



**JACKSON COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY**  
SERVED BY ACCELERATE JACKSON COUNTY

**JCBRA MEETING AGENDA**  
**Thursday, February 5, 2026, at 7:30 a.m.**  
County Tower Building – Commission Chambers  
120 W. Michigan Avenue, 5<sup>th</sup> Floor

**Call to Order**

**Public Comment**

**Consent Agenda** – Items removed to be considered separately

- a) \*Minutes from December 4, 2025, JCBRA Board Meeting
- b) \*JCBRA Financial Statements through December 31, 2025
- c) \*JCBRA Invoices through January 27, 2026

**JCBRA Active Project Updates**

**Old Business**

- a) Michner Plating Update

**New Business**

- a) Authorize JCBRA Staff to prepare a recommendation to the General Government Committee to renew terms for Pete Jancek, Brad Runkel, and Connor Wood, whose terms expire on 3/31/26, to serve another three-year term.
- b) \*Falahee Rd.

**Director's/Staff Comments**

- a) Future Projects with the City

**Board Member Comments**

**Community/Public Comments**

**Next Meeting: Thursday, March 5, 2026**, JCBRA Meeting will be held at the County Tower Building, Commission Chambers, 120 W. Michigan Ave, 5<sup>th</sup> Floor, at 7:30 a.m.

**Adjourn**

**\*Indicates Attachment**



**JACKSON COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY**  
SERVED BY ACCELERATE JACKSON COUNTY

**JCBRA Board Meeting Minutes**  
**December 4, 2025 - 7:30 a.m.**  
**County Tower Building, Jackson County Commission**  
**Chambers, 5<sup>th</sup> Floor, 120 W. Michigan Ave.**

**Present (8):** Brad Brelinski, AJ Crownover, Ted Hilleary, Pete Jancek, Mark Schopmeyer, Steve Shotwell, Connor Wood, and Brad Runkel.

**Absent (1):** Jim Seitz.

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

**Staff (2):** Keith Gillenwater and Sara Owen, Accelerate Jackson County.

**Call to Order:** Chairman Runkel called the meeting to order at 7:33 a.m.

**Public Comment:** None

**JCBRA Meeting Minutes from November 6, 2025:**

*Motion by C. Wood to approve the meeting minutes from the November 6, 2025, meeting. Supported by P. Jancek. Approved unanimously.*

**JCBRA Financial Statements through November 30, 2025:**

*Motion by P. Jancek to approve the financial statements through November 30, 2025. Supported by T. Hilleary. Approved unanimously by roll call vote.*

**JCBRA Invoices through November 30, 2025:**

*Motion by P. Jancek to approve the invoices totaling \$6,255.50. Supported by S. Shotwell. Approved unanimously by roll call vote.*

**JCBRA Project Updates:**

**Old Business:**

None.

**New Business:**

**Authorization to Execute Brown Floral Loan Agreement**

K. Gillenwater presented the authorization to execute the Brown Floral Loan Agreement. A motion was made to concur with the staff recommendation.

*Motion by S. Shotwell to authorize JCBRA Board Chair, Brad Runkel, to sign the loan agreement for \$86,500 from the County BRA's Local Brownfield Revolving Loan Fund. Supported by B. Brelinski. Approved unanimously by roll call vote.*

### **2025 End-of-Year Report**

K. Gillenwater presented the 2025 end-of-year report, highlighting developer projects including the Brown Floral project and Michigan Psychological Care. Updates were also provided regarding the closure of the EPA assessment grant and the partnership with EGLE for a new assessment grant.

### **2026 Scope of Work**

K. Gillenwater presented the proposed 2026 scope of work, noting it is largely consistent with 2025 and focused on the EGLE assessment grant. Discussion included the availability of state and federal grants and continued coordination with EGLE.

### **2026 Election of Officers**

K. Gillenwater presented the 2025 slate of officers. *A motion was made by S. Shotwell to keep the current slate of officers as presented for 2026. Seconded by C. Wood. Approved Unanimously.*

### **Approval of 2026 Budget and Management Agreement**

K. Gillenwater presented the proposed 2026 budget and management agreement, which is similar to the prior year and includes an estimated \$8,000 management fee to cover expenses and staff time. Discussion included loan repayment related to the Zimmer Marble properties and the need for further review. *A motion was made by P. Jancek to approve the 2026 budget and management agreement. Seconded by B. Brelinski. Approved unanimously by roll call vote.*

### **2026 Meeting Schedule**

K. Gillenwater presented the 2026 meeting schedule, with meetings to be held on the first Thursday of the month, except January and July. *A motion was made by P. Jancek to approve the schedule as presented. Seconded by T. Hilleary. Approved Unanimously.*

### **Director and Staff Comments**

K. Gillenwater provided updates on ongoing work and staffing, noting continued coordination efforts. Updates were also shared regarding engagement with a site selection firm to conduct a site study for potential industrial locations, including discussion of the Kelsey Hayes site.

### **Other Business**

None.

### **Next Meeting:**

The next JCBRA Board Meeting is scheduled for January 8, 2026, at 7:30 a.m. at Jackson County Tower Building, 120 W Michigan Ave, 5th Floor.

**Adjourned:** 8:19 a.m.

*Respectfully submitted by Sara Owen, AJC Executive Assistant*

**BROWNFIELD REDEVELOPMENT AUTHORITY**  
**STATEMENT OF ACTIVITY**  
**For the Twelve Months Ending December 31, 2025**

	Current Month	Year to Date
<b>REVENUES</b>		
TIF INCOME	\$ 0.00	\$ 119,644.58
INTEREST INCOME - BRA	2.72	31.94
INTEREST INCOME - ZM BCRLF	40.52	456.06
INTEREST INCOME - TIF ACCT	48.75	623.66
INTEREST INCOME - LBRF	26.09	233.41
	<hr/>	<hr/>
TOTAL REVENUES	118.08	120,989.65
	<hr/>	<hr/>
<b>EXPENSES</b>		
STAFF TIME - BRA - BCRLF	0.00	4,326.02
CONSULTING - BRA - BCRLF	0.00	6,800.35
TIF REIMBURSEMENT EXP - BRA	0.00	74,022.03
MISCELLANEOUS - BRA	0.00	3,189.58
	<hr/>	<hr/>
TOTAL EXPENSES	0.00	88,337.98
	<hr/>	<hr/>
<b>EXCESS REVENUE OVER EXPENSE</b>	<b>\$ 118.08</b>	<b>\$ 32,651.67</b>

**BROWNFIELD REDEVELOPMENT AUTHORITY**  
**STATEMENT OF FINANCIAL POSITION**  
**December 31, 2025**

**ASSETS**

**CURRENT ASSETS**

CHECKING ACCOUNT	\$	12,793.38	
TIF ACCOUNT		223,400.07	
CHECKING ACCOUNT- ZM BCRLF		190,890.75	
LOCAL BRNFLD REVOLV FUND		122,894.33	
SHORT TERM REC - ZM		<u>35,536.68</u>	
 TOTAL CURRENT ASSETS			 585,515.21

**OTHER ASSETS**

NOTE REC - ZM BCRLF		<u>331,676.28</u>	
 TOTAL OTHER ASSETS			 <u>331,676.28</u>

<b>TOTAL ASSETS</b>			<b><u><u>\$ 917,191.49</u></u></b>
---------------------	--	--	------------------------------------

**LIABILITIES AND NET ASSETS**

**CURRENT LIABILITIES**

TOTAL CURRENT LIABILITIES			0.00

**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>32,651.67</u>	
 TOTAL NET ASSETS			 <u>799,691.49</u>

<b>TOTAL LIABILITIES &amp; NET ASSETS</b>			<b><u><u>\$ 917,191.49</u></u></b>
---	--	--	------------------------------------

**BROWNFIELD REDEVELOPMENT AUTHORITY**

**General Ledger**

**For the Period From Dec 1, 2025 to Dec 31, 2025**

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

<b>Account ID</b>	<b>Date</b>	<b>Reference</b>	<b>Jrnl</b>	<b>Trans Description</b>	<b>Debit Amt</b>	<b>Credit Amt</b>	<b>Balance</b>
<b>Account Description</b>							
1010-BRA-000	12/1/25			Beginning Balance			12,790.66
CHECKING ACCOUNT	12/31/25	Interest	GENJ	December Interest	2.72		
				Current Period Change	2.72		2.72
	<b>12/31/25</b>			<b>Ending Balance</b>			<b>12,793.38</b>
1020-BRA-000	12/1/25			Beginning Balance			223,351.32
TIF ACCOUNT	12/31/25	Interest	GENJ	December Interest	48.75		
				Current Period Change	48.75		48.75
	<b>12/31/25</b>			<b>Ending Balance</b>			<b>223,400.07</b>
1025-BRA-000	12/1/25			Beginning Balance			190,850.23
CHECKING ACCOUNT -	12/31/25	Interest	GENJ	December Interest	40.52		
				Current Period Change	40.52		40.52
	<b>12/31/25</b>			<b>Ending Balance</b>			<b>190,890.75</b>
1035-BRA-000	12/1/25			Beginning Balance			122,868.24
LOCAL BRNFLD REVOL	12/31/25	Interest	GENJ	December Interest	26.09		
				Current Period Change	26.09		26.09
	<b>12/31/25</b>			<b>Ending Balance</b>			<b>122,894.33</b>
1150-BRA-000	12/1/25			Beginning Balance			35,536.68
SHORT TERM REC - ZM	<b>12/31/25</b>			<b>Ending Balance</b>			<b>35,536.68</b>
1205-BRA-000	12/1/25			Beginning Balance			331,676.28
NOTE REC - ZM BCRLF	<b>12/31/25</b>			<b>Ending Balance</b>			<b>331,676.28</b>
2025-BRA-000	12/1/25			Beginning Balance			-117,500.00
COUNTY OF JACKSON LOAN	<b>12/31/25</b>			<b>Ending Balance</b>			<b>-117,500.00</b>

Account ID	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
<b>Account Description</b>							
3005-BRA-000	12/1/25			Beginning Balance			-767,039.82
UNRESTRICTED FUND EQUITY							
	<b>12/31/25</b>			<b>Ending Balance</b>			<b>-767,039.82</b>
4825-BRA-000	12/1/25			Beginning Balance			-119,644.58
TIF INCOME							
	<b>12/31/25</b>			<b>Ending Balance</b>			<b>-119,644.58</b>
4910-BRA-000	12/1/25			Beginning Balance			-29.22
INTEREST INCOME - BR	12/31/25	Interest	GENJ	December Interest		2.72	
				Current Period Change		2.72	-2.72
	<b>12/31/25</b>			<b>Ending Balance</b>			<b>-31.94</b>
4915-BRA-000	12/1/25			Beginning Balance			-415.54
INTEREST INCOME - ZM	12/31/25	Interest	GENJ	December Interest		40.52	
				Current Period Change		40.52	-40.52
	<b>12/31/25</b>			<b>Ending Balance</b>			<b>-456.06</b>
4920-BRA-000	12/1/25			Beginning Balance			-574.91
INTEREST INCOME - TIF	12/31/25	Interest	GENJ	December Interest		48.75	
				Current Period Change		48.75	-48.75
	<b>12/31/25</b>			<b>Ending Balance</b>			<b>-623.66</b>
4935-BRA-000	12/1/25			Beginning Balance			-207.32
INTEREST INCOME - LB	12/31/25	Interest	GENJ	December Interest		26.09	
				Current Period Change		26.09	-26.09
	<b>12/31/25</b>			<b>Ending Balance</b>			<b>-233.41</b>
5095-BRA-000	12/1/25			Beginning Balance			4,326.02
STAFF TIME - BRA - BCRLF							
	<b>12/31/25</b>			<b>Ending Balance</b>			<b>4,326.02</b>
5710-BRA-000	12/1/25			Beginning Balance			6,800.35
CONSULTING - BRA - BCRLF							
	<b>12/31/25</b>			<b>Ending Balance</b>			<b>6,800.35</b>

Account ID	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
<b>Account Description</b>							
6005-BRA-000	12/1/25			Beginning Balance			74,022.03
	12/31/25			<b>Ending Balance</b>			<b>74,022.03</b>
9010-BRA-000	12/1/25			Beginning Balance			3,189.58
	12/31/25			<b>Ending Balance</b>			<b>3,189.58</b>



JACKSON COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY  
SERVED BY ACCELERATE JACKSON COUNTY

January 27, 2026  
JCBRA Invoice Report

**TIF Account Expenses:**

Fishbeck – TIF Capture Expenses through 11/28/2025:	\$ 706.25
MEDC -	\$ 6,255.50
<b>TOTAL TIF Account Expenses:</b>	<b>\$ 6,961.75</b>

**ZM BCRLF LOAN STATUS/ACTIVITIES:**

FUND CATEGORY	AMOUNT
<b>Revenue</b>	
<b>Original Zimmer Marble BCRLF Loan</b> <i>Balance as of 11/24/2025: \$364,251.57</i>	<b>\$800,000.00 (Current through 05/01/2022)</b>
<b>Expenses:</b>	
Accelerate Jackson County – Staff time 7/1/2025 thru 12/31/2025:	<u>\$5,222.11</u>
<b>Total ZM/BCRLF Expenses:</b>	<b>\$5,222.11</b>

**Invoices to be approved by the JCBRA Board of Directors on : \$12,183.86**

---

## Memo

**TO:** Keith Gillenwater – Accelerate Jackson

**FROM:** Emily Dunbar

**DATE:** January 27, 2026

**PROJECT NO.:** 2501922

**SUBJECT:** Falahee Road Property; Summary of RIDE Database and FOIA Files

---

Fishbeck was retained by Accelerate Jackson to review historical environmental documentation for the Falahee Road site (Parcel 000-14-07-200-001-03), referred to as the “Subject Property,” along with the adjacent industrial parcel (000-14-07-200-001-04). Records for the adjacent property were evaluated because they could provide relevant context regarding environmental conditions affecting the Subject Property.

A review of EGLE’s RIDE Mapper revealed that no files were available for the Subject Property; only records for the adjacent Clark Equipment property were accessible. A FOIA request was submitted for both parcels, but similar to the RIDE Mapper findings, only documentation for the adjacent property was returned and reviewed.

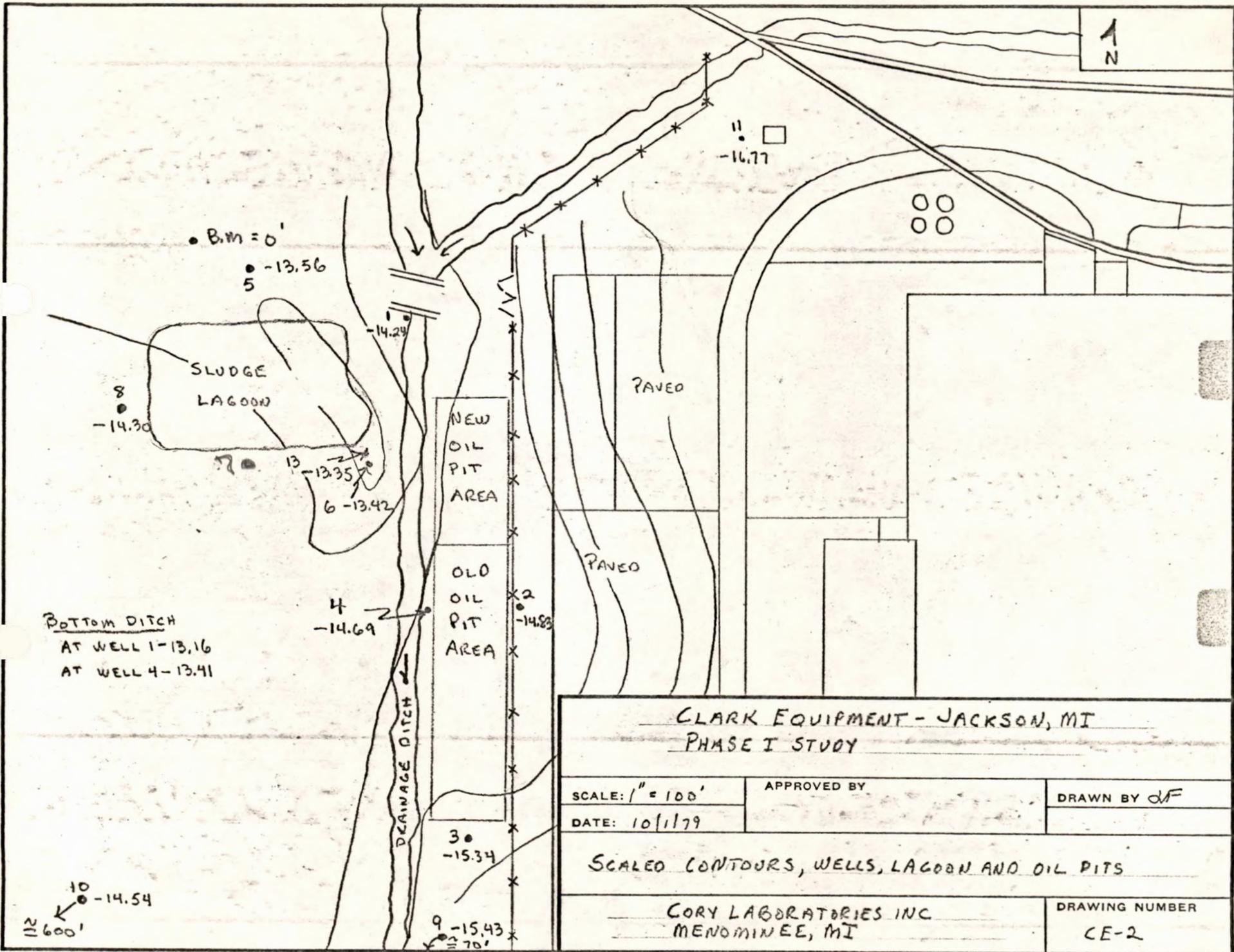
Based on available historical records, Fishbeck identified past waste management features on the Subject Property, including two former oil pits and a sludge lagoon. Notably, in June 1978, approximately 400 gallons of a 7% copper cyanide solution were discharged into the lagoon. The release was reported to MDNR (now EGLE), and the lagoon, previously used for miscellaneous waste disposal, was treated with hypochlorite, purged over time, and ultimately closed following acceptable groundwater results. Additional documentation indicates that lagoon contents were later removed and properly disposed of, and monitoring wells were abandoned after MDNR issued a closure letter in 1993.

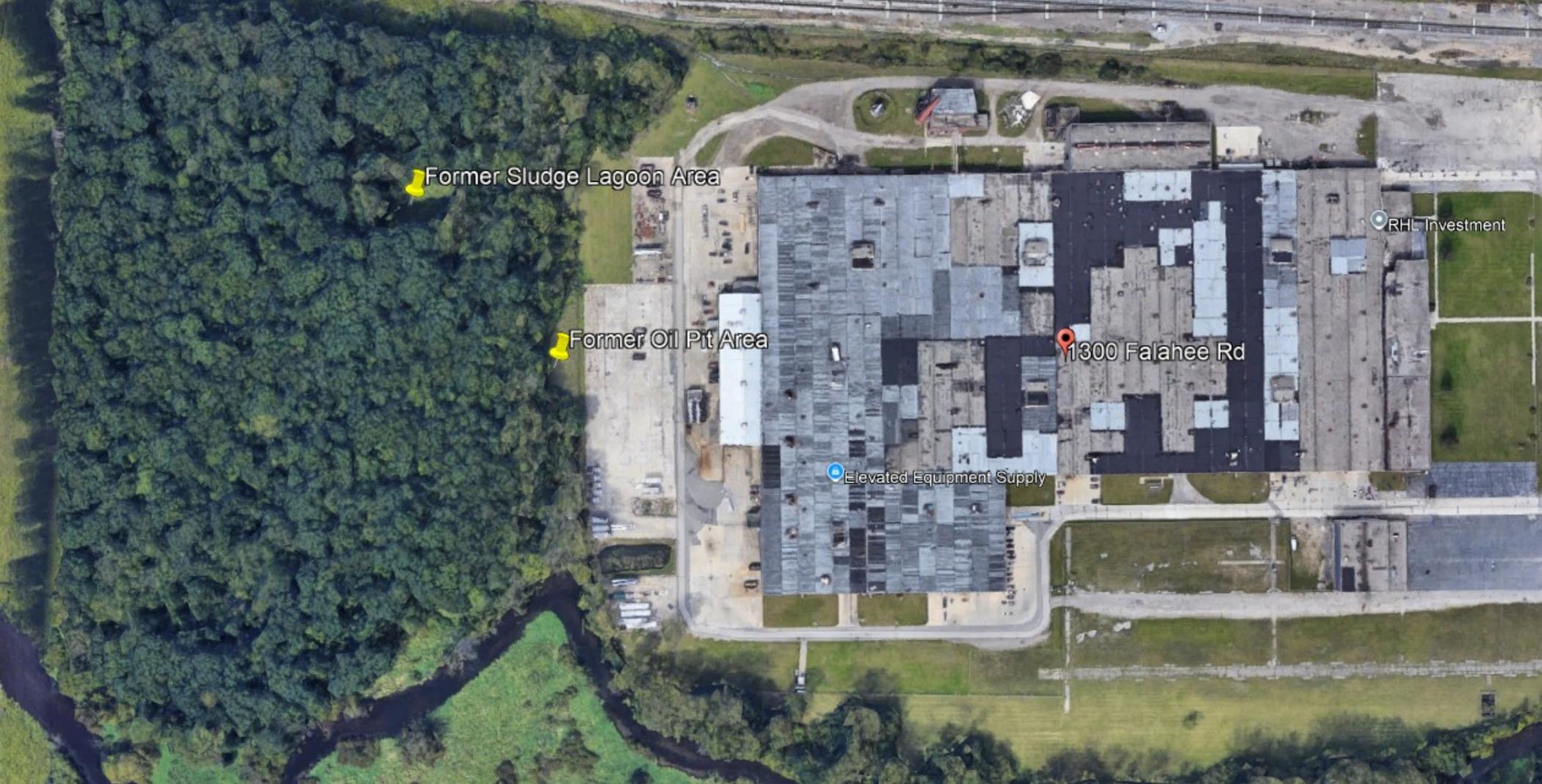
The eastern oil pit was also historically investigated and found to contain PCBs in pit water and sludge above EGLE Part 201 GRCC criteria. PCBs were not reported in surrounding soil or groundwater, and the pit area was subsequently capped and received regulatory closure.

Although historical records indicate that prior corrective actions were completed and closure letters were issued, these activities occurred more than 30–40 years ago. Closure standards, cleanup criteria, and analytical methods have significantly evolved since that time. Therefore, Fishbeck recommends conducting additional investigation to confirm current environmental conditions.

A historical drawing, depicting the location of the sludge lagoon, oil pits, and groundwater monitoring wells is attached, in addition to a Google Earth image that depicts where these waste management features were previously located on the Subject Property.

By email





Former Sludge Lagoon Area

Former Oil Pit Area

1300 Falahee Rd

Elevated Equipment Supply

RHL Investment