

**DRAFT – Minutes have not been approved.**

**BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY**

**Tuesday, August 17, 2021**

At a regular meeting of the Battle Creek Tax Increment Finance Authority (BCTIFA) held on Tuesday, August 17, 2021, at 3:00 pm via virtual Zoom conference call. The following individuals were in attendance: Messrs. Christensen, Claywell, Czerney, Davis, Hodge, Wilson, and Mmes. Darner, Straub, Visger, and White.

Absent: Ms. Fleury.

Also, in attendance were: Messrs. Corder, Dearing, Sobieralski, and Mmes. Jones, Kourtney Matuschka (City Finance), Nancy Mullett (Clark Hill), Sarah VanWormer (City) and Young.

Mr. Sobieralski called the meeting to order at 3:00 pm. Roll call of attendance was recorded.

**APPROVAL OF MINUTES**

MOTION: Mr. Wilson moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the July 20, 2021, Regular Meeting minutes as presented. Mr. Davis supported the motion, and it was unanimously approved.

**WATKINS ROAD WIDENING EASEMENT**

Mr. Sobieralski reported the board package included a draft of the Watkins Road Widening Easement. The draft Easement language and the area map have corrected information. Exhibit B was not originally included in the board package as the Parcel Identification Numbers (PIN) were incorrect for the properties that the BCTIFA owns. The description and reflection of the Easement are correct in the board package. Exhibit B will be updated to reflect the language in the draft agreement.

Mr. Sobieralski stated that the improvements of Watkins Road require some widening of the road to include a turn lane along the parcels where heavy traffic is expected. The BCTIFA owns two of the three parcels. The third parcel is owned by Industrial Partners. The Easement enhances the development of the spec building project. The Easement is required as the Watkins Road improvements are currently out for bid.

MOTION: Mr. Czerney moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the Watkins Road Widening Easement as presented. Mr. Hodge supported the motion, and it was unanimously approved.

**PROSPECT/PROJECT DEVELOPMENT UPDATE**

Airport Project – Mr. Sobieralski stated that staff will be bringing this project before the BCTIFA Board at the next regular scheduled meeting in November. Staff is working with the tenant at the Battle Creek Executive Airport at Kellogg Field that has some expansion plans and will require some new infrastructure improvements. The infrastructure improvements could be quite costly. The BCTIFA currently has two outstanding bonds that are halfway paid down. Staff is currently in the exploratory phases of refinancing the bonds to see what dollars could be gained by supporting the expansion of the infrastructure improvements.

**PUBLIC COMMENTS**

No public comments were made.

**ADJOURN**

There being no further business, the meeting was adjourned at 3:09 p.m.