

DRAFT – Minutes have not been approved.

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY

Tuesday, November 16, 2021

At a regular meeting of the Battle Creek Tax Increment Finance Authority (BCTIFA) held on Tuesday, November 16, 2021, at 3:00 pm via virtual Zoom conference call. The following individuals were in attendance: Messrs. Christensen, Czerney, Davis, and Mmes. Darner, Fleury Visger, and White.

Absent: Messrs. Claywell, Hodge, Wilson, and Ms. Straub.

Also, in attendance were: Mr. John Hughes (BCU), and Mmes. Jones, Matuschka, Mullett and Young.

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

APPROVAL OF MINUTES

MOTION: Ms. Darner moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the August 17, 2021, Regular Meeting minutes as presented. Mr. Christensen supported the motion, and it was unanimously approved.

RATIFICATION OF NEW VIKING-CIVES DEED

Ms. Jones stated that included in the board package is a Corrective Quit Claim Deed for the new company Viking-Cives and signed by both the City of Battle Creek and BCTIFA. This Deed reservation correction is only with respect to the land described below in the Corrective Deed, "Corrective Reservation Premises." Staff continues to collaborate with the company that is interested in purchasing the two remaining parcels on Shiga Drive.

Ms. Mullett stated that the original Deed had a reservation of rights that was different than the reservation of rights that was contained when the City of Battle Creek transferred into the BCTIFA. Former legal counsel (Daryl Mumford) had some word changes that the new buyers would like to have reflective of the original Deed. The Corrective Deed takes the original Deed language for the reservation of rights for the oil and gas rights and reinserts the language into the Deed. The BCTIFA Board was asked to ratify the Deed. Ms. Mullett stated that today, the buyer has sent additional changes that the title company would like to see made to the Deed. Ms. Mullett stated that she has reviewed the changes and they are simply clerical changes. Ms. Mullett provided these changes to the Board.

Ms. Fleury clarified that it was not the City of Battle Creek that held the rights, but that the City of Battle Creek was asked by the federal government to hold the rights for the oil and gas. She stated that the City of Battle Creek did not have the ability to give up something that the city did not take.

MOTION: Ms. Fleury moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve to ratify the Corrective Quit Claim Deed with the amended clerical changes as presented. Ms. Darner supported the motion, and it was unanimously approved.

PROSPECT/PROJECT DEVELOPMENT UPDATE

Ms. Jones reported on the following:

Expansion Opportunities - BCU staff continues to work with the Michigan Economic Development Corporation (MEDC) on a handful of projects. Messrs. Sobieralski and Corder are currently in Germany visiting a parent company of an existing business located in the Fort Custer Industrial Park and continuing those relationships. MEDC is also visiting with the company.

Build Back Better Grant - BCU successfully submitted a grant application for the Build Back Better regional challenge. The Michigan Challenge will provide \$57M of program investments that can be used for the following: Land preparations, balancing, grading, etc., upgrades to the Radar Surveillance System, construction of a land bridge over the Canadian Railroad tracks, a new entrance to the airport's westside, construction of a multi-tenant space and education facility, and funding for equity outreach and scholarships. Phase One projects will be awarded \$500,000 and the announcement will be in December. Staff will receive notification if selected to move forward with Phase Two which begins March 2022. Staff received forty letters of support from the region.

New BCU Staff – John Hughes began working for BCU on November 1. Mr. Hughes will be filling in with the workforce and retention related duties. The BCTIFA Board welcomed Mr. Hughes to BCU.

Ms. White suggested that the next BCTIFA Agenda include an Airport Advisory Board update, providing the shifting of governance and what the BCTIFA provides for subsidiary.

PUBLIC COMMENTS

No public comments were made.

ADJOURN MEETING

MOTION: Mr. Christensen moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve to adjourn the regular meeting. Mr. Czerney supported the motion, and it was unanimously approved.

There being no further business, the meeting was adjourned at 3:12 p.m.