u>123,587.39</u>	<u>0.00</u>	<u>0.00</u>	<u>123,587.39</u>	<u>0.00</u>	
Expenditures								
Dept 728 - DEBT SERVICE FUND								
250-728-801.000	PROFESSIONAL SERVICES	690.65	690.65	0.00	0.00	690.65	0.00	
250-728-801.100	ENTERPRISE GROUP SERVICES	17,500.00	17,500.00	0.00	0.00	17,500.00	0.00	
250-728-802.000	LEGAL	3,460.66	3,460.66	0.00	0.00	3,460.66	0.00	
250-728-804.000	ACCOUNTING	19,380.52	19,380.52	0.00	0.00	19,380.52	0.00	
250-728-934.000	REPAIR/MAINTENANCE	6,500.00	6,500.00	0.00	0.00	6,500.00	0.00	
250-728-955.000	MISCELLANEOUS EXPENSE	4,151.30	4,151.30	0.00	0.00	4,151.30	0.00	
250-728-962.000	MEMBERSHIP/DUES	308.72	308.72	0.00	0.00	308.72	0.00	
Total Dept 728 - DEBT SERVICE FUND		<u>51,991.85</u>	<u>51,991.85</u>	<u>0.00</u>	<u>0.00</u>	<u>51,991.85</u>	<u>0.00</u>	
Dept 901 - CAPITAL DETAIL								
250-901-970.000	CONSTRUCTION COSTS	100,000.00	100,000.00	0.00	0.00	100,000.00	0.00	
Total Dept 901 - CAPITAL DETAIL		<u>100,000.00</u>	<u>100,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100,000.00</u>	<u>0.00</u>	
TOTAL EXPENDITURES		<u>151,991.85</u>	<u>151,991.85</u>	<u>0.00</u>	<u>0.00</u>	<u>151,991.85</u>	<u>0.00</u>	
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND:								
TOTAL REVENUES		<u>123,587.39</u>	<u>123,587.39</u>	<u>0.00</u>	<u>0.00</u>	<u>123,587.39</u>	<u>0.00</u>	
TOTAL EXPENDITURES		<u>151,991.85</u>	<u>151,991.85</u>	<u>0.00</u>	<u>0.00</u>	<u>151,991.85</u>	<u>0.00</u>	
NET OF REVENUES & EXPENDITURES		<u>(28,404.46)</u>	<u>(28,404.46)</u>	<u>0.00</u>	<u>0.00</u>	<u>(28,404.46)</u>	<u>0.00</u>	

PERIOD ENDING 01/31/2025

GL NUMBER	DESCRIPTION	2025		YTD BALANCE 01/31/2025 NORM (ABNORM)	ACTIVITY FOR MONTH 01/31/25 INCR (DECR)	AVAILABLE		% BDTG USED
		ORIGINAL BUDGET	2025 AMENDED BUDGET			BALANCE NORM (ABNORM)		
Fund 251 - LDFA SMART ZONE ADMINISTRATIVE FUND								
Revenues								
Dept 000 - CASH RECEIPTS								
251-000-440.100	PROPERTY TAXES-SMART ZONE-NON SCHOOL	104,500.00	104,500.00	0.00	0.00	104,500.00	0.00	0.00
251-000-440.200	PROPERTY TAXES-SMART ZONE-SCHOOL	137,200.00	137,200.00	0.00	0.00	137,200.00	0.00	0.00
251-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	8,300.00	8,300.00	0.00	0.00	8,300.00	0.00	0.00
Total Dept 000 - CASH RECEIPTS		<u>250,000.00</u>	<u>250,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>250,000.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUES		<u>250,000.00</u>	<u>250,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>250,000.00</u>	<u>0.00</u>	<u>0.00</u>
Expenditures								
Dept 728 - DEBT SERVICE FUND								
251-728-801.000	PROFESSIONAL SERVICES	212.18	212.18	0.00	0.00	212.18	0.00	0.00
251-728-801.100	ENTERPRISE GROUP SERVICES	17,500.00	17,500.00	0.00	0.00	17,500.00	0.00	0.00
251-728-802.000	LEGAL	106.09	106.09	0.00	0.00	106.09	0.00	0.00
251-728-803.000	PLANNING, MARKETING, ADMINISTRATIVE	1,060.90	1,060.90	0.00	0.00	1,060.90	0.00	0.00
251-728-804.000	ACCOUNTING	9,548.10	9,548.10	0.00	0.00	9,548.10	0.00	0.00
251-728-915.000	MEMBERSHIP/DUES	318.27	318.27	0.00	0.00	318.27	0.00	0.00
Total Dept 728 - DEBT SERVICE FUND		<u>28,745.54</u>	<u>28,745.54</u>	<u>0.00</u>	<u>0.00</u>	<u>28,745.54</u>	<u>0.00</u>	<u>0.00</u>
Dept 901 - CAPITAL DETAIL								
251-901-970.100	JACKSON TECHNOLOGY PARK	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00	0.00
Total Dept 901 - CAPITAL DETAIL		<u>200,000.00</u>	<u>200,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>200,000.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EXPENDITURES		<u>228,745.54</u>	<u>228,745.54</u>	<u>0.00</u>	<u>0.00</u>	<u>228,745.54</u>	<u>0.00</u>	<u>0.00</u>
Fund 251 - LDFA SMART ZONE ADMINISTRATIVE FUND:								
TOTAL REVENUES		250,000.00	250,000.00	0.00	0.00	250,000.00	0.00	0.00
TOTAL EXPENDITURES		<u>228,745.54</u>	<u>228,745.54</u>	<u>0.00</u>	<u>0.00</u>	<u>228,745.54</u>	<u>0.00</u>	<u>0.00</u>
NET OF REVENUES & EXPENDITURES		21,254.46	21,254.46	0.00	0.00	21,254.46	0.00	0.00
TOTAL REVENUES - ALL FUNDS								
TOTAL REVENUES - ALL FUNDS		373,587.39	373,587.39	0.00	0.00	373,587.39	0.00	0.00
TOTAL EXPENDITURES - ALL FUNDS								
TOTAL EXPENDITURES - ALL FUNDS		<u>380,737.39</u>	<u>380,737.39</u>	<u>0.00</u>	<u>0.00</u>	<u>380,737.39</u>	<u>0.00</u>	<u>0.00</u>
NET OF REVENUES & EXPENDITURES		(7,150.00)	(7,150.00)	0.00	0.00	(7,150.00)	0.00	0.00



PRELIMINARY PROPOSED OVERALL FLOOR PLAN
 SCALE: 1/16" = 1'-0"

DLTC Engineering
 4283 E. SHORE DR., GRAYMI, MI 48837 (248) 709-9842
 Engineer: JORDAN D. PHILLIPS
 Drawn by: J. FEENEY

HARROW CONSTRUCTION CO.
 COMMERCIAL & INDUSTRIAL CONTRACTORS
 4575 ANN ARBOR RD., JACKSON, MI
 Ph. 517-764-4770 FAX 517-764-5564

REVISION	DATE

DATE	BY

TECHNIQUE - JACKSON, MICHIGAN
 LOW-HAZARD FACTORY INDUSTRIAL (METAL PRODUCTS - FABRICATION & ASSEMBLY) WITH BUSINESS/OFFICE ACCESSORY USE

F-2 FACTORY	=	90,000 SF
B OFFICE	=	10,000 SF
BUILDING TOTAL	=	100,000 SF

PRODUCT FOR: **TECHNIQUE, INC.**
 1500 TECHNOLOGY DRIVE
 JACKSON, MICHIGAN 48201

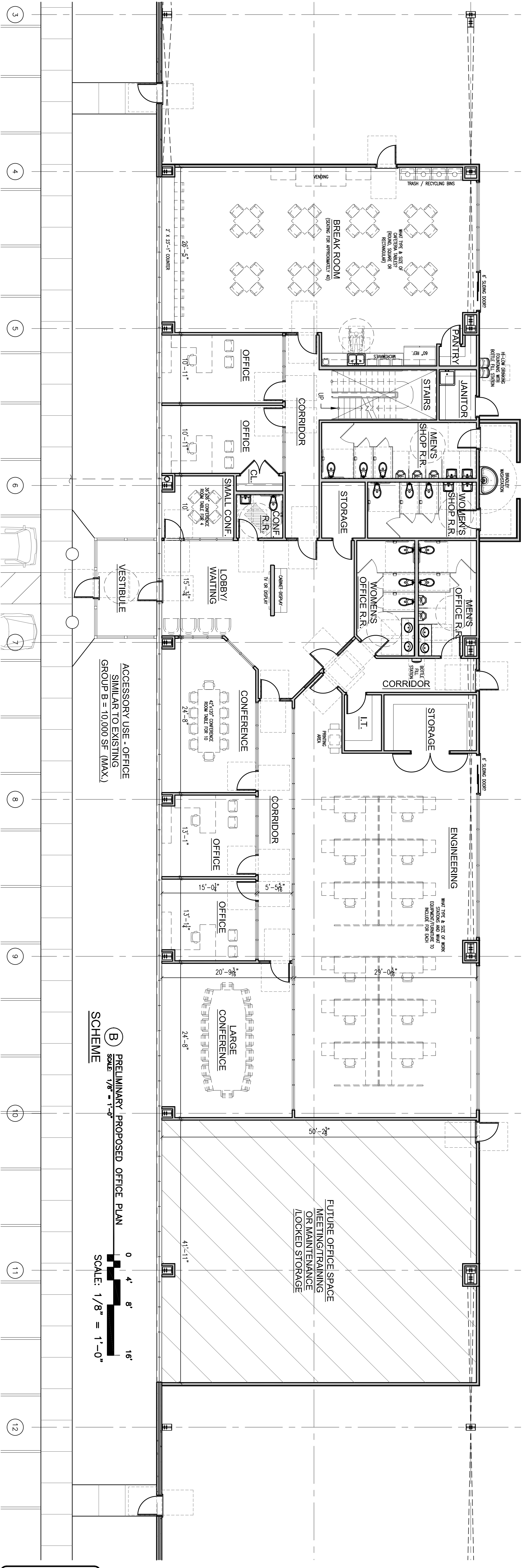
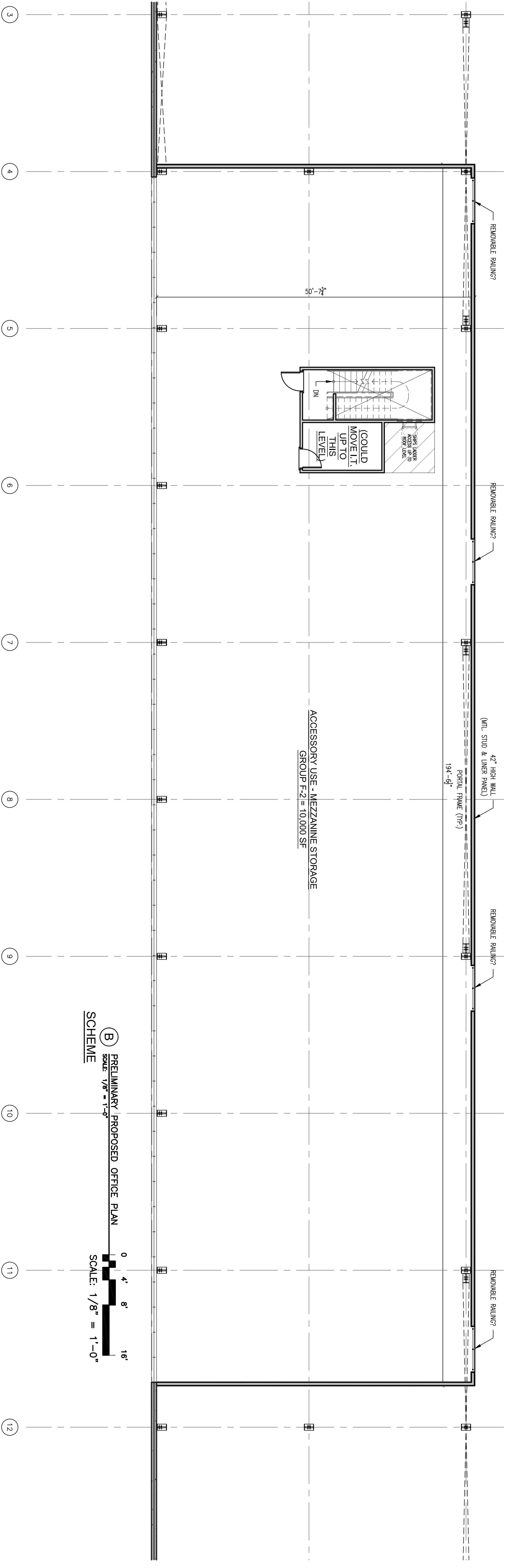
DESIGNED BY: **J. FEENEY**

SHEET TITLE: **PRELIMINARY PROPOSED OVERALL FLOOR PLAN**

PRELIMINARY NOT FOR CONSTRUCTION - JANUARY 23, 2025

SCHEME

B



EDLTC Engineering
4283 E. SHORE DR., GRAYMI, MI 49637 (248) 709-3642
Engineer: JORDAN D. PHILLIPS
Drawn by: J. FEENEY
Checked by: JDP

O' HARROW CONSTRUCTION CO.
COMMERCIAL & INDUSTRIAL CONTRACTORS
4575 ANN ARBOR RD., JACKSON, MI
Ph. 517-764-4770 FAX 517-764-5564

REVISION	DATE

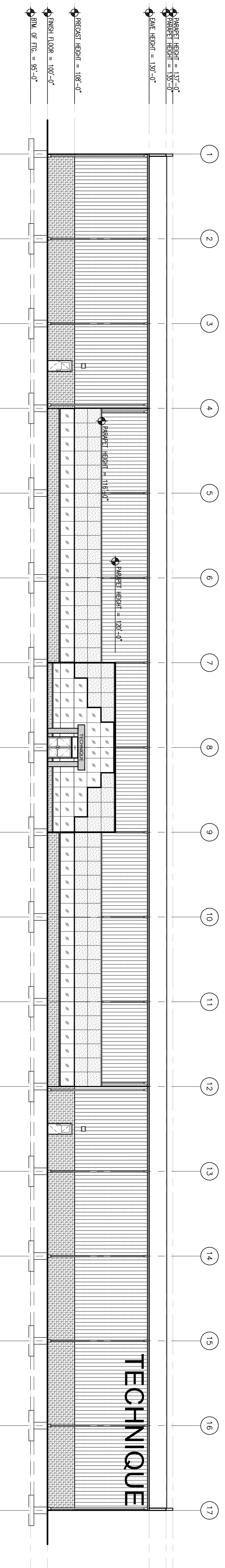
PRODUCT FOR: NEW BUILDING FOR
TECHNIQUE, INC.
1500 TECHNOLOGY DRIVE
JACKSON, MICHIGAN 48201

DRAWN BY: J. FEENEY
PROJECT NO: 1-24-550

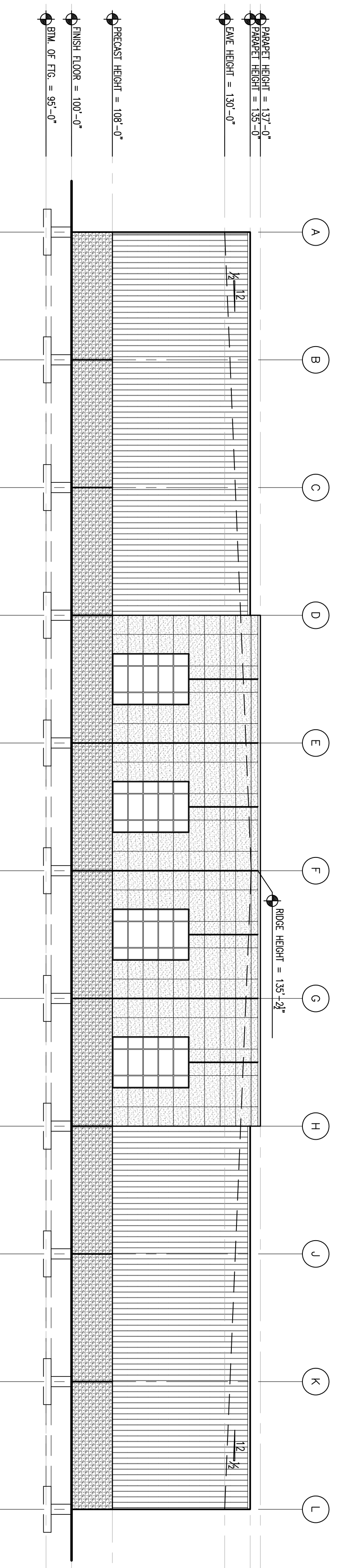
SHEET: **B** OF:

B SCHEME

PRELIMINARY NOT FOR CONSTRUCTION - JANUARY 23, 2025



B PRELIMINARY PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"



B PRELIMINARY PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"

DELTA Engineering
4283 E. SHORE DR., GRAYMI, MI 49637 (248) 709-3642
Engineer: **JORDAN D. PHILLIPS** Dated: -
Drawn by: **J. FEENEY** Checked by: **JDP**
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SHEET **B** OF -

B
SCHEME

PRELIMINARY NOT FOR CONSTRUCTION - JANUARY 23, 2025



Blackman Local Development Finance Authority (LDFA) PROPOSAL & TERMS – Jackson Technology Park North

October 24, 2024

Offer Option:

Purchase: ~101.9 acres of Jackson Technology Park North for a total of \$2,000,000.

Phase I:

- Interstate Capital Development 1, LLC (Buyer) will acquire ~20 acres for \$400,000.
- Buyer agrees to invest \$12,500,000 in the site within 24 months of closing. (LDFA has the option to extend or claw back property.)
- Buyer will pay \$10,000 at closing and the remaining when the development is 75% occupied with paying tenant or 24 months after completion of Phase 1 construction. (whichever comes first)
 - If more than 50 Jobs are created or more than \$15,000,000 is invested, then remaining payment is considered a contribution by LDFA.

Phase II:

- From the closing of Phase I, Buyer will have 24-month option to purchase ~20 acres for Phase II; after 24 months, the option converts to a Right of First Refusal for an additional 24 months.
- Buyer will acquire ~25 acres for \$400,000.
- Buyer agrees to invest an additional \$12,500,000 in the site 24 months of closing on Phase II (LDFA has option to extend or claw back property).
- Buyer will pay \$10,000 at closing and balance when development is 75% occupied or 24 months after completion of Phase II construction (whichever comes first).
 - If more than 50 Jobs are created or more than \$15,000,000 is invested, then remaining payment is considered a contribution by LDFA.
- If Buyer fails to invest \$15,000,000 in the site by the 48th month, the option/converted Right of First Refusal on Phase III & IV will terminate. (LDFA has the option to extend or claw back property.)

Phase III:

- Starting at the close of Phase II, the Buyer has an 24-month option on the Phase III property. At the end of 24 months, the option converts to a 24-month Right of First Refusal.
- Buyer will acquire ~20 acres for \$400,000.
- Buyer agrees to invest \$12,500,000 in the site 24 months of closing on Phase III. (LDFA has the option to extend or claw back property.)
- Buyer will pay \$10,000 at closing and balance when development is 75% occupied or 24 months after completion of Phase III construction (whichever comes first).
 - If more than 50 Jobs are created or more than \$15,000,000 is invested, then remaining payment is considered a contribution by LDFA.
- The sale of Phase III property is contingent upon successful completion of Phase I & II and minimum of combined 50% occupancy on both phases.



Phase IV:

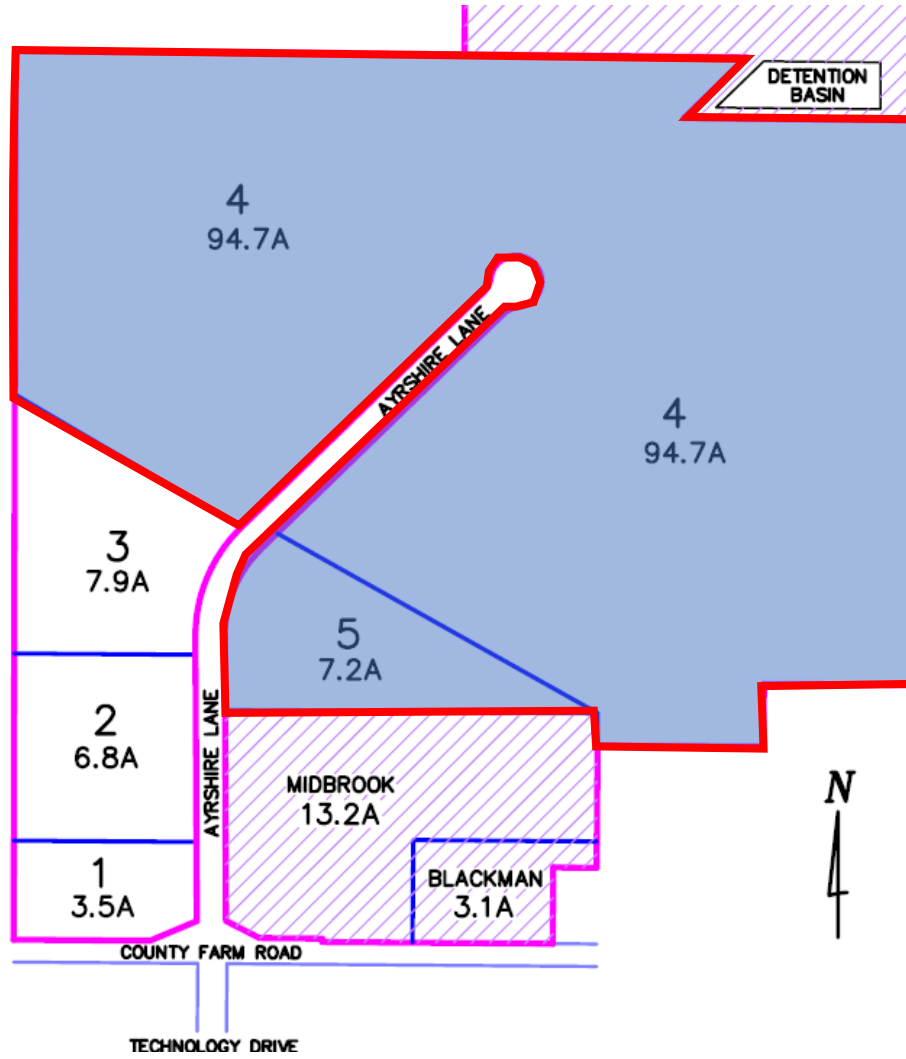
- Starting at the close of Phase III, the Buyer has an 18-month option on the Phase IV property. At the end of 24 months, the option converts to a 24-month Right of First Refusal.
- Buyer will acquire ~40 acres for \$800,000.
- Buyer agrees to invest \$15,000,000 in the site 24 months of closing on Phase IV. (LDFA has the option to extend or claw back property.)
- Buyer will pay \$10,000 at closing and balance when development is 75% occupied or 24 months after completion of Phase IV construction (whichever comes first).
 - If more than 50 Jobs are created or more than \$20,000,000 is invested, then remaining payment is considered a contribution by LDFA.
- The sale of Phase IV property is contingent upon successful completion of Phase I, II, & III and minimum of combined 50% occupancy on all phases.

Purchase Terms:

- A. Payment will be issued to LDFA within 30 days of approval and upon successful purchase agreement completion and Spec P-198 Abatement Approval for Phase I..
- B. LDFA \$2,000,000 will be made whole by purchase of land over three phases or successful investment of over \$60,000,000 or 200 Jobs Created.
- C. The purchase of each phase is contingent upon receiving a 50% full term tax abatement Spec P-198 Abatement Approval from Charter Township of Blackman, Michigan.
- D. Buyer recognizes protective covenants put in place by
- E. Developer is strongly encouraged to utilize local general contractors and local labor for construction.
 - a. Developer agrees to give local labor trades a “last look”
 - b. Developer will work to include as much local labor hires without sacrificing project integrity.
- F. Developer recognizes Jackson Enterprise Group (JEG) as the lead economic development organization for the Charter Township of Blackman and agrees to work solely with JEG on any state or local incentive packages with prospective tenants.
- G. JEG / LDFA will incentive prospective tenants at its discretion (i.e., new companies to state/region).
- H. Upon execution of a signed MOU, LDFA will pay to have the lots surveyed in preparation of a lot split.

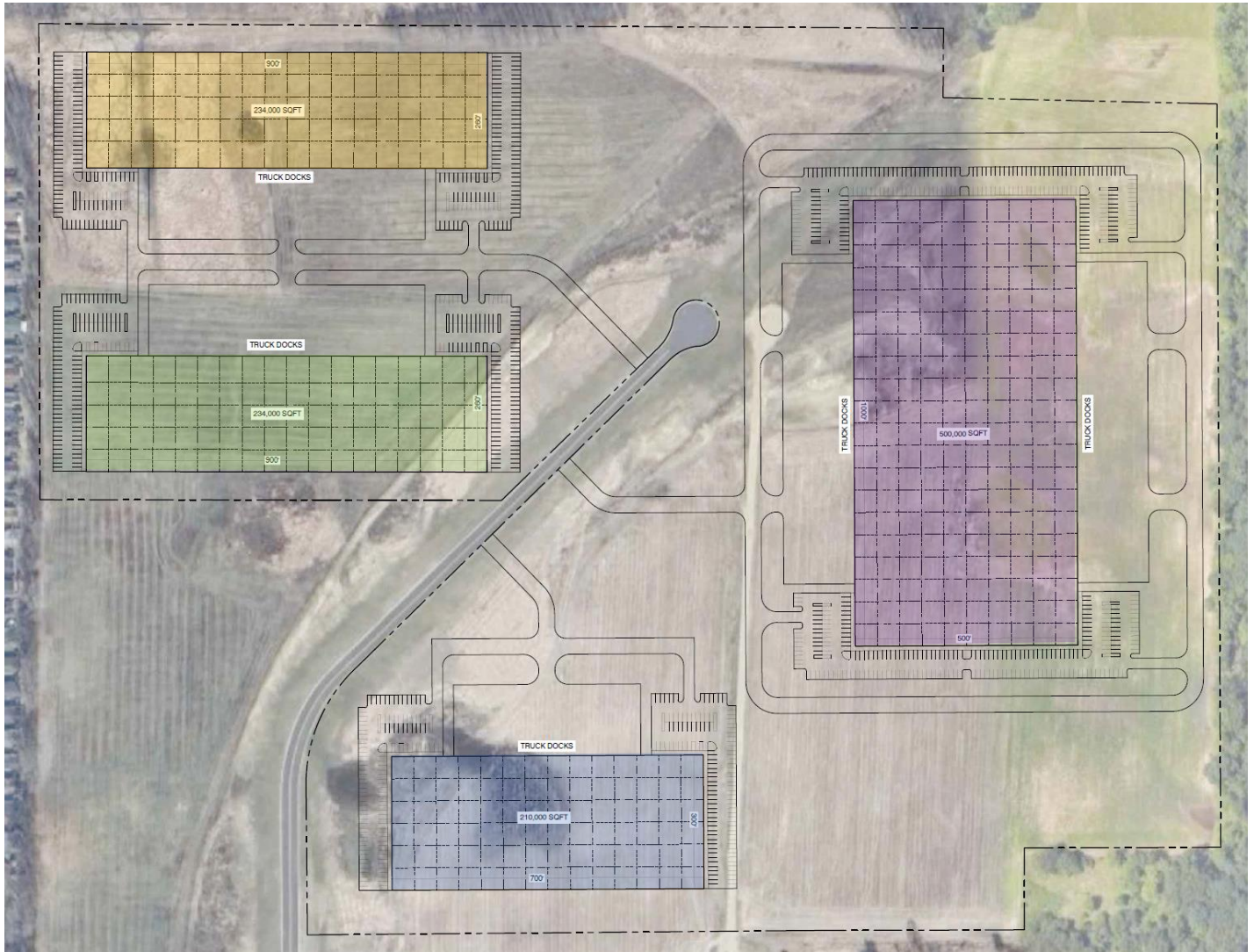


SUBJECT PROPERTY





CONCEPT SITE PLAN



Phase I: 210,000 SF

Phase II: 234,000 SF

Phase III: 234,000 SF

Phase IV: 500,000 SF

BLDFA Attendance Log 2025

				BUDGET/ANNUAL
BLDFA Board Members	2/19/2025	5/21/2025	8/20/2025	12/10/2025
Cindy Acker				
Diane Derby				
Diane Donaldson				
David Elwell				
Barry Harmon				
Pete Jancek				
Chad Linabury				
John Globoker				
Dan Griswald - New NW Rep.				
Katie Pitchford				
William Warner				
P = Present				
A = Notified Absence				
U = Unknown Absence				