



JCBRA MEETING AGENDA
Thursday, September 4, 2025, at 7:30 a.m.
County Tower Building – Commission Chambers
120 W. Michigan Avenue, 5th Floor

Call to Order

Public Comment

Consent Agenda – Items removed to be considered separately

- a) *Minutes from July 10, 2025 JCBRA Board Meeting
- b) *JCBRA Financial Statements through July 31, 2025

JCBRA Active Project Updates

Old Business – None.

New Business

- a) *Fishbeck's Recommendation to Finance Brown Floral

Director's/Staff Comments

- a) *National Brownfield Conference Summary

Board Member Comments

Community/Public Comments

Next Meeting: **Thursday, October 2, 2025**, JCBRA Meeting will be held at the County Tower Building, Commission Chambers, 120 W. Michigan Ave, 5th Floor, at 7:30 a.m.

Adjourn



JCBRA Board Meeting Minutes

July 10, 2025 - 7:30 a.m.

**County Tower Building, Jackson County Commission
Chambers, 5th Floor, 120 W. Michigan Ave.**

Present (6): Brad Brelinksi, Ted Hilleary, Pete Jancek, Mark Schopmeyer, Jim Seitz, and Brad Runkel.

Absent (3): AJ Crownover, Steve Shotwell, Conner Wood.

Task Force Partners (1): John O'Connor, Director of Planning & Zoning, City of Jackson.

Staff (2): Debbie Kelly and Sara Owen.

Call to Order: The meeting was called to order by Chairman Runkel at 7:36 a.m.

Public Comment: None

JCBRA Meeting Minutes from May 1, 2025:

Motion by J. Seitz to approve the meeting minutes from the May 1, 2025, meeting. Supported by P. Jancek. Approved unanimously.

JCBRA Financial Statements through May 31, 2025:

Motion by P. Jancek to approve the financial statements through May 31, 2025. Supported by M. Schopmeyer. Approved unanimously by roll call vote.

JCBRA Invoices through June 30, 2025:

Motion by P. Jancek to approve the invoices through June 30, 2025. Supported by J. Seitz. Approved unanimously by roll call vote.

JCBRA Project Updates:

None.

Old Business:

None.

New Business:

- a. Review and consider approval of the Change Order for Fern Ventures Work Order #124 for their Reimbursement Request:** The board approved a change order related to Fern Ventures' reimbursement review process. The additional time and cost were required due to new, more detailed documentation requirements from EGLE. D. Kelly emphasized that the increased scrutiny was driven by evolving EGLE standards, particularly around proof of invoice review and the inability of banks to provide traditional canceled checks. She stressed that this was not the fault of Fishbeck or Fern Ventures, but a reflection of EGLE's increased due diligence

expectations following past audits. The board agreed that no party was at fault, and the adjustment was necessary to maintain compliance.

Motion by B. Brelinski to approve the Change Order for Fern Ventures Work Order #125, supported by J. Seitz. Approved unanimously by roll call vote.

b. Discuss Work Order #125 - Cost Sharing with City BRA for Brown Floral at 908

Greenwood Avenue: D. Kelly presented an overview of a potential cost-sharing partnership between the City of Jackson and the County BRA to assist in the redevelopment of the historic Brown Floral property. Underground storage tanks were identified on site, prompting the need for a Brownfield Plan and possible environmental remediation.

The City has conditionally committed up to \$10,000 from their grant funds, and the County may consider matching that with its local revolving fund, with a possible loan option for any remaining expenses. Staff will coordinate further with all parties, including Fishbeck and EGLE, to obtain a detailed cost estimate before bringing a formal proposal to the board.

Key considerations included the property's historical value, potential job retention and creation, and community-facing initiatives proposed by the purchaser. Several board members expressed interest in supporting the project, pending more concrete cost data and clarification of ownership, operational background, and environmental scope.

c. Discuss potential project for Parma LDFA, Staffed and served by Accelerate Jackson

County: D. Kelly updated the board on due diligence activities at the Parma LDFA-owned property. A Phase II environmental site assessment is recommended due to findings of dumping sites and historical industrial use. The estimated cost of the Phase II is approximately \$26,000.

While no immediate project is attached to the site, staff asked if the board would be open to funding this next phase to help make the property shovel-ready and qualify it for the State of Michigan's "MySites" program.

Board members expressed concern about the limited buildable acreage due to wetland restrictions and EGLE's current mitigation policies. They requested a full buildable land assessment and financial participation from the LDFA before considering funding. The board emphasized fiscal responsibility and a desire for more clarity before making any commitment.

d. Authorization of Preliminary Costs for Brown Floral Project: The board approved authorizing Fishbeck to begin incurring minimal research and preparation costs related to the Brown Floral site, not to exceed \$2,500.

Motion by J. Seitz to authorize Fishbeck to begin incurring costs, not to exceed \$2,500, on behalf of the Brown Floral Project, supported by M. Schopmeyer. Approved unanimously by roll call vote.

Director's/Staff Comments:

D. Kelly requested the August JCBRA meeting be moved from August 7th to August 14th due to staff member attendance at the National Brownfields Conference in Chicago. The board approved rescheduling the August meeting to Wednesday, August 14, 2025. This will allow time for updates on the Brown Floral and Parma LDFA projects also.

Motion by B. Brelinski move August 7th meeting to August 14th, supported by P. Jancek. Approved unanimously.

Board Comments:

None.

Next Meeting:

The next JCBRA Board Meeting is scheduled for August 14, 2025, at 7:30 a.m. at Jackson County Tower Building 120 W Michigan Ave, 5th Floor.

Adjourned: 8:36 a.m.

Respectfully submitted by Sara Owen, AJC Executive Assistant

BROWNFIELD REDEVELOPMENT AUTHORITY
STATEMENT OF FINANCIAL POSITION
July 31, 2025

ASSETS

CURRENT ASSETS

CHECKING ACCOUNT	\$	12,779.98	
TIF ACCOUNT		259,690.04	
CHECKING ACCOUNT- ZM BCRLF		181,809.91	
LOCAL BRNFLD REVOLV FUND		86,166.29	
SHORT TERM REC - ZM		<u>35,536.68</u>	
TOTAL CURRENT ASSETS			575,982.90

OTHER ASSETS

NOTE REC - ZM BCRLF		<u>340,560.45</u>	
TOTAL OTHER ASSETS			<u>340,560.45</u>

TOTAL ASSETS			<u><u>\$ 916,543.35</u></u>
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LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

TOTAL CURRENT LIABILITIES			0.00
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LONG TERM LIABILITIES

COUNTY OF JACKSON LOAN	\$	<u>117,500.00</u>	
TOTAL LONG TERM LIABILITIES			<u>117,500.00</u>
TOTAL LIABILITIES			117,500.00

NET ASSETS

UNRESTRICTED FUND EQUITY		767,039.82	
EXCESS REVENUE OVER EXPENSE		<u>32,003.53</u>	
TOTAL NET ASSETS			<u>799,043.35</u>

TOTAL LIABILITIES & NET ASSETS			<u><u>\$ 916,543.35</u></u>
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BROWNFIELD REDEVELOPMENT AUTHORITY
STATEMENT OF ACTIVITY
For the Seven Months Ending July 31, 2025

	Current Month	Year to Date
REVENUES		
TIF INCOME	\$ 0.00	\$ 40,895.65
INTEREST INCOME - BRA	2.72	18.54
INTEREST INCOME - ZM BCRLF	38.36	259.39
INTEREST INCOME - TIF ACCT	55.12	359.60
INTEREST INCOME - LBRF	18.29	125.01
TOTAL REVENUES	114.49	41,658.19
EXPENSES		
STAFF TIME - BRA - BCRLF	0.00	4,326.02
CONSULTING - BRA - BCRLF	0.00	5,006.60
MISCELLANEOUS - BRA	0.00	322.04
TOTAL EXPENSES	0.00	9,654.66
EXCESS REVENUE OVER EXPENSE	\$ 114.49	\$ 32,003.53

BROWNFIELD REDEVELOPMENT AUTHORITY

General Ledger

For the Period From Jul 1, 2025 to Jul 31, 2025

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
Account Description							
1010-BRA-000	7/1/25			Beginning Balance			12,777.26
CHECKING ACCOUNT	7/31/25	Interest	GENJ	July interest	2.72		
				Current Period Change	2.72		2.72
	7/31/25			Ending Balance			12,779.98
1020-BRA-000	7/1/25			Beginning Balance			259,634.92
TIF ACCOUNT	7/31/25	Interest	GENJ	July interest	55.12		
				Current Period Change	55.12		55.12
	7/31/25			Ending Balance			259,690.04
1025-BRA-000	7/1/25			Beginning Balance			180,174.79
CHECKING ACCOUNT- ZM BCRLF	7/9/25	1108	CDJ	Accelerate Jackson County, Inc		4,326.02	
	7/16/25	Nov/Dec	CRJ	Zimmer Marble	5,922.78		
	7/31/25	Interest	GENJ	July interest	38.36		
				Current Period Change	5,961.14	4,326.02	1,635.12
	7/31/25			Ending Balance			181,809.91
1035-BRA-000	7/1/25			Beginning Balance			86,148.00
LOCAL BRNFLD REVOLV FUND	7/31/25	Interest	GENJ	July interest	18.29		
				Current Period Change	18.29		18.29
	7/31/25			Ending Balance			86,166.29
1150-BRA-000	7/1/25			Beginning Balance			35,536.68
SHORT TERM REC - ZM	7/31/25			Ending Balance			35,536.68
1205-BRA-000	7/1/25			Beginning Balance			346,483.23
NOTE REC - ZM BCRLF	7/16/25	Nov/Dec	CRJ	Zimmer Marble - Nov & Dec 2021 ZM payments		5,922.78	
				Current Period Change		5,922.78	-5,922.78

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	7/31/25			Ending Balance			340,560.45
2005-BRA-000	7/1/25			Beginning Balance			-4,326.02
A/P GENERAL	7/9/25	1108	CDJ	Accelerate Jackson County, Inc - Invoice: 212 - Staff time	4,326.02		
				Current Period Change	4,326.02		4,326.02
	7/31/25			Ending Balance			
2025-BRA-000 COUNTY OF JACKSON LOAN	7/1/25			Beginning Balance			-117,500.00
	7/31/25			Ending Balance			-117,500.00
3005-BRA-000 UNRESTRICTED FUND EQUITY	7/1/25			Beginning Balance			-767,039.82
	7/31/25			Ending Balance			-767,039.82
4825-BRA-000 TIF INCOME	7/1/25			Beginning Balance			-40,895.65
	7/31/25			Ending Balance			-40,895.65
4910-BRA-000 INTEREST INCOME - BRA	7/1/25			Beginning Balance			-15.82
	7/31/25	Interest	GENJ	July interest		2.72	
				Current Period Change		2.72	-2.72
	7/31/25			Ending Balance			-18.54
4915-BRA-000 INTEREST INCOME - ZM BCRLF	7/1/25			Beginning Balance			-221.03
	7/31/25	Interest	GENJ	July interest		38.36	
				Current Period Change		38.36	-38.36
	7/31/25			Ending Balance			-259.39
4920-BRA-000 INTEREST INCOME - TIF ACCT	7/1/25			Beginning Balance			-304.48
	7/31/25	Interest	GENJ	July interest		55.12	
				Current Period Change		55.12	-55.12

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	7/31/25			Ending Balance			-359.60
4935-BRA-000	7/1/25			Beginning Balance			-106.72
INTEREST INCOME - LBRF	7/31/25	Interest	GENJ	July interest		18.29	
				Current Period Change		18.29	-18.29
	7/31/25			Ending Balance			-125.01
5095-BRA-000	7/1/25			Beginning Balance			4,326.02
STAFF TIME - BRA - BCRLF	7/31/25			Ending Balance			4,326.02
5710-BRA-000	7/1/25			Beginning Balance			5,006.60
CONSULTING - BRA - BCRLF	7/31/25			Ending Balance			5,006.60
9010-BRA-000	7/1/25			Beginning Balance			322.04
MISCELLANEOUS - BRA	7/31/25			Ending Balance			322.04

Memo

TO: Debbie Kelly – Accelerate Jackson

FROM: David Stegink

DATE: August 25, 2025

PROJECT NO.: 2501282

SUBJECT: Brown Floral – Possible Pathway to Incentivize Environmental Costs Related to Acquisition

Fishbeck has been tasked with the evaluation of various incentives and collaborative measures that can be used to support the proposed acquisition and continued operation of Brown Floral located at 908 Greenwood in Jackson, Michigan.

Activities to Date:

1. Debra Faust/Brown Floral has completed an application to the Jackson County Brownfield Redevelopment Authority (BRA) and has also brought their project forward to the City of Jackson BRA.
2. An environmental assessment of the property identified the use of the site as a former gas station. Two underground storage tanks (USTs) have been identified. The environmental costs are unexpected and make the acquisition and continued operation of this iconic business difficult.
3. Accelerate Jackson and Fishbeck met with the prospective purchaser, their bank, and the bank's environmental consultant. From that meeting, we have been provided with costs incurred to date and expected future costs. Fishbeck connected with the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to see if programs were available to pay for the UST removal and/or environmental assessment activities. EGLE did not think the project fit their criteria.

Activity	Amount	Status	Cost Incurred By
Environmental Due Diligence	\$9,757	Complete	Brown Floral
Baseline Environmental Assessment/Due Care	\$5,000	Future Cost	City of Jackson BRA
UST Removal	Up to \$84,000	Future Cost	Brown Floral
Brownfield Plan and Project Planning Activities	\$7,500	Ongoing Cost	\$2,500 from County BRA; \$5,000 from City BRA
TOTAL	\$106,257		

4. The property's taxable value is significantly lower than its State Equalized Value, and upon acquisition, it is expected that property value increases will create tax increment that can be captured through a Brownfield Plan. Tax increment revenues represent a resource of about \$5,000 per year from local taxes and an additional \$2,000 per year from state taxes. The City of Jackson has indicated that it could support development of a Brownfield Plan to use these taxes as a resource to reimburse eligible environmental costs for this project if the plan was not extensive in cost and timeline. Fishbeck has projected that it would take approximately 15 years of property taxes to reimburse eligible costs.
5. The City of Jackson BRA has pledged up to \$10,000 from their U.S. Environmental Protection Agency (USEPA) Brownfield Assessment Grant as a match for any similar contribution from the Jackson County BRA. Similarly, the Jackson County BRA has (to-date) pledged \$2,500.

6. Fishbeck recommends consideration of the following:
 - a. The Jackson County BRA pledges an additional \$7,500 to project reimbursements to match the City BRA's commitment.
 - b. The Jackson County BRA resolves to enter into a loan with the prospective purchaser for an amount of up to \$86,500. The loan would be secured with a Brownfield Plan adopted by the City of Jackson (and paid for by the City of Jackson). The loan would come from the County's Local Brownfield Revolving Fund (LBRF) and be on a reimbursement basis. The loan could include a nominal interest expense and administrative fee. The County would submit to the City a reimbursement request for the costs it financed through the LBRF, and the City would reimburse the County BRA over the approximately 15-year period. The County BRA could further secure its position through placement of a lien on the property upon completion of project activities.
 - c. The City BRA would use its \$10,000 of USEPA grant funds to prepare a Baseline Environmental Assessment/Due Care Document for the prospective purchaser and prepare the Brownfield Plan.
7. If acceptable, the County BRA Board should make a motion to allow staff to develop a loan agreement for up to \$86,500 of LBRF funds that would be entered into contingent on the City adopting a Brownfield Plan for the site and that an additional \$7,500 of LBRF funds would be immediately available upon execution of the loan agreement as a grant for the reimbursement of eligible costs.

By email

Brownfields 2025 National Conference Summary

Overall, it is always great to affirm that our work in Jackson County as well as the City of Jackson, is making a difference in our communities, with each of our successful brownfield programs. Having an excellent environmental consultant is and has been the key to our continued success! Over 2,000 people attended the four-day conference in Chicago, with two and a half days of workshops and topic talks (14+). Keynote speakers on both full days consisted of a panel of mayors noting successful brownfield projects in each of their communities, and a real estate developer to discuss the importance of emerging AI, with several resources to explore.

Most folks were a bit disappointed in the venue because of the size – too large and too spread out, making it more difficult to keep everyone close for easy networking opportunities. JCBRA Staff were able to connect with several individuals, but most importantly, the Fishbeck team, EPA Region 5 team, EGLE team, and representatives from the MEDC, who was a sponsor of the conference.

Brightfield's Opportunity and Brightfield's Reimagined:

Clean energy transition on a brownfield – reactivate sites and support a local energy transition for redevelopment and reuse using solar energy. Closed landfills are ideal locations. I want to see if wetlands could sustain this type of development since we have so many in our community. Existing infrastructure can be used, and this type of development is most compatible for all zoning. Reinvest in energy to hedge against rising utility costs. Several workshops seemed to circle back to brightfields – mostly due to increased AI and the need for data centers as a result. Also, for our manufacturing companies investing in EV, like MACI, having solutions for additional electricity will be necessary. (Possible to use PLDFA/Bridges Property for this type of development?) Several presenters note that communities will need to double their energy production to support AI, EV, and datacenters. Matthew Popkin, Founder of Brightfields Accelerator (mpopkin@rmi.org) was one of the presenters, and someone we will reach out to as a resource.

Making it in America: Making it on Brownfields – Building New Manufacturing:

There are 12.9M manufacturing jobs in the U.S. in 2024. In 1943, manufacturing jobs peaked at 38.9% and as of January 2025, manufacturing jobs was at 8%. This session seemed like a sales pitch for Manufacturing Extension Partnership with the Catalyst Connection out of Pittsburgh, PA. They shared some great ideas for manufacturing: like creating an industrial ecosystem, or an innovation district. A redevelopment in Pittsburgh was an industrial ecosystem idea with robots, 3D printing (additive MFG), and AI data centers. No surprise to us, but workforce and talent initiatives were heavily enforced. Noting that communities need to work with their local schools and higher education institutions to ensure our future workforce has an opportunity to learn about the skilled trades and working in manufacturing. Jackson County and our region is certainly

addressing that and we are ahead of several communities as it relates to this issue. The defense industry is key for success in our community as well. Having the APEX Accelerator represented in our region and housed at AJC is a huge benefit.

EGLE: Michigan Stakeholders Roundtable:

Carrie Geyer, Brownfield Assessment & Redevelopment Section Manager for EGLE, invited Michigan conference attendees noting that they have funding available until the end of September. Jackson County is meeting with our regional EGLE rep, Heather Smith, to discuss the ACME property redevelopment among others that we would like to see funded for redevelopment. Several folks want a state-wide inventory of brownfields and it does not exist. This will be a priority in the future for the EGLE team, but also an eligible EPA Assessment Grant expense to consider. A new organization out of Kalamazoo (brownfield AI) was mentioned as it will only get more and more necessary to incorporate into our projects. EGLE can assist with brownfield site assessment, brownfield grants and loans, and brownfield TIF (capturing NEW tax revenue) for redevelopment projects.

What Jackson County sites do you want me to discuss with EGLE? Let's prioritize a list to share with them – they WANT to do a project(s) in Jackson County!!

Various sessions related to Housing/TIF:

A session regarding the art of closing the gap for affordable housing is where I discovered a neighboring community – Washtenaw County and the City of Ypsilanti was sharing their experience with a housing project called Dorsey Estates. These included single family homes consisting of cottages, duplexes, and town homes priced at various percentages of AMI for workforce housing. They noted that it took about five years from beginning to groundbreaking. I reached out the folks that presented and we are planning to meet to discuss best practices and dive in deeper to learn from them. Additionally, another Michigan community shared their experience with TIF and Housing projects. Shiawassee County is using property owned by the Michigan State Land Bank (Adam, contact) to allow TIF capture for the first five years. Justin Horvath, President & CEO of the Shiawassee Economic Development Partnership is a good resource.

The consensus of each housing related topic talk or workshop had 'take-aways' noting that upfront community engagement and empowerment is key to successful housing projects. The community wants to feel as though they had a say and they were heard for what their vision was. Local championing was mentioned with each presenter – building a good team is crucial and needs to be done first.

Land Banks and Brownfields – Emerging Partners:

I attended this session to learn how our community could benefit from having a more proactive Land Bank Authority and learn best practices to engage and empower our community to enhance this underutilized resource. Property within a land bank is automatically considered a brownfield site. JCBRA Staff will be researching how we can partner with our county land bank to do some projects and bring some brownfield sites back on the tax rolls and ready for development.

Parking lots to Paradise:

Harley-Davidson Foundation redeveloped an under-utilized parking lot as a new community park. Noting that community engagement and buy-in must be intentional, so everyone is heard. They created a positive perception of the project and included the community at the very beginning, as well as local media, and even a local artist that turned a community gathering vision session into a unique drawing depicting what the community wanted in a park. The park created a local hub and gathering spot. The park has multi-levels with specific areas meant for mediation and peace, with others meant for live music or a large screen for movie night.