

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY

Friday, June 22, 2018

At a special meeting of the Battle Creek Tax Increment Finance Authority held on Friday, June 22, 2018 at 2:30 p.m. at the Frederick R. Brydges Customs Cargo Center. The following individuals were in attendance: Messrs. Christensen, Claywell, Czerney, Davis, Kreter, Stewart, and Ms. White.

Absent were: Messrs. Bowman, McKernan, Newsome and Mmes. Darner, Fleury and Visger.

Also in attendance were: Messrs. Allred (Calhoun Community High School), Deal (Waterland Properties), Dearing, Gibson, Hughes (Waterland Properties), Mumford, Sobieralski, Winslow and Mmes. Hovarter, Hunt (Battle Creek Community Foundation), Jones, and Young.

Mr. Stewart called the meeting to order at 2:50 p.m. Roll call of attendance was recorded.

APPROVAL OF MINUTES

MOTION: Mr. Christensen moved that the BCTIFA Board of Directors approve the May 8, 2018 minutes as presented. Mr. Czerney supported the motion and it was unanimously approved.

ELECTION OF OFFICERS

Mr. Sobieralski proposed the following slate of officers on behalf of the previous Nominating Committee member Nelson Karre:

Proposed Slate of Officers:

Erick Stewart, Chair
Rod Christensen, Vice Chair
Steve Claywell, Secretary
Tim Czerny, Treasurer

Proposed Committees:

Finance Committee: Rod Christensen, Steve Claywell, Tim Czerney, Tracy Hovarter

Nominating Committee: Steve Claywell

Pass Through Committee: Rod Christensen, Rebecca Fleury

Robbins Building Committee: Rod Christensen, Michelle Darner, Dean Newsome, Erick Stewart, Daryl Mumford

MOTION: Mr. Kreter moved that the BCTIFA Board of Directors approve the FY 2018-19 Slate of Officers and Committees as presented. Mr. Claywell supported the motion and it was unanimously approved.

INTRODUCTIONS

Mr. Sobieralski stated there are four new BCTIFA Board members appointed and two were present today. Introduced were: Mark Kreter, Attorney/CFO with Kreis Enderle and Tim Davis, Co-Owner/Head of Brewing Operations, Territorial Brewing Company. The other two members are Shannon Visger, Chief Financial Officer with Rosler Metal Finishing and James McKernan, Chief Operating Officer with Bronson Battle Creek Hospital.

Mr. Kreter stated he has lived in Battle Creek for 35 years, married for 32 years. Kreis Enderle is located at One West Michigan Avenue. Has sat on the Lakeview School Board for 12 years. Appreciates the opportunity to serve and being selected for the BCTIFA Board.

Mr. Davis is one of two owners at Territorial Brewing Company. Born and raised in Battle Creek, graduated Lakeview High School in 1997. Lived in Otsego for a while and recently moved back to Battle Creek last summer.

ROBBINS BUILDING UPDATE

Mr. Christensen stated that the Robbins Building is located at the corner of Hill Brady Road and West Dickman Road, the gateway into the Park. The BCTIFA has tried to sell the building for over 5 years to potential suiters for the property. The Robbins Building Committee is pleased to announce that the proposal today, will not only improve the Fort Custer Industrial Park, but also help the community.

Mr. Christensen stated that the proposal is to take an offer of \$200,000 from the Battle Creek Community Foundation for the units at the Robbins Building. The Robbins Building is a condominium with 5 units total. BCTIFA owns three units, Manpower owns one unit, and Battle Creek Public Schools Commissary owns the basement unit. Manpower is seeking to sell their unit.

Mr. Mumford stated with the grant of \$200,000 from the Battle Creek Community Foundation we would use those funds to acquire the Manpower unit and transfer all four units to a developer to be hired by the Calhoun Community High School. They have their own Board of Directors and representatives from the school were present. The developer would rehab the facility, to improve the look and maintain the place.

Mr. Sobieralski stated the Robbins Building has been a significant drain on the BCTIFA funds. BCTIFA puts more money into the facility, the building needs a new roof. An estimate of \$200,000 to replace.

Mr. Stewart stated that buy selling it to the Calhoun Community High School it adds value to the City's and Fort Custer Industrial Park's future needs with workforce, community, education development.

Mr. Claywell commended all involved with bringing this project forward. As the BCTIFA we look at the economic development aspect of many of our decisions, this project is a win-win, not only are we able to create economic development but meet the needs of the community. He looks forward to this project, the repurpose of the building and providing a high school with a building of their own, and the

geographical location to expand resources for continued education from Kellogg Community College-Regional Manufacturing Technology Center.

Mr. Tim Allerd, Superintendent, Calhoun Community High School, grateful to have the building and it will be a great place to be for what they want their mission to be, which is to be a pipeline to jobs and post-high school opportunities. There are students with dual enrollment with the KCC-RMTC and the plan is to have more. The location will be beneficial for these students. The school's graduation coach funded from at risk funds takes students to many places in the fort to prepare the students for job opportunities and knowledge about career opportunities.

Ms. Hunt was pleased that the Battle Creek Community Foundation could support the project and support childcare services

MOTION: Mr. Claywell moved that the BCTIFA Board

APPROVAL OF AIRPORT ENGINEERING FOR WESTSIDE AIRPORT PROPERTY

AUTHORITY TO CONVEY LAND ACQUIRED FROM SYSTEX PRODUCTS CORPORATION FOR THE EXPANSION OF BUCKNER DRIVE TO THE CITY OF BATTLE CREEK

ASSIGNMENT OF RIGHT FROM WATERLAND PROPERTIES TO APPROVE PURCHASE OF LAND

POTENTIAL RESOLUTIONS FOR PROJECT RAILROAD

PUBLIC COMMENTS

ADJOURN

There being no further business, the meeting was adjourned at 3:30 p.m.