



**BLACKMAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY**
SERVED BY ACCELERATE JACKSON COUNTY

**BDDA Quarterly Board Meeting Minutes
May 14, 2025, at 7:00 a.m.
Blackman Charter Township Meeting Hall**

Members Present (5): Don Hoadley, Pete Jancek, Kevin Ganton, Dan Decker, and Greg Vogt.

Members Absent (5): Steve Shotwell, Rebecca Stewart, Mike Ambs, Jeff Kinney and Roger Auwers.

Others Present: Jack Ripstra, Blackman Township Engineer

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

Chairman Jancek called the meeting to order at 7:23 a.m. There is no quorum, so it was an informational meeting only.

Public Comment:

None.

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

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

The Downtown Development Authority (DDA) held its semi-annual informational meeting as required under PA 57. With no quorum present, no official actions were taken, and the meeting served to update on current DDA activities.

Infrastructure projects were a major focus. The DDA approved a 10-foot trail overlay along Airport Road and resurfacing of Bob McLean Drive at a cost of \$63,000. Three new signs for Bob McLean Drive were also discussed. A significant incident involved the Airport Road Bridge, which was struck by an excavator. The repair could cost up to \$10 million, with a projected timeline of six months to a year. There was some discussion about potentially lobbying for a full bridge replacement rather than a patch repair. Additional road improvements were considered, including a “road diet” on Boardman to make room for sidewalks and improve pedestrian safety.

Financially, the DDA is in a strong position. The township is now debt-free, having paid off its bond as of May 1. However, changes in revenue were noted: the DDA no longer captures the library millage, reducing income by \$56,001 annually. It currently captures \$111,663.82 from the public safety millage, and there was discussion about returning this amount to the public safety fund.

Several development opportunities are in progress. The DDA recently facilitated the sale of 12 acres to Lewis 1884 LLC for a new building project.

Chairman and Board Comments

Chairman Jancek also highlighted improvements to township park and recreation facilities. A bid is in place for a new pavilion, and concrete vault toilets ordered last year are scheduled for installation. A fitness trail with workout stations is also being planned, possibly supported by a donor.

Public safety infrastructure was another area of focus. The Marino's building has been cleared, and construction will begin on the new public safety facility. The township's water tower is undergoing repainting, last completed in 2013. Additionally, a military MRAP vehicle has been acquired for emergency use, and the old ladder fire truck is being sold to a Tennessee buyer for a projected \$160,000. A water leak in the driveway was also noted for further investigation.

The meeting concluded with plans to schedule a special meeting to vote on pending budget amendments and the return of the public safety millage capture.

The meeting adjourned at 7:52 a.m.

Respectfully submitted by Sara Owen, Accelerate Jackson County.

Pete Jancek, BDDA Chairman and Township Supervisor
Confirming approval of these BDDA Meeting Minutes on _____.