



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

BLDFA Board Meeting Minutes
Blackman Charter Township Meeting Hall
February 18, 2026, at 6 pm

Members Present (7): Diane Derby, Diane Donaldson, David Elwell, Michael Desnoyer, Pete Jancek, Chad Linabury, and William Warner.

Members Absent (4): Cindy Acker, Dan Griswald, Barry Harmon, and Katie Pitchford.

Staff: Keith Gillenwater, Marcia Gebarowski, and Sara Owen, Accelerate Jackson County.

Others: Jack Ripstra, Township Engineer, and Phil Preston, Blackman Township Treasurer.

The BLDFA Board Meeting was called to order by Chairman Jancek at 6:00 p.m.

Public Comment: Discussion occurred regarding the current financial position of the LDFA. It was noted that \$766,684.22 is available. Board members discussed investment options and confirmed the legality of investing LDFA funds. Appreciation was expressed for the financial management of the funds.

Approval of December 10, 2025, Annual Meeting Minutes:

Motion by Mr. Linabury, seconded by Ms. Donaldson, to approve December 10, 2025, Meeting Minutes. Motion approved unanimously.

Approval of Invoices and Budget Reports through January 31, 2026:

Motion by Mr. Linabury, supported by Ms. Derby, to approve the invoices and budget reports through January 31, 2026. Motion approved unanimously by roll call vote.

Authorize \$5,000.00 Payment to Accelerate 2030 Capital Campaign

Discussion took place regarding funding support for Accelerate Jackson County and the Accelerate 2030 Capital Campaign. Questions were raised regarding deliverables, accountability, and the timing of funding commitments. It was clarified that the 2030 Campaign is a five-year initiative.

After discussion, the Board agreed that any contribution should be subject to annual review. ***Motion to authorize a \$5,000.00 payment to the Accelerate 2030 Capital Campaign, subject to annual review and approval by the board, made by Mr. Linabury and supported by Mr. Elwell. Motion approved unanimously by roll call vote.***

Vote to Return the Public Safety Millage Tax Capture Funds to Public Safety

Chair Jancek amended the agenda item from a vote to a discussion regarding the Public Safety Millage Tax Capture.

He reported that, after consulting with the Michigan Township Association (MTA) and reviewing the governing statute for LDFAs and DDAs, it was determined that modifications to tax capture amounts or purposes must occur within 60 days of the authority's establishment. After that timeframe, changes are not permitted unless the authority is formally sunset and re-established with revised parameters.

Based on this clarification, no action was taken to return or modify the Public Safety Millage Tax Capture funds.

The Board briefly discussed the original intent behind the inquiry, including the potential to support public safety-related technology improvements. It was acknowledged that pursuing such changes would require formal restructuring of the authority. The matter may be considered in the future if deemed appropriate.

BLDFA Property Update:

Technique, Inc. Construction Update:

An update was provided regarding Technique, Inc., including preliminary site planning and continued development progress. The Board discussed the importance of accountability and follow-through with developers. Technique is still working with O'Harrow and planning to break ground this spring.

JTPN Property Development Updates:

Mr. Gillenwater presented the new site flyer for the Lewis 1884 building in JTPN. He discussed the updates to the Developers' Packet. Chairman Jancek noted two potential purchase opportunities adjacent to the LDFA industrial area. The Board agreed these properties warrant further investigation.

Chairman/Board/Staff Comments:

Chair Jancek provided an update on the Airport Road project, including resurfacing and the addition of a fifth lane.

The Public Safety Building project has been approved and is planned to begin construction on April 1st.

The next meeting is scheduled for Wednesday, May 20, 2026, at 6:00 p.m. at the Blackman Charter Township Meeting Hall.

Meeting adjourned at 6:42 p.m.

Respectfully submitted by Sara Owen, Blackman LDFA Staff.

The Chairman/Supervisor declared the meeting adjourned at 6:42 p.m.

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