



BLACKMAN CHARTER TOWNSHIP
LOCAL DEVELOPMENT FINANCE AUTHORITY
SERVED BY ACCELERATE JACKSON COUNTY

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

Wednesday, February 18, 2026, 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 Annual Board Meeting Minutes from December 10, 2025 – pg. 2

*Approval of the Blackman LDFA Invoices and Budget Reports through January 31, 2026 – pg. 5

Authorize Payment of \$5000.00 to Accelerate 2030 Capital Campaign

Vote to Return the Public Safety Millage Tax Capture Funds to Public Safety

BLDFA Properties Update:

- a. Technique, Inc. Update
- b. JTPN Property Development Update
 - Developers Packet Update

Other Business

Chairman and Board Comments

Next BLDFA Meeting: Wednesday, May 20, 2026, at 6:00 p.m.

Adjourn

**Indicates attachment*



BLACKMAN CHARTER TOWNSHIP
LOCAL DEVELOPMENT FINANCE AUTHORITY
SERVED BY ACCELERATE JACKSON COUNTY

BLDFA Board Meeting Minutes
Blackman Charter Township Meeting Hall
December 10, 2025, at 6 pm

Members Present (8): Cindy Acker, Diane Derby, Michael Desnoyer, Diane Donaldson, David Elwell, Barry Harmon, Pete Jancek, and William Warner.

Members Absent (3): Chad Linabury, Katie Pitchford, and Dan Griswold.

Staff: Keith Gillenwater, Emily Weaver, and Sara Owen - Accelerate Jackson County.

Others: Jack Ripstra, Township Engineer.

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

Public Comment: None.

Semi-Annual Informational Meeting (per Recodified Tax Increment Financing Act 57)

Two meetings are required each year to fulfill Act 57 requirements. 14 days prior, taxing entities are notified via mail with a copy of the agenda. Chairman Jancek discussed the BLDFA's goals for the upcoming year, including continuing to market JTPN and continuing work to support emerging project leads. He also discussed upcoming opportunities, including a potential large utility-user project that is still in the preliminary feasibility stage. Additional future projects may involve evaluating state-owned properties for potential redevelopment.

Approval of August 20, 2025, Meeting Minutes:

Ms. Derby noted a spelling error in the minutes.

Motion by Mr. Elwell and seconded by Ms. Donaldson to approve the August 20, 2025, Meeting Minutes, as amended. Motion approved unanimously.

Approval of Invoices and Budget Reports through November 30, 2025:

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

Discussion and Approval of the 2026 BLDFA Budget

Chairman Jancek presented both the amended 2025 budget and the recommended 2026 budget, confirming a current fund balance of \$787,035.38. ***Motion to approve the 2025 amended budget and 2026 recommended budget by Mr. Elwell. Supported by Ms. Derby. Motion approved unanimously by roll call vote.***

JTPN Developer's Packet Discussion and Approval

Emily Weaver presented the revised Developer's Packet, which now includes updated images, acreage adjustments, and refined due diligence materials. The Board discussed the need for additional, smaller parcel maps and updated infrastructure information to better serve local businesses. Consumer's Energy and Quest will be sending new information in the coming weeks, which Ms. Weaver will add to the packet. ***Motion by Ms. Derby to approve the Developer's Packet with the suggestions incorporated. Seconded by Ms. Acker. Motion approved unanimously.***

JTPN Pricing Matrix Discussion and Approval

The Board reviewed comparable pricing from neighboring counties and agreed that the existing matrix system was no longer competitive. After discussion, the Board agreed to list Jackson Technology Park North property at a flat rate of \$30,000 per acre. The matrix system will be removed from future documentation. *Motion by Mr. Elwell to approve changing the listing price for JTPN to \$30,000 per acre and removing the pricing matrix system. Seconded by Ms. Donaldson. Motion approved unanimously by roll call vote.*

BLDFA Property Update:

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

The Board discussed ongoing delays with the Technique project and noted the need for clearer communication regarding the company's progress. Members agreed that a formal letter should be sent requesting an updated status and outlining the possibility of enforcing the buyback clause. Chairman Jancek will prepare the correspondence.

b. **JTPN Property Development Updates:**

Midbrook is in their facility, but they are having some issues receiving their mail. Chairman Jancek stated he is working with them to figure it out.

2025 End of Year Report

The Board reviewed the 2025 End of Year Report, which included updates on site search activity, marketing efforts, and revisions to the Developer's Packet. Mr. Gillenwater discussed ongoing challenges with property listing platforms and the need for continued refinement of data quality. Corrections were noted. The report was approved with corrections. *Motion by Mr. Elwell and seconded by Mr. Warner to approve the 2025 End of Year Report with corrections. Motion approved unanimously.*

2026 Scope of Work:

Mr. Gillenwater outlined the proposed 2026 Scope of Work, emphasizing the rebuilding of the Accelerate Jackson County website and improvements to the sites and buildings database. The Board agreed to remove JCBRA support from the document and clarified expectations for semi-annual reporting. *Motion by Ms. Derby and seconded by Mr. Warner to approve the 2026 Scope of Work, as amended. Motion approved unanimously.*

2026 Election of Officers:

Chairman informed the Board that they could open nominations or keep the current slate of Officers from 2025: Chairman Jancek, Vice Chair Warner, Treasurer Harmon, and Secretary Linabury. The board agreed to keep the current slate of officers for 2026. *Motion by Mr. Elwell and seconded by Ms. Donaldson to keep the current slate of Officers for 2026. Motion approved unanimously.*

2026 BLDFA/AJC Management Agreement:

Mr. Gillenwater presented the management agreement, which mirrors 2025. *Motion by Chairman Jancek and seconded by Ms. Donaldson to approve the 2026 BLDFA/AJC Management Agreement. Motion approved unanimously by roll call vote.*

2026 Meeting Schedule:

The Board reviewed the proposed 2026 meeting dates. *Motion by Chairman Jancek and seconded by Mr. Elwell to approve the 2026 Meeting Schedule. Motion approved unanimously.*

Chairman/Board/Staff Comments:

Mr. Elwell noted that the attendance report was missing and requested that it be emailed out and added to future packets. Ms. Derby and Ms. Acker noted that they will likely be unable to attend the February BLDFA meeting due to conflicts in their schedules. Chairman Jancek also requested that staff work with the County to fix the BLDFA-related links on their website, as some are broken.

The next meeting is scheduled for Wednesday, February 18, 2026, at 6:00 p.m. at the Blackman Charter Township Meeting Hall.

Meeting adjourned at 7:43 p.m.

Respectfully submitted by Sara Owen, Blackman LDFA Staff.

The Chairman/Supervisor declared the meeting adjourned at 7:43 p.m.

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

L DFA Invoice's for the February 2026 Board Meeting

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Invoices to be Paid:		
Ripstra & Scheppelman	Professional Services	1,080.50
Wolverine Sealcoating	Clear Sidewalks	<u>1,600.00</u>
		\$ 2,680.50

Invoices Paid After December Meeting & January:

Jackson Area Manufacturers Assn	2026 Dues	700.00
Wolverine Sealcoating	Clear Sidewalks	<u>1,200.00</u>
		1,900.00



RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING - LAND SURVEYING

2535 SPRING ARBOR ROAD
JACKSON, MI 49203
OFFICE 517-789-9898
FAX 517-789-6065
www.ripstra-schepelman.com

RECEIVED
DEC 09 2025

BY:-----

To: Charter Township of Blackman LDFA Date: December 5, 2025
1990 W. Parnall Road Invoice No. 15110-82
Jackson, MI 49201 Terms: Net 30 Days

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

For Services in connection with the Jackson Technology Park North.

For Services 10-26-25 to 11-22-25

Table with 4 columns: CLASSIFICATION, HOURS, RATE, TOTAL. Row 1: CAD System, 8.5, \$80.00, \$680.00

AMOUNT DUE THIS INVOICE \$680.00

1.5% Service Charge on all Accounts over 30 days

18% Annual Percentage Rate



RIPSTRA & SCHEPPELMAN, INC.

CIVIL ENGINEERING - LAND SURVEYING

2535 SPRING ARBOR ROAD
JACKSON, MI 49203
OFFICE 517-789-9898
FAX 517-789-6065
www.ripstra-schepelman.com

To: Charter Township of Blackman LDFA
1990 W. Parnall Road
Jackson, MI 49201

Date: January 9, 2026

Invoice No. 06120-141

Terms: Net 30 Days



BY:

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

For Services in connection with reviewing annual reports and attending the LDFA Board meeting.

For Services 11-23-25 to 12-20-25

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

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

RECEIVED
JAN 26 2026

Invoice

Date	Invoice #
1/15/2026	18159

Bill To

Blackman Charter Township
Peter Jancek
1990 West Parnall Rd
Jackson, MI 49201-8612

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverinenseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	2/14/2026		
Description		Qty	Rate	Amount
County Farm Road Walks			0.00	0.00
1-1-2026- plow walks 10:30AM		1	400.00	400.00
1-2-2026- plow walks 8AM		1	400.00	400.00
1-5-2026- plow walks 12:30PM		1	400.00	400.00
1-11-2026- plow walks 8AM		1	400.00	400.00
<i>BLOFA</i>				
Total				\$1,600.00
Payments/Credits				\$0.00
Balance Due				\$1,600.00

Jackson Area Manufacturers Association
 3517 Scheele Drive
 Jackson, MI 49202
 517-782-8268



Invoice

Date	Invoice #
1/1/2026	13622

LOFA OKA

RECEIVED
 JAN 07 2026

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

BY:

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/31/2026		
Description		Qty	Rate	Amount
Yearly Associate Member Dues 2024 250 728 962			700.00	700.00

Please be advised if paying with a credit card there will be a 3% convenience fee.

Total	\$700.00
Payments/Credits	\$0.00
Balance Due	\$700.00

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501

DEC 05 2025

Invoice

Date	Invoice #
12/1/2025	17802

Bill To

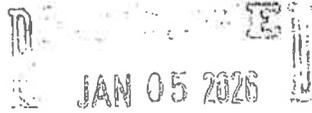
Blackman Charter Township
Peter Jancek
1990 West Parnall Rd
Jackson, MI 49201-8612

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	12/31/2025		
Description	Qty	Rate	Amount	
County Farm Road Walks			0.00	
11-30-2025 clear walks	1	400.00	400.00	
12-1-2025- clear walks 8:30AM	1	400.00	400.00	
<i>BLDFA ok PJ</i>				
Total			\$800.00	
Payments/Credits			\$0.00	
Balance Due			\$800.00	

Wolverine Sealcoating LLC

3235 County Farm Rd
Jackson, MI 49201-2501



Invoice

Date	Invoice #
12/31/2025	18062

Bill To

Blackman Charter Township
Peter Jancek
1990 West Parnall Rd
Jackson, MI 49201-8612

517-962-4261 Office
517-513-8065 Fax
www.sales@wolverineseal.com.com

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	1/30/2026		
Description	Qty	Rate	Amount	
County Farm Road Walks		0.00	0.00	
12-30-2025- plow walks 8:20AM	1	400.00	400.00	
BLD FA (P)				
Total			\$400.00	
Payments/Credits			\$0.00	
Balance Due			\$400.00	

250 728 934

User: LINDA

DB: Blackman

PERIOD ENDING 01/31/2026

GL NUMBER	DESCRIPTION	2026		YTD BALANCE 01/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
		ORIGINAL BUDGET	2026 AMENDED BUDGET				
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND							
Revenues							
Dept 000 - CASH RECEIPTS							
250-000-440.000	LDFA PROPERTY TAXES	30,000.00	30,000.00	0.00	0.00	30,000.00	0.00
250-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	107,000.00	107,000.00	0.00	0.00	107,000.00	0.00
250-000-665.000	INVESTMENT/INTEREST	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
Total Dept 000 - CASH RECEIPTS		147,000.00	147,000.00	0.00	0.00	147,000.00	0.00
TOTAL REVENUES		147,000.00	147,000.00	0.00	0.00	147,000.00	0.00
Expenditures							
Dept 728 - DEBT SERVICE FUND							
250-728-801.000	PROFESSIONAL SERVICES	500.00	500.00	0.00	0.00	500.00	0.00
250-728-801.100	ACCELERATE JACKSON SERVICES	17,500.00	17,500.00	0.00	0.00	17,500.00	0.00
250-728-802.000	LEGAL	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
250-728-804.000	ACCOUNTING	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
250-728-934.000	REPAIR/MAINTENANCE	86,500.00	86,500.00	0.00	0.00	86,500.00	0.00
250-728-955.000	MISCELLANEOUS EXPENSE	4,200.00	4,200.00	0.00	0.00	4,200.00	0.00
250-728-962.000	MEMBERSHIP/DUES	700.00	700.00	700.00	700.00	0.00	100.00
Total Dept 728 - DEBT SERVICE FUND		121,400.00	121,400.00	700.00	700.00	120,700.00	0.58
Dept 901 - CAPITAL DETAIL							
250-901-970.000	CONSTRUCTION COSTS	100,000.00	100,000.00	0.00	0.00	100,000.00	0.00
Total Dept 901 - CAPITAL DETAIL		100,000.00	100,000.00	0.00	0.00	100,000.00	0.00
TOTAL EXPENDITURES		221,400.00	221,400.00	700.00	700.00	220,700.00	0.32
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND:							
TOTAL REVENUES		147,000.00	147,000.00	0.00	0.00	147,000.00	0.00
TOTAL EXPENDITURES		221,400.00	221,400.00	700.00	700.00	220,700.00	0.32
NET OF REVENUES & EXPENDITURES		(74,400.00)	(74,400.00)	(700.00)	(700.00)	(73,700.00)	0.94

User: LINDA

DB: Blackman

PERIOD ENDING 01/31/2026

GL NUMBER	DESCRIPTION	2026		YTD BALANCE 01/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 01/31/26 INCR (DECR)	AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	2026 AMENDED BUDGET			BALANCE NORM (ABNORM)		
Fund 251 - LDFA SMART ZONE ADMINISTRATIVE FUND								
Revenues								
Dept 000 - CASH RECEIPTS								
251-000-440.100	PROPERTY TAXES-SMART ZONE-NON SCHOOL	160,000.00	160,000.00	0.00	0.00	160,000.00	0.00	0.00
251-000-440.200	PROPERTY TAXES-SMART ZONE-SCHOOL	205,000.00	205,000.00	0.00	0.00	205,000.00	0.00	0.00
251-000-573.000	LOCAL STABLITIATION AUTHORITY PYMT	8,300.00	8,300.00	0.00	0.00	8,300.00	0.00	0.00
Total Dept 000 - CASH RECEIPTS		<u>373,300.00</u>	<u>373,300.00</u>	<u>0.00</u>	<u>0.00</u>	<u>373,300.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUES		<u>373,300.00</u>	<u>373,300.00</u>	<u>0.00</u>	<u>0.00</u>	<u>373,300.00</u>	<u>0.00</u>	<u>0.00</u>
Expenditures								
Dept 728 - DEBT SERVICE FUND								
251-728-801.000	PROFESSIONAL SERVICES	375.00	375.00	0.00	0.00	375.00	0.00	0.00
251-728-801.100	ACCELERATE JACKSON SERVICES	17,500.00	17,500.00	0.00	0.00	17,500.00	0.00	0.00
251-728-802.000	LEGAL	200.00	200.00	0.00	0.00	200.00	0.00	0.00
251-728-803.000	PLANNING, MARKETING, ADMINISTRATIVE	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00
251-728-804.000	ACCOUNTING	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00
251-728-915.000	MEMBERSHIP/DUES	100.00	100.00	0.00	0.00	100.00	0.00	0.00
Total Dept 728 - DEBT SERVICE FUND		<u>20,175.00</u>	<u>20,175.00</u>	<u>0.00</u>	<u>0.00</u>	<u>20,175.00</u>	<u>0.00</u>	<u>0.00</u>
Dept 901 - CAPITAL DETAIL								
251-901-970.100	JACKSON TECHNOLOGY PARK	450,000.00	450,000.00	0.00	0.00	450,000.00	0.00	0.00
Total Dept 901 - CAPITAL DETAIL		<u>450,000.00</u>	<u>450,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>450,000.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EXPENDITURES		<u>470,175.00</u>	<u>470,175.00</u>	<u>0.00</u>	<u>0.00</u>	<u>470,175.00</u>	<u>0.00</u>	<u>0.00</u>
Fund 251 - LDFA SMART ZONE ADMINISTRATIVE FUND:								
TOTAL REVENUES		373,300.00	373,300.00	0.00	0.00	373,300.00	0.00	0.00
TOTAL EXPENDITURES		<u>470,175.00</u>	<u>470,175.00</u>	<u>0.00</u>	<u>0.00</u>	<u>470,175.00</u>	<u>0.00</u>	<u>0.00</u>
NET OF REVENUES & EXPENDITURES		(96,875.00)	(96,875.00)	0.00	0.00	(96,875.00)	0.00	0.00
TOTAL REVENUES - ALL FUNDS								
TOTAL REVENUES - ALL FUNDS		520,300.00	520,300.00	0.00	0.00	520,300.00	0.00	0.00
TOTAL EXPENDITURES - ALL FUNDS		691,575.00	691,575.00	700.00	700.00	690,875.00	0.10	0.10
NET OF REVENUES & EXPENDITURES		<u>(171,275.00)</u>	<u>(171,275.00)</u>	<u>(700.00)</u>	<u>(700.00)</u>	<u>(170,575.00)</u>	<u>0.41</u>	<u>0.41</u>

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	P	P
Diane Derby	A	P	A	P	A	P
Michael Desnoyer - New JC Rep (9.29.25)	N/A	N/A	N/A	N/A	N/A	P
Diane Donaldson	P	P	P	P	P	P
David Elwell	P	P	P	P	P	P
Barry Harmon	P	P	P	A	P	P
Pete Jancek	P	P	P	P	P	P
Chad Linabury	P	P	A	P	P	A
John Globoker - Last day w/JC (6.26.25)	P	P	P	A	N/A	N/A
Dan Griswald - New NW Rep.	N/A	U	U	U	U	U
Katie Pitchford	P	U	U	U	U	U
William Warner	A	P	P	P	P	P
P = Present						
A = Notified Absence						
U = Unknown Absence						