

**BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY**

**Monday, April 10, 2023**

At a special meeting of the Battle Creek Tax Increment Finance Authority (BCTIFA) held on Monday, April 10, 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. Christensen, Davis, and Hodge, Wilson, and Mmes. Darner, Fleury, Straub, and White.

Absent: Messrs. Claywell, Czerney, and Ms. Visger.

Also, in attendance were: Messrs. Corder, Kroll, Sobieralski, and Mmes. Jones, and Young.

Ms. White called the meeting to order at 3:05 p.m. 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 February 21, 2023, regular meeting minutes as presented. Mr. Hodge supported the motion, and it was unanimously approved.

**BUDGET ADJUSTMENT/AMENDMENTS**

***APPROVE ROUNDABOUT FUNDING*** – Mr. Sobieralski stated that the Air National Guard Base (ANG) is putting in a new entrance north of the roundabout on Skyline and Hill Brady Road. Both projects are currently out for bid. The ANG received \$10M for their project and plans to allocate \$532,000 towards the roundabout in Fort Custer Industrial Park. The portion of Skyline Drive has been closed for seven years in preparation for the new entrance for the 110<sup>th</sup> ANG Base. Mr. Sobieralski asked that the BCTIFA Board approve the funding for the roundabout and increase budget line item 440.61.9923 (FCIP Roadway Resurfacing) to \$2,060,695.35. This action takes projected BCTIFA Capital Fund balance to \$564,166.90 after \$532,000 reimbursement and Capital Fund balance increases to \$1,096,166.90. The cost of the roundabout is \$1,753,903.35.

Mr. Sobieralski stated that there will be no road resurfacing projects for the next two fiscal years. BCTIFA will be only supporting the airport projects.

MOTION: Mr. Wilson moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the roundabout funding as presented. Mr. Christensen supported the motion, and it was unanimously approved.

Traffic will be reduced to one lane of traffic in both directions on Hill Brady Road and will be operational during the construction of the roundabout.

***APPROVE CONSUMERS ENERGY LIGHT REPLACEMENT FOR ROUNDABOUT*** – Mr. Sobieralski stated that Consumers Energy plans to replace the light poles for the roundabout. The cost for replacement is \$54,451.75. Mr. Sobieralski asked that the BCTIFA Board approve the funding and increase line item 440.61.8890 (Park Development) to \$173,338.75.

MOTION: Mr. Hodge moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the funding for Consumers Energy light replacement for the roundabout as presented. Mr. Wilson supported the motion, and it was unanimously approved.

#### **APPROVE LAND PURCHASE FOR \$1.00 (PIN 3020-01-005-0)**

Mr. Sobieralski stated that there are a few parcels located within the Fort Custer Industrial Park that are not BCTIFA-owned. The City of Battle Creek owns only a few parcels that were not transferred over to the BCTIFA. BCU has marketed the property at the corner of W. Dickman Road and Leonard Wood Drive as a total of five (5) acres. The parcel identified as PIN 3020-01-005-0 is owned by the City of Battle Creek and consists of 1.72 acres. This parcel combined with the BCTIFA-owned parcel PIN 3020-01-004-0 consists of a total of 5 acres. Staff plans to get this parcel under BCTIFA control as we continue to market the parcel for a new project.

MOTION: Mr. Hodge moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the land purchase of PIN 3020-01-005-0 from the City of Battle Creek for \$1.00. Mr. Christensen supported the motion, and it was unanimously approved.

#### **APPROVE LAND SALE TO PROJECT LINCOLN (PIN 3020-01-004-0 and PIN 3020-01-005-0)**

Mr. Sobieralski stated that BCU is in competition with another state for Project Lincoln. The company requires a potential 40,000-50,000 sq. ft. building, capital investment of \$50 million, thirty jobs paying \$30-\$40 per hour. Mr. Sobieralski stated that as part of the incentive package, BCU would offer the land for \$1.00. The land value is based at \$15,000-\$20,000 per acre. This incentive is only available to Project Lincoln. The company would also request a tax abatement.

MOTION: Ms. Straub moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the land sale of PIN 3020-01-004-0 and PIN 3020-01-005-0 to Project Lincoln for \$1.00 as presented. Mr. Davis supported the motion, and it was unanimously approved.

#### **PROSPECT/PROJECT DEVELOPMENT UPDATE**

Mr. Corder reported on the following:

***Project Cactus***— is now Camel Energy. The company purchased the former Clyde Union Pump building at 4600 W. Dickman Road and continues to build out the space at a slow pace. The company has labor issues with setting up the equipment but hopes to start production this year.

***Viking Cives Great Lakes*** – is the snowplow company located on Shiga Drive. Within the next month, the exterior envelope should be completed and the company will begin on the interior construction. Staff met with the ownership one month ago, and once the company is operational for one year, they will begin Phase 2. They have hired their sales team.

**Economic Update** – event is planned for Thursday, April 27 at Kellogg Arena from 7:30-10:00 a.m. Invitations were sent via email blast. Hope to see everyone there.

Ms. Jones reported on the following:

**Fort Custer Industrial Park Cleanup** – the winter thaw has left the Fort Custer Industrial Park a mess. Turfworks was awarded the mowing contract and the company is under new ownership.

Staff has also contracted with Manpower and a local community group to maintain the trash cleanup along roadsides starting with Hill Brady Road.

Staff is working with Justice Fence on replacing a section of fencing along the Hill Brady Walking Path and also working with the City of Battle Creek to get the broken delineators replaced.

BCU's Facilities Coordinator will begin his new position on April 24.

### **AIRPORT GRANT**

Mr. Kroll stated that the Airport Capital Projects for FY 2023 approved by the BCTIFA included an Airfield Lighting Control Management System (ALCMS). Mr. Kroll submitted a grant application with the FAA and was 1:33 projects awarded 100% reimbursement for up to \$175,000. Mr. Kroll stated that the funding will be reimbursed back to BCTIFA. The generator project was \$550,000 and was also selected and covered. The Battle Creek Executive Airport received \$725,000 out of the \$20 million that was eligible from the FAA.

### **PUBLIC COMMENTS**

No comments were made.

### **ADJOURN MEETING**

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

There being no further business, the meeting was adjourned at 3:35 p.m.