



**Blackman Charter Township  
Local Development Finance Authority (BLDFA)  
Special Board Meeting**

**Wednesday, June 25, 2025, at 6:00 p.m.**

**Blackman Charter Township Hall  
1990 W. Parnall Rd, Jackson, MI 49201**

**Agenda**

**Call to Order by Chair**

**Public Comment**

- \*Approval of Blackman LDFA Board Meeting Minutes from May 21, 2025
- \*Approval of the Blackman LDFA Invoices and Budget Reports through May 31, 2025
- \*Review and Approval of Budget Amendment to Reflect Updated Invoice for Pure Fence
- \*Discussion and Possible Approval – MBK Property, LLC. Release from Re-Purchase Clause

**BLDFA Properties Update:**

- a. Technique, Inc. Construction Update
- b. JTPN Property Development Updates

**Other Business**

**Chairman and Board Comments**

**Next BLDDFA Meeting:** Wednesday, August 20, 2025 at 6:00 p.m.

**Adjourn**

*\*indicates attachment*



**BLDFA Board Meeting Minutes**  
**Blackman Charter Township Meeting Hall**  
**May 21, 2025, at 6 pm**

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

**Members Absent (4):** Diane Derby, Dan Griswald, Katie Pitchford, and Chad Linabury.

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

**Others:** Jack Ripstra, Township Engineer; Phil Preston, Blackman Township Treasurer

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

**Public Comment:** None.

**Semi-Annual Informational Meeting (Required by Tax Increment Financing P.A. 57)**

- a. Goals and direction of BLDFA for 2025
- b. Upcoming Projects

Ms. Kelly explained the purpose of the semi-annual informational meeting under Michigan's tax increment financing law. Emphasis was placed on transparency and public engagement. Chairman Jancek spoke about the items on the agenda that are projects coming up in the future for the BLDFA. He also noted that working with site selectors on an FDI study to bring in more foreign companies is a current goal of the BLDFA.

**Approval of February 19, 2025, Meeting Minutes:**

*Motion by Mr. Elwell and seconded by Ms. Donaldson to approve February 19, 2025, Meeting Minutes.*  
*Motion approved unanimously.*

**Approval of Invoices and Budget Reports through April 30, 2025:**

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

**Review and Approval of Project Bids:**

- a. **County Poor Farm Cemetery Fence**  
Mr. Ripstra presented the bid for County Poor Farm Cemetery. The lowest bid was from Pure Fence LLC for \$79,135. *Motion by Mr. Elwell and supported by Ms. Donaldson to award the County Poor Farm Cemetery Fence project to Pure Fence LLC for a cost not to exceed \$79,135. Motion approved unanimously by roll call vote.*
- b. **Additional Pump in Water Booster Station**  
Mr. Ripstra noted that the price for the additional pump in water booster station is an estimate only at \$140,000.00.
- c. **Access Maintenance Gravel Drive – Sanitary Sewer (Wheel Drain between Springport Rd and W. Parnall Rd)**

Mr. Ripsta noted that the price for the access maintenance gravel drive is an estimate only at \$175,000.00.

**BLDFA Property Update:**

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

Chairman Jancek noted that he spoke with a gentleman from O'Harrow who stated he would be breaking ground on the Technique construction soon.

b. **JTPN Property Development Updates:**

Continuing to work with Site Selectors to market the property. Lewis 1884 will be breaking ground soon.

c. **EDA Grant Update:**

Ms. Kelly provided an update on the EDA grant, stating that the grant is now closed, and JCDOT has submitted for final payment.

**Chairman/Board/Staff Comments:**

Chairman Jancek gave an update on the various projects in the county. At the Select USA Conference, Mr. Gillenwater and Ms. Weaver from AJC, successfully secured 27 meetings with international site selectors, signaling strong interest in the region for future investment. Follow-up efforts are currently underway to build on this momentum and attract new business opportunities.

The county land bank has been reinstated and launched its first project: the demolition of a fire-damaged factory. Chairman Jancek highlighted legal changes that impact municipalities' right of first refusal, posing new challenges for property acquisition. Future land bank initiatives will focus on partnering with builders to acquire and rehabilitate blighted properties, aiming to revitalize key areas of the community.

The next meeting is scheduled for Wednesday, August 20, 2025, at 6:00 p.m. at the Blackman Charter Township Meeting Hall.

Meeting adjourned at 6:49 p.m.

Respectfully submitted by Sara Owen, Blackman LDFA Staff.

***The Chairman/Supervisor declared the meeting adjourned at 6:49 p.m.***

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

LDFA Invoice's for the June 2025 Board Meeting

Vendor	Description	Amount
Invoices to be Paid:		
Ripstra & Scheppelman	Professional Services	2,619.10
Nannette Sponsler	Accounting Services	437.50
		<u>\$ 3,056.60</u>

Invoices Paid 2025

Pure Fence	Fence Around Poor Farm Cemetery	\$ 39,568.00
White & Hotchkiss	Professional Services	<u>\$ 105.00</u>
		<u>\$ 39,673.00</u>
		\$ 42,729.60

Pure Fence LLC  
1287 Michigan Ave  
Battle Creek, MI  
49014  
+12692210315  
purefence@gmail.co  
m



RECEIVED  
JUN 11 2025  
BY: .....

## INVOICE

### BILL TO

Jackson County Poor  
Farm Cemetery  
County Farm Rd  
Jackson, MI 49201

INVOICE # 7684

DATE 06/11/2025

DUE DATE 06/11/2025

	QTY	RATE	AMOUNT
<b>Sales</b> 542' Ameristar Montage 2 Majestic with 16' double gate	1	79,135.00	79,135.00

TOTAL	79,135.00
DEPOSIT	39,567.00
BALANCE DUE	<b>\$39,568.00</b>

OK  
BLDFA  
*[Signature]*

**White & Hotchkiss, PLLC**  
1000 Laurence Avenue  
Jackson, MI 49202  
Phone: 517-784-6250 Fax: 517-784-6011

RECEIVED  
JUN 06 2025

BY: \_\_\_\_\_

**Bill To:**

Blackman Charter Township  
1990 W. Parnall Road  
Jackson, MI 49201

**INVOICE**

Date 05/31/2025  
Invoice #: 44688  
Matter: LDFA  
File #: 2781  
Due Date: Due Upon Receipt

Payments received after 06/05/2025 are not reflected in this statement.

**Professional Services**

Date	Details	Hours	Rate	Amount
05/20/2025	ECW Review email and investigate release re: MKB option to re-purchase	0.40	\$150.00	\$60.00
05/29/2025	ECW Review and respond to email from American Title re: release on MBK	0.30	\$150.00	\$45.00

For professional services rendered 0.70 \$105.00

Invoice Amount \$105.00

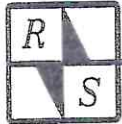
Remaining Balance \$105.00

Balance Due \$105.00

Retainer Balance (as of 06/05/2025) \$0.00

251 728 802

BLDFA OK (signature)



**RIPSTRA & SCHEPPELMAN, INC.**  
**CIVIL ENGINEERING - LAND SURVEYING**

2535 SPRING ARBOR ROAD  
JACKSON, MI 49203  
OFFICE 517-789-9898  
FAX 517-789-6065  
[www.ripstra-scheppelman.com](http://www.ripstra-scheppelman.com)

RECEIVED  
JUN 11 2025

BY: .....

To: Charter Township of Blackman LDFA Date: June 6, 2025  
1990 W. Parnall Road  
Jackson, MI 49201 Invoice No. 15110-77  
Terms: Net 30 Days

(Blackman Township Account Number: 251-901-970.100)

For Services in connection with the Jackson Technology Park North.

For Services 04-13-25 to 05-10-25

CLASSIFICATION	HOURS	RATE	TOTAL
-----	----	----	-----
Project Engineer	11.0	\$130.00	\$1,430.00
Survey Crew (2-Man)	1.0	\$135.00	\$135.00
Survey Crew (1-Man)	4.0	\$100.00	\$400.00
CAD System	2.5	\$80.00	\$200.00
Inspector	2.0	\$80.00	\$160.00
Mileage Expenses	47 miles	\$0.70	\$32.90
GPS Equipment	---	---	\$100.00
Stakes	---	---	\$31.20
			-----

AMOUNT DUE THIS INVOICE \$2,489.10

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING - LAND SURVEYING

RECEIVED  
JUN 11 2025

2535 SPRING ARBOR ROAD  
JACKSON, MI 49203  
OFFICE 517-789-9898  
FAX 517-789-6065  
[www.ripstra-scheppelman.com](http://www.ripstra-scheppelman.com)

BY:.....

To: Charter Township of Blackman LDFA Date: June 6, 2025  
1990 W. Parnall Road  
Jackson, MI 49201 Invoice No. 06120-138  
Terms: Net 30 Days

(Blackman Township Account Number: 250-728-806.000)

For Services in connection with cost estimates for Booster  
Station Pump and Sanitary Easement Service Road.

For Services 04-13-25 to 05-10-25

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	-----	-----
Project Engineer	1.0	\$130.00	\$130.00
			-----

AMOUNT DUE THIS INVOICE \$130.00

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



RECEIVED  
JUN 03 2025

BY:-----

Nannette M. Sponsler  
3210 Gardner Road  
Parma, Michigan 49269  
Phone: (517)745-1500

Invoice Date: June 2, 2025

Blackman Charter Township Local Development Finance Authority  
1990 W. Parnall Road  
Jackson, MI 49201

Accounting Invoice for services: May 2025

Services Provided:

Assistance given to external auditors for year-end December 31, 2024.

Meeting with Debbie Kelly, Accelerate Jackson regarding recertification of SmartZone.

Preparation of Annual Report (in process)

Amount Due: \$437.50

DB: Blackman		PERIOD ENDING 05/31/2025					
GL NUMBER	DESCRIPTION	2025		YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		ORIGINAL BUDGET	2025 AMENDED BUDGET	05/31/2025 NORM (ABNORM)	MONTH 05/31/25 INCR (DECR)	BALANCE NORM (ABNORM)	
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND							
Revenues							
Dept 000 - CASH RECEIPTS							
250-000-440.000	LDFA PROPERTY TAXES	16,700.00	16,700.00	7,588.73	0.00	9,111.27	45.44
250-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	106,800.00	106,800.00	0.00	0.00	106,800.00	0.00
250-000-665.000	INVESTMENT/INTEREST	87.39	87.39	8,155.57	1,778.98	(8,068.18)	9,332.38
Total Dept 000 - CASH RECEIPTS		123,587.39	123,587.39	15,744.30	1,778.98	107,843.09	12.74
TOTAL REVENUES		123,587.39	123,587.39	15,744.30	1,778.98	107,843.09	12.74
Expenditures							
Dept 728 - DEBT SERVICE FUND							
250-728-801.000	PROFESSIONAL SERVICES	690.65	690.65	0.00	0.00	690.65	0.00
250-728-801.100	ENTERPRISE GROUP SERVICES	17,500.00	17,500.00	17,500.00	17,500.00	0.00	100.00
250-728-802.000	LEGAL	3,460.66	3,460.66	420.00	315.00	3,040.66	12.14
250-728-804.000	ACCOUNTING	19,380.52	19,380.52	1,312.50	1,312.50	18,068.02	6.77
250-728-934.000	REPAIR/MAINTENANCE	6,500.00	6,500.00	12,018.00	2,500.00	(5,518.00)	184.89
250-728-955.000	MISCELLANEOUS EXPENSE	4,151.30	4,151.30	3,012.95	105.00	1,138.35	72.58
250-728-962.000	MEMBERSHIP/DUES	308.72	308.72	0.00	0.00	308.72	0.00
Total Dept 728 - DEBT SERVICE FUND		51,991.85	51,991.85	34,263.45	21,732.50	17,728.40	65.90
Dept 901 - CAPITAL DETAIL							
250-901-970.000	CONSTRUCTION COSTS	100,000.00	100,000.00	281.00	281.00	99,719.00	0.28
Total Dept 901 - CAPITAL DETAIL		100,000.00	100,000.00	281.00	281.00	99,719.00	0.28
TOTAL EXPENDITURES		151,991.85	151,991.85	34,544.45	22,013.50	117,447.40	22.73
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND:							
TOTAL REVENUES		123,587.39	123,587.39	15,744.30	1,778.98	107,843.09	12.74
TOTAL EXPENDITURES		151,991.85	151,991.85	34,544.45	22,013.50	117,447.40	22.73
NET OF REVENUES & EXPENDITURES		(28,404.46)	(28,404.46)	(18,800.15)	(20,234.52)	(9,604.31)	66.19

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REVENUE AND EXPENDITURE REPORT FOR BLACKMAN TOWNSHIP

Page: 2/2

User: LINDA

DB: Blackman

PERIOD ENDING 05/31/2025

G/L NUMBER	DESCRIPTION	2025 ORIGINAL BUDGET	2025 AMENDED BUDGET	YTD BALANCE 05/31/2025 NORM (ABNORM)	ACTIVITY FOR MONTH 05/31/25 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDG USE
Fund 251 - LDFA SMART ZONE ADMINISTRATIVE FUND							
Revenues							
Dept 000 - CASH RECEIPTS							
251-000-440.100	PROPERTY TAXES-SMART ZONE-NON SCHOOL	104,500.00	104,500.00	65,336.32	0.00	39,163.68	62.52
251-000-440.200	PROPERTY TAXES-SMART ZONE-SCHOOL	137,200.00	137,200.00	133,250.90	0.00	3,949.10	97.12
251-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	8,300.00	8,300.00	0.00	0.00	8,300.00	0.00
Total Dept 000 - CASH RECEIPTS		250,000.00	250,000.00	198,587.22	0.00	51,412.78	79.43
Dept 933 - CASH RECEIPTS							
251-933-693.000	LAND SALE PROCEEDS	0.00	0.00	93,906.40	0.00	(93,906.40)	100.00
Total Dept 933 - CASH RECEIPTS		0.00	0.00	93,906.40	0.00	(93,906.40)	100.00
TOTAL REVENUES		250,000.00	250,000.00	292,493.62	0.00	(42,493.62)	117.00
Expenditures							
Dept 728 - DEBT SERVICE FUND							
251-728-801.000	PROFESSIONAL SERVICES	212.18	212.18	0.00	0.00	212.18	0.00
251-728-801.100	ENTERPRISE GROUP SERVICES	17,500.00	17,500.00	0.00	0.00	17,500.00	0.00
251-728-802.000	LEGAL	106.09	106.09	0.00	0.00	106.09	0.00
251-728-803.000	PLANNING, MARKETING, ADMINISTRATIVE	1,060.90	1,060.90	0.00	0.00	1,060.90	0.00
251-728-804.000	ACCOUNTING	9,548.10	9,548.10	0.00	0.00	9,548.10	0.00
251-728-915.000	MEMBERSHIP/DUES	318.27	318.27	0.00	0.00	318.27	0.00
Total Dept 728 - DEBT SERVICE FUND		28,745.54	28,745.54	0.00	0.00	28,745.54	0.00
Dept 901 - CAPITAL DETAIL							
251-901-970.100	JACKSON TECHNOLOGY PARK	200,000.00	200,000.00	3,841.50	2,913.50	196,158.50	1.92
Total Dept 901 - CAPITAL DETAIL		200,000.00	200,000.00	3,841.50	2,913.50	196,158.50	1.92
TOTAL EXPENDITURES		228,745.54	228,745.54	3,841.50	2,913.50	224,904.04	1.68
Fund 251 - LDFA SMART ZONE ADMINISTRATIVE FUND:							
TOTAL REVENUES		250,000.00	250,000.00	292,493.62	0.00	(42,493.62)	117.00
TOTAL EXPENDITURES		228,745.54	228,745.54	3,841.50	2,913.50	224,904.04	1.68
NET OF REVENUES & EXPENDITURES		21,254.46	21,254.46	288,652.12	(2,913.50)	(267,397.66)	1,358.08
TOTAL REVENUES - ALL FUNDS		373,587.39	373,587.39	308,237.92	1,778.98	65,349.47	82.51
TOTAL EXPENDITURES - ALL FUNDS		380,737.39	380,737.39	38,385.95	24,927.00	342,351.44	10.08
NET OF REVENUES & EXPENDITURES		(7,150.00)	(7,150.00)	269,851.97	(23,148.02)	(277,001.97)	3,774.15

## Fund 250 & 251

[illegible]

Pure Fence LLC  
1287 Michigan Ave  
Battle Creek, MI  
49014  
+12692210315  
purefence@gmail.co  
m



RECEIVED  
JUN 11 2025

BY: .....

## INVOICE

### BILL TO

Jackson County Poor  
Farm Cemetery  
County Farm Rd  
Jackson, MI 49201

INVOICE # 7684

DATE 06/11/2025

DUE DATE 06/11/2025

	QTY	RATE	AMOUNT
<b>Sales</b> 542' Ameristar Montage 2 Majestic with 16' double gate	1	79,135.00	79,135.00

TOTAL	79,135.00
DEPOSIT	39,567.00
BALANCE DUE	<b>\$39,568.00</b>

OK  
B L D F A  
*[Signature]*

## TERMINATION OF OPTION TO RE-PURCHASE

Blackman Charter Township LDFA, a local development finance authority, of 1990 W. Parnall Rd, Jackson, Michigan 49201, does hereby certify that the Option to Re-Purchase between Blackman Charter Township LDFA, as Seller, and MBK Property, LLC, a Michigan limited liability company, as Buyer, dated November 14, 2024, and recorded November 27, 2024 in the office of the Register of Deeds for the County of Jackson and State of Michigan, being recorded in Liber 2255, Page 457, is hereby terminated.

In Witness Whereof, I have hereunto set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Signed by:

Blackman Charter Township LDFA

By:

Its:

STATE OF MICHIGAN   )  
  )  
COUNTY OF JACKSON )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me did personally appear Blackman Charter Township LDFA by \_\_\_\_\_, its \_\_\_\_\_ who did execute the above instrument and who did acknowledge that he/she executed the same for the intents and purposes therein mentioned.

\_\_\_\_\_  
Notary Public  
County, Michigan

Acting in \_\_\_\_\_ County  
My Commission Expires

Drafted by:     Denise Ellison  
                  American Title Company of Jackson  
                  280 W. Cortland St., Jackson, MI 49201

Return to: MBK Property, LLC