



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

BLDFA Board Meeting Minutes
Blackman Charter Township Meeting Hall
December 10, 2025, at 6 pm

Members Present (8): Cindy Acker, Diane Derby, Michael Desnoyer, Diane Donaldson, David Elwell, Barry Harmon, Pete Jancek, and William Warner.

Members Absent (3): Chad Linabury, Katie Pitchford, and Dan Griswold.

Staff: Keith Gillenwater, Emily Weaver, and Sara Owen, Accelerate Jackson County.

Others: Jack Ripstra, Township Engineer.

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

Public Comment: None.

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

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 discussed the BLDFA's goals for the upcoming year, including continuing to market JTPN and continuing work to support emerging project leads. He also discussed upcoming opportunities, including a potential large utility-user project that is still in the preliminary feasibility stage. Additional future projects may involve evaluating state-owned properties for potential redevelopment.

Approval of August 20, 2025, Meeting Minutes:

Ms. Derby noted a spelling error in the minutes.

Motion by Mr. Elwell and seconded by Ms. Donaldson to approve the August 20, 2025, Meeting Minutes, as amended. Motion approved unanimously.

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

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

Discussion and Approval of the 2026 BLDFA Budget

Chairman Jancek presented both the amended 2025 budget and the recommended 2026 budget, confirming a current fund balance of \$787,035.38. ***Motion to approve the 2025 amended budget and 2026 recommended budget by Mr. Elwell. Supported by Ms. Derby. Motion approved unanimously by roll call vote.***

JTPN Developer's Packet Discussion and Approval

Emily Weaver presented the revised Developer's Packet, which now includes updated images, acreage adjustments, and refined due diligence materials. The Board discussed the need for additional, smaller parcel maps and updated infrastructure information to better serve local businesses. Consumer's Energy and Quest will be sending new information in the coming weeks, which Ms. Weaver will add to the packet. ***Motion by Ms. Derby to approve the Developer's Packet with the suggestions incorporated. Seconded by Ms. Acker. Motion approved unanimously.***

JTPN Pricing Matrix Discussion and Approval

The Board reviewed comparable pricing from neighboring counties and agreed that the existing matrix system was no longer competitive. After discussion, the Board agreed to list Jackson Technology Park North property at a flat rate of \$30,000 per acre. The matrix system will be removed from future documentation. *Motion by Mr. Elwell to approve changing the listing price for JTPN to \$30,000 per acre and removing the pricing matrix system. Seconded by Ms. Donaldson. Motion approved unanimously by roll call vote.*

BLDFA Property Update:

a. Technique, Inc. Construction Update:

The Board discussed ongoing delays with the Technique project and noted the need for clearer communication regarding the company's progress. Members agreed that a formal letter should be sent requesting an updated status and outlining the possibility of enforcing the buyback clause. Chairman Jancek will prepare the correspondence.

b. JTPN Property Development Updates:

Midbrook is in their facility, but they are having some issues receiving their mail. Chairman Jancek stated he is working with them to figure it out.

2025 End of Year Report

The Board reviewed the 2025 End of Year Report, which included updates on site search activity, marketing efforts, and revisions to the Developer's Packet. Mr. Gillenwater discussed ongoing challenges with property listing platforms and the need for continued refinement of data quality. Corrections were noted. The report was approved with corrections. *Motion by Mr. Elwell and seconded by Mr. Warner to approve the 2025 End of Year Report with corrections. Motion approved unanimously.*

2026 Scope of Work:

Mr. Gillenwater outlined the proposed 2026 Scope of Work, emphasizing the rebuilding of the Accelerate Jackson County website and improvements to the sites and buildings database. The Board agreed to remove JCBRA support from the document and clarified expectations for semi-annual reporting. *Motion by Ms. Derby and seconded by Mr. Warner to approve the 2026 Scope of Work, as amended. Motion approved unanimously.*

2026 Election of Officers:

Chairman informed the Board that they could open nominations or keep the current slate of Officers from 2025: Chairman Jancek, Vice Chair Warner, Treasurer Harmon, and Secretary Linabury. The board agreed to keep the current slate of officers for 2026. *Motion by Mr. Elwell and seconded by Ms. Donaldson to keep the current slate of Officers for 2026. Motion approved unanimously.*

2026 BLDFA/AJC Management Agreement:

Mr. Gillenwater presented the management agreement, which mirrors 2025. *Motion by Chairman Jancek and seconded by Ms. Donaldson to approve the 2026 BLDFA/AJC Management Agreement. Motion approved unanimously by roll call vote.*

2026 Meeting Schedule:

The Board reviewed the proposed 2026 meeting dates. *Motion by Chairman Jancek and seconded by Mr. Elwell to approve the 2026 Meeting Schedule. Motion approved unanimously.*

Chairman/Board/Staff Comments:

Mr. Elwell noted that the attendance report was missing and requested that it be emailed out and added to future packets. Ms. Derby and Ms. Acker noted that they will likely be unable to attend the February BLDFA meeting due to conflicts in their schedules. Chairman Jancek also requested that staff work with the County to fix the BLDFA-related links on their website, as some are broken.

The next meeting is scheduled for Wednesday, February 18, 2026, at 6:00 p.m. at the Blackman Charter Township Meeting Hall.

Meeting adjourned at 7:43 p.m.

Respectfully submitted by Sara Owen, Blackman LDFA Staff.

The Chairman/Supervisor declared the meeting adjourned at 7:43 p.m.

A handwritten signature in cursive script that reads "Pete Jancek". The signature is written in dark ink and is positioned above a horizontal line.

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

