

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY

Tuesday, February 21, 2023

At a regular meeting of the Battle Creek Tax Increment Finance Authority (BCTIFA) held on Tuesday, February 21, 2023, at 3:00 p.m. located at the Frederick R. Brydges Customs Cargo Center, BCU Office Board Room. The following individuals were in attendance: Messrs. Claywell, Czerney, Wilson, and Mmes. Darner, Fleury, Visger, and White.

Absent: Messrs. Christensen, Davis, and Hodge, and Ms. Straub.

Also, in attendance were: Messrs. Nathan Balderman (Rehmann), Corder, Hughes, Kroll, Sobieralski, and Mmes. Ignash, Jones, Morrison, Perez-Hernandez, Woodin, and Young.

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

PRESENTATION OF AUDIT ENDING JUNE 30, 2022

Mr. Nathan Balderman of Rehmann provided a high-level presentation of the financial statements ending June 30, 2022. Mr. Baldermann noted there were no issues or concerns to report. The audit is unmodified, clean opinion, and the highest level of assurance you can receive on the financial statements. There have not been any significant changes over prior years.

APPROVAL OF AUDIT ENDING JUNE 30, 2022

MOTION: Mr. Wilson moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the Audit ending June 30, 2022, as presented. Mr. Czerney supported the motion, and it was unanimously approved.

APPROVAL OF MINUTES

MOTION: Ms. Fleury moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the November 21, 2022, special meeting minutes as presented. Mr. Czerney supported the motion, and it was unanimously approved.

APPROVAL OF ANNUAL REPORT FY 2022

Mr. Sobieralski stated that the Annual Report for fiscal year 2022 was included in the board package. The document is prepared by the City of Battle Creek's Finance Department and is a summary of the financial statements (audit) that was presented by Rehmann. The document is required to be submitted to the state each year.

MOTION: Ms. Fleury moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the Annual Report for fiscal year 2022 as presented. Mr. Wilson supported the motion, and it was unanimously approved.

2023-2024 BUDGET SCHEDULE

Mr. Sobieralski stated that the BCTIFA Finance Committee will hold its first meeting on Monday, April 24 to review budgets. A follow up meeting is planned for Friday, May 5. The Committee consists of Rod Christensen, Steve Claywell, Tim Czerney, Alana White and Joe Sobieralski. The annual meeting is scheduled for Tuesday, May 16, and the budgets will require approval.

AIRPORT UPDATE

Mr. Kroll provided the Board with a high-level update on the airport which included the 2022 Year-in-Review; Status of fiscal year 2023 Capital Projects; Airport Layout Plan Update; and fiscal year 2023 Outlook. The presentation was included in the board package.

Ms. White asked Mr. Kroll to provide an update on the Airport Advisory Committee. The Committee meets quarterly, March, June, September, and December. Mr. Kroll plans to bring the Advisory Committee to the airport for a tour of the facilities.

PROSPECT/PROJECT DEVELOPMENT UPDATE

Mr. Sobieralski reported on the following:

Special meeting – will need to be scheduled before the May 16th regular meeting. The topic include the Roundabout located at the intersection of Hill Brady Road and Skyline Drive. Staff is researching whether to use bond proceeds, or Capital Funds, or possibly Defense Community Infrastructure Project (DCIP) has some funding available that the BCTIFA may qualify for. Other topics, BCTIFA-owned property land sale, and renewal of appointments.

Ford Announcement – the announcement was made on February 13th by Ford and the Michigan Economic Development Corporation (MEDC). Staff has noticed an uptick in community development inquiries and suppliers.

Mr. Corder reported on the following:

CSE Morse – acquired an existing building and has closed on the property. The company is working with architects and engineers to retrofit the property. The company is interested in pursuing a curb cut on Clark Road.

Buildings Available – there are currently three buildings available in the Fort Custer Industrial Park. Marley Precision owned building located at 1255 Hill Brady Road was sold to a cannabis company that is no longer interested in the building. Denso owned building located at 300 Fritz Keiper Blvd is for sale. The former Lotte building located at 5243 Wayne Road is for sale.

Industrial Partners USA – is moving forward with Phase 2 of the project on Watkins Road. The developer has received approval from the BCU Development Review Board and is waiting final approval from the City. The company is working on filing a tax abatement application.

Viking Cives Great Lakes – the snowplow manufacturing company is currently under construction on Shiga Drive. The steel is up and the project continues to move forward.

Camel Energy – acquired the former Clyde Pump building at 4600 W. Dickman Road. The company is moving equipment into the building which came in from overseas.

Robbins Building – the company was working on repairs to the roof. A few weeks ago, a semi-trailer destroyed the sign out in front of the building. Staff will work with the City to enforce getting the damaged sign removed.

Legal Counsel – Clark Hill currently represents the BCTIFA and the company has done very well. There have been some staff changes including retirement, and attorney Nancy Mullett will no longer be representing the BCTIFA.

Finance Reports – a quarterly rolled up version of the General Operating and Capital Budgets were provided in the board package. Mr. Sobieralski stated that going forward both a rolled-up version and detailed version will be provided.

Economic Update – BCU will be presenting the annual economic update on Thursday, April 27th at Kellogg Arena.

PUBLIC COMMENTS

No comments were made.

ADJOURN MEETING

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

There being no further business, the meeting was adjourned at 3:45 p.m.