

BATTLE CREEK LOCAL DEVELOPMENT FINANCE AUTHORITY

Monday, June 3, 2024

At the regular meeting of the Battle Creek Local Development Finance Authority (BCLDFA) held on Monday, June 3, 2024, at 12:15 p.m. at the Frederick R. Brydges Customs Cargo Center, BCU Board Room. The following individuals were in attendance: Mr. Christensen and Mmes. Fleury, Reynolds, Stewart, and White.

Absent: None.

Also, in attendance were: Messrs. Corder and Jason ter Avest (Kreis, Enderle) and Mmes. Jones and Young.

Ms. White called the meeting to order at 12:15 p.m. Roll call of attendance was recorded.

INTRODUCTIONS

Introductions were made around the board room. Jason ter Avest is with Kreis Enderle and is the new attorney representing the BCTIFA, BCBRA, and BCLDFA.

APPROVAL OF REGULAR MINUTES

MOTION: Ms. Reynolds moved that the Battle Creek Local Development Finance Authority Board of Directors approve the minutes of the February 20, 2024, regular meeting as presented. Mr. Christensen supported the motion, and it was unanimously approved.

AMEND FY 2023-2024 BUDGET AND ADOPT FY 2024-2025 BUDGET

Mr. Corder presented the budget that was included in the board package. The main expenses for the BCLDFA include the loan from the BCTIFA to the BCLDFA to cover the Watkins Road expansion.

MOTION: Mr. Christensen moved that the Battle Creek Local Development Finance Authority approve the budgets as presented. Ms. Reynolds supported the motion, and it was unanimously approved.

PROSPECT/PROJECT DEVELOPMENT UPDATE

Watkins Road Spec Buildings – the first building was completed and is occupied by Zoetis. Zoetis is leasing 107,000 sq. ft. A company located in Portage and recently impacted by a tornado is inquiring about leasing some temporary space in the spec building. Construction is ongoing on the second building. The first half of the building, 252,000 sq. ft., will be constructed by the end of this year. Mr. Corder stated that he continues to market the spec buildings to prospects.

R+L Carriers – the company has an expansion project that was approved by the BCU Development Review Board last year. The company planned to begin the project in April 2024 but has been delayed.

BCLDFA District Map – was included in the board package. Mr. Corder stated that the BCLDFA was created under separate legislation. The policy goals for the BCLDFA include:

- 1) Distance Learning, Kellogg Community College Regional Manufacturing Technology Center provides the infrastructure to train and educate current and future generations; and
- 2) Aviation Technology, has become a globally recognized niche industry centered at the Airport; and
- 3) Manufacturing, over 100 automotive related suppliers in Calhoun County.

Mr. Corder stated that the property along Stone Jug Road, approximately 69 acres, will also need to be added to District 1. Mr. Corder stated that the Michigan Economic Development Corporation (MEDC) recently funded a Site Readiness Grant for this site. The funding will cover the Phase 1 baseline environmental assessments, archaeological study, wetlands delineation, and pre-engineering.

PUBLIC COMMENTS

No comments were made.

ADJOURN MEETING

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

There being no further business, the meeting was adjourned at 12:20 p.m.