



The Enterprise Group  
of Jackson, Inc.

**Blackman Charter Township  
Downtown Development Authority**  
*Staffed and Served by The Enterprise Group of Jackson, Inc.*

**BDDA Board Meeting Minutes  
February 14, 2024, at 7:00 a.m.  
Blackman Charter Township Meeting Hall**

**Members Present (7):** Mike Ambs, Dan Decker, Kevin Ganton, Don Hoadley, Pete Jancek, Jeff Kinney, and Steve Shotwell.

**Members Absent (3):** Roger Auwers, Rebecca Stewart, and Greg Vogt.

**Others Present:** Jack Ripstra, Blackman Township Engineer.

**Staff:** Andrea Clary, Keith Gillenwater, and Debbie Kelly, The Enterprise Group of Jackson.

Chairman Jancek called the meeting to order at 7:05 a.m. and introductions were made around the table.

**Public Comment:** None.

**Annual Meeting Minutes of December 13, 2023:**

*Mr. Shotwell moved to approve the BDDA Meeting Minutes of December 13, 2023, as presented, with Mr. Ganton supporting. Unanimously approved.*

**BDDA Invoices through December 2023 and Budget Reports through January 2024:**

*Mr. Kinney moved to approve the BDDA invoices through December 2023, totaling \$42,974.40, and budget reports through January 2024, as presented, with Mr. Ambs supporting. Unanimously approved by roll call vote.*

**Updates:**

**BDDA Sidewalk Updates:**

Mr. Ripstra shared that the sidewalk along Bardsteel Drive is complete, and grass has already begun growing due to the warmer temperatures. He also shared that the section of Boardman Rd does not seem to be within our boundary. If this is the case, the TIF and Development Plan and the map will have to be amended. Mr. Shotwell said he thought it extended into the neighborhoods and Ms. Kelly said she will look into the TIF and development plans to see where the boundary ends. Mr. Ganton asked why the area is still flooding and Chairman Jancek explained that it was initially due to the road project but will check into why it is still going on.

**Chairman and Board Comments/Updates:**

Chairman Jancek shared that the BDDA auditor suggested waiting to pay the remaining balance of the bond until November so that we can take advantage of a rebate that reduces our interest, and provides

additional tax capture totaling approximately \$26,000. He will find out what the final payoff will be in November and update the Board. This will allow the bond to be paid off three years early.

Chairman Jancek updated the Board that the JC.Oak trail ends at the prison currently and will be extended to cross the street. He said that Mike Levine pledged money for this project and would like to see it completed soon. Chairman Jancek said that TAP grant monies were tied to the project and that the grant timeline was extended. This trail will connect Jackson with the statewide trail system.

Chairman Jancek shared that the B & H building is completely demolished. They found a lot of broken concrete in the back, but nothing else substantial. He shared that the JCBRA funded Phase 1 and 2 and that only minor asbestos was found in the floor tiles. The property will be a green space for now.

Chairman Jancek shared a concept map with the Board for the Marino's building and surrounding areas. He said they want to put a walking path around the perimeter of the soccer fields and eventually some pickleball courts. They would also like to add a pavilion, restrooms, and a small utility building. The restrooms would be made of concrete so that they don't have to be heated. Ms. Kelly inquired about the existing public safety building and the Chairman replied that it will become a training facility. He also shared that the hope is for this project to be completely debt-free.

Chairman Jancek updated the board about Rod Mills Park. He shared that it needs new roofs on the buildings and that a camera system will be installed.

Mr. Shotwell updated the board about the jail property and shared a concept map. He shared that Jackson County is partnering with Hillsdale for morgue services and with Blackman Charter Township on a shooting range for law enforcement to utilize for practice and training. Mr. Shotwell shared that the new jail will allow inmates to be isolated according to their level of violation. He said that the County Commissioners would like the building on Wesley St. to be demolished without having to ask voters for funding and that the project on Chanter Rd. will hopefully move forward after the August primary. Chairman Jancek added that the shooting range will be developed with no expense to the taxpayer because Bailey Excavating is donating their time and equipment for the project. Mr. Decker asked about parking at the Chanter Rd. jail project and Mr. Shotwell said that it will be outside the gate. Mr. Ganton inquired about the last millage that failed. Chairman Jancek shared that it was 1 mil and the proposed millage is only .9 mil.

**Next Annual Meeting:**

The next Blackman Charter Township DDA Board Meeting is scheduled for Wednesday, May 8, 2024, at 7:00 a.m. at the Blackman Charter Township Meeting Hall.

The meeting adjourned at 7:49 a.m.

Respectfully submitted by Andrea Clary, The Enterprise Group of Jackson, Inc.