



VILLAGE OF PARMA-SANDSTONE  
LOCAL DEVELOPMENT FINANCE AUTHORITY  
SERVED BY ACCELERATE JACKSON COUNTY

**VILLAGE OF PARMA-SANDSTONE LDFA  
BOARD MEETING**

**Thursday, February 19, 2026, at 5:30 p.m.**

Parma Village Office  
117 West Main Street  
Parma, MI 49269

**AGENDA**

**Call to Order**

**Public Comment**

**Approval of the Meeting Minutes**

- \*December 15, 2025, Meeting Minutes from PLDFA Annual Board Meeting

**New Business**

- Strategic Planning

**Old Business**

- \*Update on Bridges/LDFA Property

**Other Business**

**Adjourn**

***\*indicates attachment***



**PLDFA Board Special Meeting Minutes**  
**Village of Parma Meeting Hall**  
**117 W. Main Street**  
**Parma, MI 49269**

**December 15, 2025, at 5:30 p.m.**

**Members Present (7):** Gary Britten, Chris Crisenbery, Chris Hendges, Cheryl Marks, Mike Way, Shawn Riani, Mike Desnoyer.

**Members Absent (4):** Joanne Havican, Gale Easton, Mike Smajda, Dave Dawson.

**Staff:** Keith Gillenwater and Emily Weaver, Accelerate Jackson County.

**Others:** Kathy McDevitt PLDFA Treasurer and Christine Kratzer, Willis & Jurasek.

The PLDFA Board Meeting was called to order by Chairman Riani at 5:30 p.m.

**Pledge of Allegiance**

**Public Comment:** None.

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

- A. Goals and direction of PLDFA for 2026**
- B. Upcoming projects**

Motion by Marks, seconded by Britten to approve the Parma LDFA quarterly board meeting minutes from August 20, 2025. Motion passes unanimously

**Old Business:**

Gillenwater provided updates related to site conditions, infrastructure considerations, and ongoing evaluation of development feasibility.

**New Business:**

- **Accelerate Jackson County Staff Updates**  
Gillenwater presented the 2025 End of Year Report and reviewed the proposed 2026 Scope of Work.
- **Board Member Term Renewals**  
Board member term renewals for Shawn Riani, Gary Britton, and Cheryl Marks were discussed.
- **Election of Officers**  
Motion by Hendges, seconded by Way, to maintain officers in their current positions to serve terms through December 31, 2028. Motion passes unanimously.
- **2026 Meeting Schedule**  
Motion by Way, seconded by Marks, to approve the 2026 meeting schedule. Motion passes unanimously.

- **2026 AJC/Parma LDFA Management Agreement**

Motion by Way, seconded by Marks, to approve the 2026 Management Agreement with Accelerate Jackson County, with an amendment.

Roll call vote: All members present voted yes. Motion carried.

- **Financial Report**

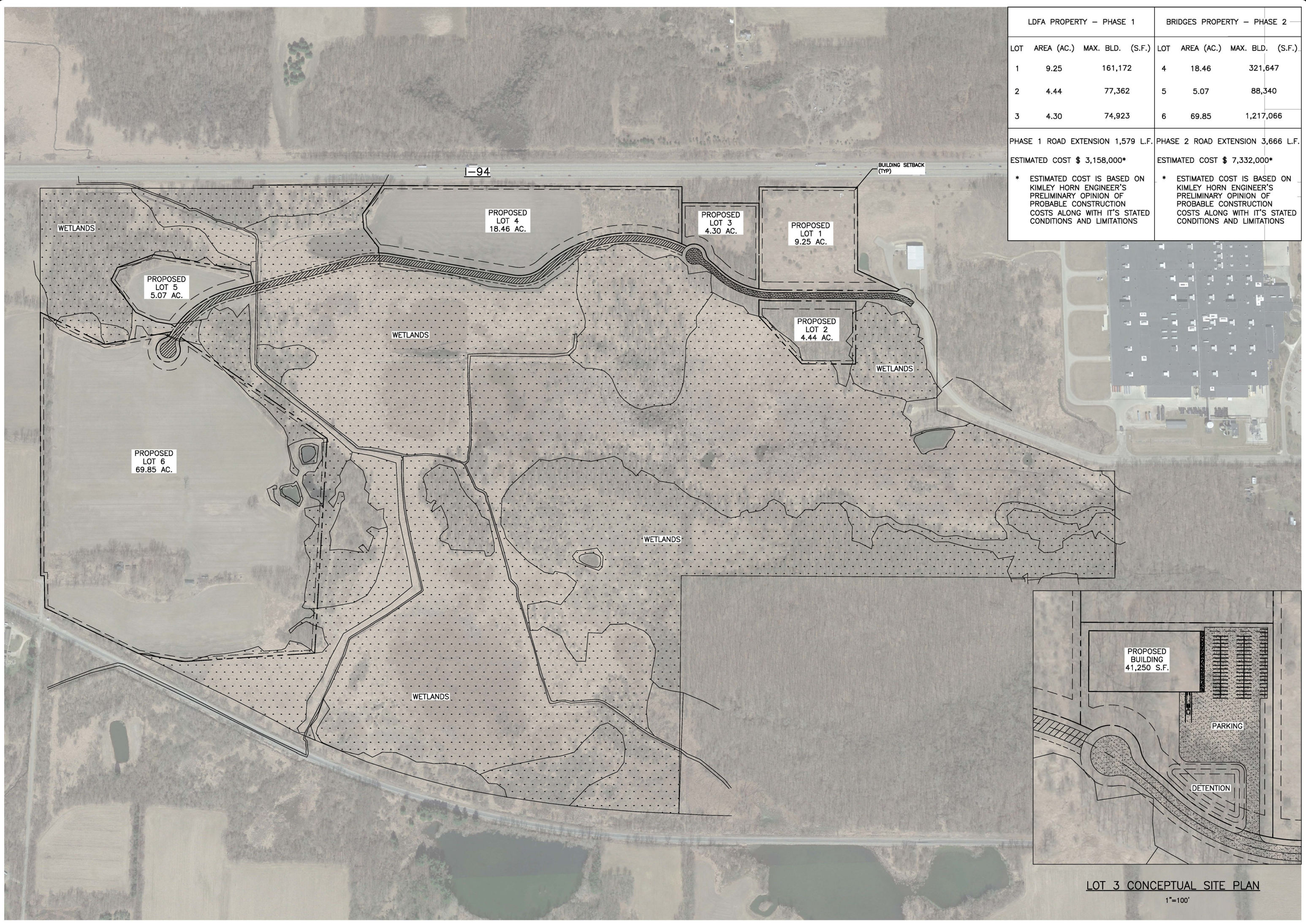
McDevitt presented the 2025 financial report. General discussion followed.

**Other Business:** None to report.

**Chairman/Board/Staff Comments:** None to report.

***Motion by Hedges and seconded by Britten to adjourn the meeting at 6:42 p.m. Motion approved unanimously.***

*Respectfully submitted by Emily Weaver, Accelerate Jackson County.*



LDFA PROPERTY – PHASE 1				BRIDGES PROPERTY – PHASE 2			
LOT	AREA (AC.)	MAX. BLD. (S.F.)		LOT	AREA (AC.)	MAX. BLD. (S.F.)	
1	9.25	161,172		4	18.46	321,647	
2	4.44	77,362		5	5.07	88,340	
3	4.30	74,923		6	69.85	1,217,066	
PHASE 1 ROAD EXTENSION 1,579 L.F.				PHASE 2 ROAD EXTENSION 3,666 L.F.			
ESTIMATED COST \$ 3,158,000*				ESTIMATED COST \$ 7,332,000*			
* ESTIMATED COST IS BASED ON KIMLEY HORN ENGINEER'S PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS ALONG WITH IT'S STATED CONDITIONS AND LIMITATIONS				* ESTIMATED COST IS BASED ON KIMLEY HORN ENGINEER'S PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS ALONG WITH IT'S STATED CONDITIONS AND LIMITATIONS			



A LIMITED LIABILITY COMPANY

250 ROBINSON ROAD  
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NORTH

CONCEPTUAL ALIGNMENT  
PLFDA AND BRIDGES PROPERTY

TITLE:	PROJECT:	NO.	REVISION	DATE
				000000

SCALE: 1" = 250'

DATE: 02/06/26

DESIGN BY: CEC

DRAWN BY: CEC

PROJECT: 2026-00416

DRAWING: 2026-00416\_ENG-001

SHEET

C1.0  
OF  
1.0

LOT 3 CONCEPTUAL SITE PLAN

1"=100'