



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

BLDFA Board Meeting Minutes
Blackman Charter Township Meeting Hall
August 20, 2025, at 6 pm

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

Members Absent (4): Diane Derby, John Globoker, Dan Griswald, and Katie Pitchford.

Staff: 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 6:00 p.m.

Public Comment: None.

Chairman Jancek introduced Emily Weaver, the project manager from Accelerate Jackson County, who is sitting in for Debbie at the meeting.

Chairman Jancek added an agenda item for discussion on allowing Bruce Jenkis to plant trees that were removed 30 years prior and identified by the USDA.

Approval of June 25, 2025, Special Meeting Minutes:

Motion by Mr. Linabury and seconded by Ms. Donaldson to approve June 25, 2025, Meeting Minutes. Motion approved unanimously.

Approval of Invoices and Budget Reports through July 31, 2025:

Motion by Mr. Linabury supported by Mr. Warner, to approve the invoices and budget reports through July 31, 2025. Motion approved unanimously by roll call vote.

Discussion and Possible Approval – Blackman LDFA Budget Amendment for BCT Sewer Fund Reimbursement

The board discussed amending the budget to include \$1,000,000 for the BCT Sewer fund and \$80,000 to Pure Fence for the fence that was approved but not budgeted for. Some members expressed concern over transferring such a large amount and questioned whether the LDFA should be responsible for covering the repair. Chairman Jancek explained the historical precedent of the LDFA funding infrastructure and utilities, emphasizing the importance of reimbursing the sewer fund. The board agreed to transfer part of the amount this year and return to the discussion next year. ***Motion to amend the budget for \$600,000 to reimburse the BCT Sewer Fund and \$80,000 to Pure Fence to pay the fence cost made by Mr. Elwell and supported by Mr. Linabury. Motion approved unanimously by roll call vote.***

Discuss Authorization for Chairman Jancek to Approve Mr. Jenkins' USDA Tree Replacement Planting

The board discussed a USDA issue involving Mr. Bruce Jenkins, who 30 years ago removed trees from designated wetland areas. The USDA recently identified this through old aerial maps and is requiring tree

replacement, despite the land now being too wet to build on and naturally reverting over time. Because of this dispute, Mr. Jenkins has lost roughly \$150,000 in USDA payments over the past three years and faces threats of losing part of his Social Security benefits if he does not comply. Board members expressed frustration at the situation, noting that planting new trees could disturb the existing habitat and questioning the logic of enforcing decades-old requirements. They agreed to seek assistance from Congressman Walberg's office before making any final decisions, while granting conditional authority for Chairman Jancek and Mr. Elwell to approve planting as a last resort if needed. Overall, the sentiment was supportive of Mr. Jenkins, but strongly critical of the USDA's approach.

Motion by Ms. Acker to allow Chairman Jancek and Mr. Elwell to sign agreement for Mr. Jenkins to plant trees, if needed. Mr. Elwell supported. Motion approved unanimously.

BLDFA Property Update:

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

No update, but the board asked Emily to reach out to O'Harrow and have Debbie report back.

b. **JTPN Property Development Updates:**

Emily reported that she and Keith have been compiling a land use sales matrix for the JTPN property by comparing similar properties in surrounding counties. They are preparing a spreadsheet to help the board evaluate pricing options, either by setting a flat per-acre rate or adjusting the matrix, and expect to share it by mid-September. Emily also noted the advantages of JTPN, including existing infrastructure like fiber, water, sewer, and Class A roads, which make it more attractive than undeveloped parcels. She shared that a Turkish beverage company recently toured the property and expressed strong interest in opening a U.S. facility, with current private label contracts for Trader Joe's and potential with Costco.

Chairman/Board/Staff Comments:

Chairman Jancek reported new community investments, including \$60,000 from American One Credit Union toward a pavilion and possible donor support for newly approved pickleball courts. He emphasized that these partnerships accelerate recreational improvements funded by the township's parks millage. Additional updates included ongoing infrastructure planning to ensure water, sewer, and utilities are properly installed for future projects, as well as MDOT road and bridge work that may impact local traffic flow.

The next meeting is scheduled for Wednesday, December 10, 2025, at 6:00 p.m. at the Blackman Charter Township Meeting Hall.

Meeting adjourned at 6:50 p.m.

Respectfully submitted by Sara Owen, Blackman LDFA Staff.

The Chairman/Supervisor declared the meeting adjourned at 6:50 p.m.

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