BLACKMAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
SERVED BY ACCELERATE JACKSON COUNTY

BDDA Special Board Meeting Minutes
April 11, 2025, at 7:00 a.m.
Blackman Charter Township Meeting Hall

Members Present (8): Mike Ambs, Don Hoadley, Pete Jancek, Jeff Kinney, Steve Shotwell, Kevin Ganton, Rebecca Stewart, and Greg Vogt.

Members Absent (2): Dan Decker and Roger Auwers.

Others Present: Jack Ripstra, Blackman Township Engineer; Jim Cole, JCDOT.

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

Chairman Jancek called the meeting to order at 7:02 a.m.

Public Comment:
None.

BDDA Meeting Minutes of February 12, 2025:
Mr. Shotwell moved to approve the BDDA Meeting Minutes of December 11, 2024, as presented, with Mr. Kinney supporting. Unanimously approved.

BDDA Invoices and Budget Reports through March 31, 2025:
Mr. Shotwell moved to approve the BDDA invoices and budget reports through March 31, 2025, as presented, with Mr. Kinney supporting. Unanimously approved by roll call vote.

Wayland Drive Storm Sewer Presentation - JCDOT
Jim Cole provided background on the Wayland Drive project initiated in 2019. Covid significantly increased project costs, causing a 60% overrun. The final project cost was $236,456, up from the $133,000 estimate. Discussion ensued regarding the funding and broader community impact of the drainage improvements. ***Mr. Shotwell moved to pay invoice 1722 for the Jackson County Department of Transportation, with Mr. Kinney supporting. Unanimously approved by roll call vote.***

Discuss and Consider Approval of Wetland Delineation Bids
Mr. Ripsta introduced the wetland delineation bids; Tri Terra was the lowest bidder. The purpose of the wetland delineation bids was to begin the process of cleaning up the Airport and DDA properties for future development and marketing. ***Chairman Jancek moved to approve Tri Terra to conduct wetland delineation for a cost not to exceed $17,460, with Mr. Hoadley supporting. Unanimously approved by roll call vote.***

Discuss and Consider Approval of the O'Neill Drive Sidewalk Reconstruction Quote

Jim Cole presented the O'Neill Drive sidewalk reconstruction project, which includes sidewalk relocation. This will improve turnability at O'Neill Dr. and Boardman Rd. ***Ms. Stewart moved to approve the O'Neill Dr Sidewalk Reconstruction quote for $28,559.26, with Mr. Kinney supporting. Unanimously approved by roll call vote.***

Discuss and Consider Approval of the Bob McClain Drive Reconstruction Quote

Jack Ripstra introduced the Bob McClain Drive mill and fill project. Mr. Cole recommended the two course mill and fill, because it provides better long-term value. ***Chairman Jancek moved to approve the Bob McClain Dr. Mill and Fill for a cost not to exceed $62,373.53, with Mr. Shotwell supporting. Unanimously approved by roll call vote.***

Chairman and Board Comments/Updates:

Mr. Shotwell noted that the County Commissioners moved forward with an Airport Maintenance school at Jackson County Airport. Mr. Cole stated that JCDOT hopes to have the Blackman roads done by July.

Next Meeting:

The next Blackman Charter Township DDA Board Meeting is scheduled for Wednesday, May 14, 2025, at 7:00 a.m. at the Blackman Charter Township Meeting Hall.

The meeting adjourned at 7:45 a.m.

Respectfully submitted by Sara Owen, Accelerate Jackson County.

Pete Jancek

Pete Jancek, BDDA Chairman and Township Supervisor
Confirming approval of these BDDA Meeting Minutes on 6/17/25.