



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

BLDFA Board Meeting Minutes
Blackman Charter Township Meeting Hall
May 21, 2025, at 6 pm

Members Present (7): Cindy Acker, Diane Donaldson, David Elwell, Barry Harmon, Pete Jancek, John Globoker, and William Warner.

Members Absent (4): Diane Derby, Dan Griswald, Katie Pitchford, and Chad Linabury.

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 6:01 p.m.

Public Comment: None.

Semi-Annual Informational Meeting (Required by Tax Increment Financing P.A. 57)

- a. Goals and direction of BLDFA for 2025
- b. Upcoming Projects

Ms. Kelly explained the purpose of the semi-annual informational meeting under Michigan's tax increment financing law. Emphasis was placed on transparency and public engagement. Chairman Jancek spoke about the items on the agenda that are projects coming up in the future for the BLDFA. He also noted that working with site selectors on an FDI study to bring in more foreign companies is a current goal of the BLDFA.

Approval of February 19, 2025, Meeting Minutes:

Motion by Mr. Elwell and seconded by Ms. Donaldson to approve February 19, 2025, Meeting Minutes. Motion approved unanimously.

Approval of Invoices and Budget Reports through April 30, 2025:

Motion by Mr. Elwell supported by Mr. Globoker, to approve the invoices and budget reports through April 30, 2025. Motion approved unanimously by roll call vote.

Review and Approval of Project Bids:

- a. **County Poor Farm Cemetery Fence**
Mr. Ripstra presented the bid for County Poor Farm Cemetery. The lowest bid was from Pure Fence LLC for \$79,135. *Motion by Mr. Elwell and supported by Ms. Donaldson to award the County Poor Farm Cemetery Fence project to Pure Fence LLC for a cost not to exceed \$79,135. Motion approved unanimously by roll call vote.*
- b. **Additional Pump in Water Booster Station**
Mr. Ripstra noted that the price for the additional pump in water booster station is an estimate only at \$140,000.00.
- c. **Access Maintenance Gravel Drive – Sanitary Sewer (Wheel Drain between Springport Rd and W. Parnall Rd)**

Mr. Ripsta noted that the price for the access maintenance gravel drive is an estimate only at \$175,000.00.

BLDFA Property Update:

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

Chairman Jancek noted that he spoke with a gentleman from O'Harrow who stated he would be breaking ground on the Technique construction soon.

b. **JTPN Property Development Updates:**

Continuing to work with Site Selectors to market the property. Lewis 1884 will be breaking ground soon.

c. **EDA Grant Update:**

Ms. Kelly provided an update on the EDA grant, stating that the grant is now closed, and JCDOT has submitted for final payment.

Chairman/Board/Staff Comments:

Chairman Jancek gave an update on the various projects in the county. At the Select USA Conference, Mr. Gillenwater and Ms. Weaver from AJC, successfully secured 27 meetings with international site selectors, signaling strong interest in the region for future investment. Follow-up efforts are currently underway to build on this momentum and attract new business opportunities.

The county land bank has been reinstated and launched its first project: the demolition of a fire-damaged factory. Chairman Jancek highlighted legal changes that impact municipalities' right of first refusal, posing new challenges for property acquisition. Future land bank initiatives will focus on partnering with builders to acquire and rehabilitate blighted properties, aiming to revitalize key areas of the community.

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 6:49 p.m.

Respectfully submitted by Sara Owen, Blackman LDFA Staff.

The Chairman/Supervisor declared the meeting adjourned at 6:49 p.m.

**Pete Jancek, BLDFA Chairman and
Blackman Charter Township Supervisor**