



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

Wednesday, August 20, 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 Special Board Meeting Minutes from June 25, 2025

*Approval of the Blackman LDFA Invoices and Budget Reports through July 31, 2025

*Discussion and Approval of Blackman LDFA Budget Amendment for BCT Sewer Fund Reimbursement

BLDFA Properties Update:

- a. Technique, Inc. Construction Update – AJC has no update
- b. JTPN Property Development Updates – Emily Weaver

Other Business

Chairman and Board Comments

Next BL DFA Meeting: (Annual Meeting) Wednesday, December 10, 2025, at 6:00 p.m.

Adjourn

**indicates attachment*



BLACKMAN CHARTER TOWNSHIP

LOCAL DEVELOPMENT FINANCE AUTHORITY

SERVED BY ACCELERATE JACKSON COUNTY

**BLDFA Special Board Meeting Minutes
Blackman Charter Township Meeting Hall
June 25, 2025, at 6 pm**

Members Present (6): Diane Derby, Diane Donaldson, David Elwell, Pete Jancek, Chad Linabury, and William Warner.

Members Absent (5): Cindy Acker, John Globoker, Barry Harmon, Dan Griswald, and Katie Pitchford.

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 6:00 p.m.

Public Comment: None.

Chairman Jancek removed the item “Review and Approval of Budget Amendment to Reflect Updated Invoice for Pure Fence” since the budget does not have to be amended. The invoice was already approved.

Approval of May 21, 2025, Meeting Minutes:

Motion by Mr. Warner and seconded by Mr. Elwell to approve May 21, 2025, Meeting Minutes. Motion approved unanimously.

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

Motion by Ms. Derby supported by Ms. Donaldson, to approve the invoices and budget reports through May 31, 2025. Motion approved unanimously by roll call vote.

Discussion and Possible Approval – MBK Property LLC. Release from Re-Purchase:

Discussion centered on MBK Property LLC’s request for release from a repurchase clause tied to their development property. The release is necessary for their lender, as MBK has secured a mortgage to cover the remaining construction costs. *Motion to approve MBK Property LLC. Release from the re-purchase clause made by Mr. Linabury and supported by Ms. Donaldson. Motion approved unanimously by roll call vote.*

BLDFA Property Update:

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

No update, but Mr. Gillenwater is meeting with O’Harrow Construction next week.

b. **JTPN Property Development Updates:**

Lewis 1884 has officially broken ground, and they have stated they may have additional tenants joining their development.

Chairman/Board/Staff Comments:

Metro Net, a high-speed internet provider, announced plans to expand fiber service throughout the township. The company has already reached out to the board for permitting and expressed an interest in community involvement.

Board members noted the potential for Metro Net's arrival to create competition with Comcast, leading to better pricing and service. The group welcomed the idea of additional broadband options for residents and businesses.

Chairman Jancek and Mr. Ripstra shared an overview of the sewer lining project underway on Lansing Avenue. The team explained the trenchless technology being used, including robotic cutting and lining techniques, which are more cost-effective and durable than traditional sewer replacement. Physical samples of the liner were passed around to demonstrate quality. The board discussed the long-term maintenance benefits of the upgraded system.

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 6:26 p.m.

Respectfully submitted by Sara Owen, Blackman LDFA Staff.

The Chairman/Supervisor declared the meeting adjourned at 6:26 p.m.

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

LDFA Invoice's for the August 2025 Board Meeting

Vendor	Description	Amount
Invoices to be Paid:		
Jake's Property Management	Lawn Mowing	150.00
Ripstra & Scheppelman	Professional Services	1,476.50
Nannette Sponsler	Accounting Services	437.50
		<u>\$ 2,064.00</u>

Invoice

Jake's Property Management LLC

Company Address

1080 Virginia Way, Jackson, MI 49201
Phone: 517-937-3082
Email: jakespropertymgmt@gmail.com

Date 8/5/2025

Invoice # CF2

Customer ID LDFA

Invoice For

Mowing and clean up for industrial dr on county farm rd.
extending to Wyndham hills

Prepared by: J. Brautigam

Comments or Special Instructions

Quantity	Description	Unit Price	Taxable?	Amount
1.0	Lawn service	\$ 150.00		\$ 150.00

If you have any questions concerning this quotation, please contact:

Jacob Brautigam

Phone: 517-937-3082

Email: jakespropertymgmt@gmail.com

Thank you for your business!

Subtotal	\$ 150.00
Tax Rate	6.00%
Sales Tax	\$ -
Other	\$ -
TOTAL	\$ 150.00

OK PJ
BLDFA



RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING - LAND SURVEYING

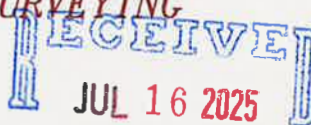
2535 SPRING ARBOR ROAD

JACKSON, MI 49203

OFFICE 517-789-9898

FAX 517-789-6065

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BY:.....

To: Charter Township of Blackman LDFA Date: July 11, 2025
1990 W. Parnall Road
Jackson, MI 49201 Invoice No. 06120-139
Terms: Net 30 Days

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

For Services in connection with the LDFA Board meeting.

For Services 05-11-25 to 07-05-25

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	-----	-----
Project Engineer	2.0	\$130.00	\$260.00
Mileage Expenses	30 miles	\$0.70	\$21.00

AMOUNT DUE THIS INVOICE \$281.00

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



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RECEIVED
JUL 16 2025

BY:

To: Charter Township of Blackman LDFA Date: July 11, 2025
1990 W. Parnall Road
Jackson, MI 49201 Invoice No. 15110-78
Terms: Net 30 Days

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

For Services in connection with the Jackson Technology Park North.

For Services 05-11-25 to 07-05-25

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	-----	-----
Project Engineer	3.0	\$130.00	\$390.00
Mileage Expenses	15 miles	\$0.70	\$10.50

AMOUNT DUE THIS INVOICE \$400.50

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



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BT:-----

To: Charter Township of Blackman LDFA Date: July 11, 2025
1990 W. Parnall Road
Jackson, MI 49201 Invoice No. 25104-1
Terms: Net 30 Days

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

For Services in connection with the TAC Sanitary Sewer gravel maintenance drive.

For Services 05-11-25 to 07-05-25

CLASSIFICATION	HOURS	RATE	TOTAL
-----	-----	-----	-----
CAD System	3.5	\$80.00	\$280.00
Secretary	0.5	\$70.00	\$35.00

AMOUNT DUE THIS INVOICE \$315.00

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



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RECEIVED
AUG 07 2025

To: Charter Township of Blackman LDFA Date: August 8, 2025
1990 W. Parnall Road
Jackson, MI 49201 Invoice No. 25104-2
Terms: Net 30 Days

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

For Services in connection with the TAC Sanitary Sewer gravel maintenance drive.

For Services 07-06-25 to 08-02-25

CLASSIFICATION	HOURS	RATE	TOTAL
CAD System	6.0	\$80.00	\$480.00

AMOUNT DUE THIS INVOICE \$480.00

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



BY: _____

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

Invoice Date: July1, 2025

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

Accounting Invoice for services: June 2025

Services Provided:

Preparation for the 2025 Form 5176 Request for State Reimbursement of Tax Increment Finance Authority Personal Property TIF Loss for NON-Brownfield Authorities.

Preparation of Annual Report (completed).

Preparation of Municipal Financing Statement.

Amount Due: \$437.50

DB: Blackman		PERIOD ENDING 07/31/2025					
GL NUMBER	DESCRIPTION	2025	2025	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	07/31/2025 NORM (ABNORM)	MONTH 07/31/25 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	15,284.31	2,623.92	(15,196.92)	17,489.7
Total Dept 000 - CASH RECEIPTS		123,587.39	123,587.39	22,873.04	2,623.92	100,714.35	18.51
TOTAL REVENUES		123,587.39	123,587.39	22,873.04	2,623.92	100,714.35	18.51
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	0.00	0.00	100.00
250-728-802.000	LEGAL	3,460.66	3,460.66	495.00	75.00	2,965.66	14.30
250-728-804.000	ACCOUNTING	19,380.52	19,380.52	1,750.00	437.50	17,630.52	9.03
250-728-934.000	REPAIR/MAINTENANCE	6,500.00	6,500.00	52,336.00	750.00	(45,836.00)	805.17
250-728-955.000	MISCELLANEOUS EXPENSE	4,151.30	4,151.30	3,172.95	0.00	978.35	76.43
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	75,253.95	1,262.50	(23,262.10)	144.74
Dept 901 - CAPITAL DETAIL							
250-901-970.000	CONSTRUCTION COSTS	100,000.00	100,000.00	411.00	130.00	99,589.00	0.41
Total Dept 901 - CAPITAL DETAIL		100,000.00	100,000.00	411.00	130.00	99,589.00	0.41
TOTAL EXPENDITURES		151,991.85	151,991.85	75,664.95	1,392.50	76,326.90	49.78
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND:							
TOTAL REVENUES		123,587.39	123,587.39	22,873.04	2,623.92	100,714.35	18.51
TOTAL EXPENDITURES		151,991.85	151,991.85	75,664.95	1,392.50	76,326.90	49.78
NET OF REVENUES & EXPENDITURES		(28,404.46)	(28,404.46)	(52,791.91)	1,231.42	24,387.45	185.86

08/12/2025 10:22 AM

REVENUE AND EXPENDITURE REPORT FOR BLACKMAN TOWNSHIP

Page: 2/2

User: LINDA

DB: Blackman

PERIOD ENDING 07/31/2025

G/L NUMBER	DESCRIPTION	2025 ORIGINAL BUDGET	2025 AMENDED BUDGET	YTD BALANCE 07/31/2025 NORM (ABNORM)	ACTIVITY FOR MONTH 07/31/25 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	105.00	0.00	1.09	98.97
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	105.00	0.00	28,640.54	0.37
Dept 901 - CAPITAL DETAIL							
251-901-970.100	JACKSON TECHNOLOGY PARK	200,000.00	200,000.00	6,330.60	2,489.10	193,669.40	3.17
Total Dept 901 - CAPITAL DETAIL		200,000.00	200,000.00	6,330.60	2,489.10	193,669.40	3.17
TOTAL EXPENDITURES		228,745.54	228,745.54	6,435.60	2,489.10	222,309.94	2.81
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	6,435.60	2,489.10	222,309.94	2.81
NET OF REVENUES & EXPENDITURES		21,254.46	21,254.46	286,058.02	(2,489.10)	(264,803.56)	1,345.87
TOTAL REVENUES - ALL FUNDS							
TOTAL REVENUES - ALL FUNDS		373,587.39	373,587.39	315,366.66	2,623.92	58,220.73	84.42
TOTAL EXPENDITURES - ALL FUNDS		380,737.39	380,737.39	82,100.55	3,881.60	298,636.84	21.56
NET OF REVENUES & EXPENDITURES		(7,150.00)	(7,150.00)	233,266.11	(1,257.68)	(240,416.11)	3,262.46

Fund 250 & 251

[illegible]

BLDFA Budget Amendment

Approve to amend the following:

<u>Account #</u>		<u>Increase</u>	
250-728-934.000	Repair/Maintenance	\$ 80,000.00	Due to Pure Fence Invoice
251-901-970.100	Jackson Technology Park	\$ 1,000,000.00	Due to reimbursment to BCT Sewer



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**JACKSON TECHNOLOGY PARK NORTH CONSTRUCTION PAY SUMMARY
PAY ESTIMATE NUMBER 3 - PAY ESTIMATE NUMBER 34**

SANITARY SEWER COSTS

\$275,463.38 = Pay Estimate Number 3
\$160,184.00 = Pay Estimate Number 4
\$28,851.50 = Pay Estimate Number 5
\$633,277.98 = Pay Estimate Number 6
\$315,484.50 = Pay Estimate Number 7
\$132,026.23 = Pay Estimate Number 8
\$64,014.64 = Pay Estimate Number 9
\$65,948.20 = Pay Estimate Number 10
\$1,980.00 = Pay Estimate Number 11
\$20,281.50 = Pay Estimate Number 13
\$62,874.00 = Pay Estimate Number 14
\$21,061.95 = Pay Estimate Number 18
\$7,020.00 = Pay Estimate Number 23
\$5,130.00 = Pay Estimate Number 34

\$1,793,597.88 = TOTAL AMOUNT PAID

WATER MAIN COSTS

\$123,630.00 = Pay Estimate Number 3
\$119,350.43 = Pay Estimate Number 12
\$217,891.05 = Pay Estimate Number 13
\$52,152.25 = Pay Estimate Number 14
\$4,000.00 = Pay Estimate Number 16
\$5,110.92 = Pay Estimate Number 23

\$522,134.65 = TOTAL AMOUNT PAID

**\$2,315,732.53 = TOTAL SANITARY SEWER AND WATER MAIN COSTS
PAID BY BLACKMAN TOWNSHIP TO MARCH 11, 2024**

Prepared By: Jack L. Ripstra, P.E.

March 11, 2025

JTPN Pay Estimate Summary through March 11, 2024

BLDFA Attendance Log 2025						
						BUDGET/ANNUAL
BLDFA Board Members	9/4/2024	2/19/2025	5/21/2025	6/25/2025	8/20/2025	12/10/2025
Cindy Acker	A	U	P	A		
Diane Derby	A	P	A	P		
Diane Donaldson	P	P	P	P		
David Elwell	P	P	P	P		
Barry Harmon	P	P	P	A		
Pete Jancek	P	P	P	P		
Chad Linabury	P	P	A	P		
John Globoker	P	P	P	A		
Dan Griswald - New NW Rep.	N/A	U	U	U		
Katie Pitchford	P	U	U	U		
William Warner	A	P	P	P		
P = Present						
A = Notified Absence						
U = Unknown Absence						