



Blackman Charter Township
Local Development Finance Authority
Served By The Enterprise Group

BLDFA Board Meeting Minutes
Blackman Charter Township Meeting Hall
May 15, 2024, at 6 pm

Members Present (8): Diane Derby, Diane Donaldson, David Elwell, John Globoker, Pete Jancek, Chad Linabury, Katie Pitchford, and Bill Warner.

Members Absent (2): Cindy Acker, and Barry Harmon.

Staff: Debbie Kelly, The Enterprise Group of Jackson

Others: Jack Ripstra, Township Engineer.

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

Public Comment: None.

Approval of 2/21/2024 Board Meeting Minutes:

Motion by Ms. Derby and seconded by Ms. Donaldson to approve the February 21, 2024 Board Meeting Minutes. The motion was approved unanimously.

Approval of Invoices through May 2024:

Chairman Jancek explained that Jake's Property Management is now taking care of mowing for the Township. *Motion by Mr. Elwell, supported by Mr. Globoker, to approve the invoices through May 2024, totaling \$37,638.27. The motion was approved unanimously by roll call vote.*

Treasurer's Report through April 30, 2024:

Mr. Elwell asked about upcoming expenses, such as the EG contract for services payment, JTPN maintenance, and signage. *Motion by Mr. Warner and seconded by Mr. Linabury to accept the Treasurer's Report ending April 30, 2024. The current balance available is \$627,315.74. The motion was approved unanimously by roll call vote.*

JTPN Property Update:

a. **Pre-Purchase Agreement:**

Chairman Jancek shared that he received an application from a local company to build a new facility within JTPN, lots #1 and #2. The land use matrix calculated the total amount the company would pay, which equated to \$7,000 per acre for the 10 acres they wish to purchase. They are currently leasing space in the old Clark Equipment building. The next step is to meet with the company to review the details. *Motion by Mr. Linabury and seconded by Ms. Donaldson to authorize Chairman Jancek to sign the purchase agreement with the company. The motion was approved unanimously by roll call vote.*

b. **EDA Grant Update:**

Chairman Jancek noted that EDA has a clause within the Option and Master Sales Agreement that the board has been asked to review and provide feedback for. He verified that for a non-relocation statement on page 21, it relates to a company expanding into a different region, not within the same community. The mast arms for traffic signals are due to be installed at the end of May, and then the crosswalk striping

will be painted. Chairman Jancek and Ms. Kelly update the BLDFFA Board on the MI Sites Program that we applied for in April, and shared that we made it to the next round, which is a full Request for Information (RFI), and a site visit with all essential partners. The MEDC is working with Quest Site Selectors on this initiative, and EG/BLDFFA Staff hopes to earn the Gold status to keep JTPN at the top of MEDC Attraction list. Ms. Kelly noted that it is similar to the Site Readiness Program that the BLDFFA was awarded in 2019, and not sure if this program will result in any grant funding. EG/BLDFFA Staff and Chairman Jancek will be attending an RFI boot camp training at the MEDC on Monday to learn a bit more about the process. Mr. Ripstra noted that all parties will be assisting us in answering the RFI questions.

Ms. Kelly mentioned that she would be emailing the board a link to view the most recent time lapse video of JTPN that was just completed by the team at JTV.

c. **Approve the final design for JTPN monument sign:**

In April, Ms. Kelly emailed two final designs for the JTPN monument sign to the board, and there were nine yes votes for design A2, and one vote in favor of the other design presented. *Motion by Mr. Elwell and seconded by Mr. Linabury to confirm the preferred monument sign design for A2. Unanimously approved by roll call vote.*

d. **Review of the JTPN Option and Master Sales Agreement and the BLDFFA/JTPN Developer's Packet:**

Ms. Kelly mentioned that both documents were emailed to the BLDFFA Board, along with their Board packet. She asked the board to look through it and note any necessary corrections/additions/deletions for both documents, and added that these are necessary to have current as we begin selling lots and heavily marketing the Industrial Park. The final drafts will be presented at the August meeting for final approval. Mr. Globoker asked about the lots signage, and Ms. Kelly commented that we have red, vinyl 'SOLD' stickers to place on the sign over the lots we sell, and we will continually update the conceptual map as a result as well.

e. **Consumers Energy Solar Project:**

Chairman Jancek reported that he met with C.E. representatives regarding the parcel of property owned by the Township next to the substation on Blackman Road. They purchased the farmland on the corner, and propose to install solar panels on the property. Discussion ensued.

Technique Update:

No updates. Ms. Kelly will reach out to Mr. Johncox for feedback again. She emailed the amended purchase agreement that expires on February 15, 2025, but has not heard back from him or anyone on his staff that she has tried to connect with to reach Mr. Johncox.

Chairman/Board/Staff Comments:

Chairman Jancek shared good news from the JAMA Annual Meeting that was held on Monday evening, specifically noting that JAMA and the Shop Rat Foundation are moving to a new facility (former ALS building on Scheele Drive), which was purchased by Alro Steel. JAMA began their capital campaign for their new facility as a result.

Chairman Jancek also shared that he plans to go out for bid this fall for the township property renovations for the new Public Safety facility at the former Marino's building. The township may also add a pavilion, walking paths around the fields, water utility building, and pickle ball court to the property.

Mr. Elwell invited everyone to the State Historical Society unveiling of the monument marker on May 22, 2024 at 5:00 p.m.

Ms. Kelly shared that The EG has new staff to introduce to them. She anticipates they will be able to attend the August meeting. Ms. Kelly shared that internal changes are being made at The EG, where she will be out in the community more. Chairman Jancek thanked Ms. Kelly for all her work on behalf of the BL DFA and added that Mr. Gillenwater, the new President and CEO of The EG is working on strategic planning and reorganizing the team.

Lastly, Ms. Kelly asked everyone to review their contact information on the BL DFA Board of Directors list, and it was noted that Mr. Bob Sayles had resigned from the NW School Board. Ms. Pitchford commented that she would look into his replacement for the second NW School Representative for the BL DFA Board.

Next Meeting:

The next meeting is scheduled for Wednesday, August 21, 2024 at 6:00 p.m. at the Blackman Charter Township Meeting Hall.

Meeting adjourned at 7:18 p.m.

Respectfully submitted by Debbie Kelly, Blackman LDFA Staff.

The Chairman/Supervisor declared the meeting adjourned at 7:18 p.m.

**Pete Jancek, BL DFA Chairman and
Blackman Charter Township Supervisor**