

BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY

Monday, August 18, 2025

At the regular meeting of the Battle Creek Tax Increment Finance Authority (BCTIFA) held on Monday, August 18, at 3:05 p.m. at the Frederick R. Brydges Customs Cargo Center in the BCU Board Room. The following board members were in attendance Dearing, Grimsley, Par, Visger, Wilson, and Woodard.

Absent: Claywell, Darner, Hodge, Smith, and White.

Also, in attendance were: Corder, Hughes, Ignash, Jones, Kroll, Kuhn, Sobieralski, ter Avest, and Weaver.

Mr. Wilson called the meeting to order at 3:05 p.m. Roll call of attendance was recorded.

Airport Update:

Mr. Kroll gave an update on activities at the Battle Creek Executive Airport. He also discussed a few State grant opportunities to fund construction on Taxiway A, which will require a local share.

MOTION: Mr. Wilson moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve staff to include \$1.1 million in the 2026-2027 budget to contribute to the local share required for the State of Michigan grant(s). Ms. Visger supported the motion, and it was unanimously approved.

APPROVAL OF REGULAR MINUTES AND ANNUAL MINUTES

MOTION: Ms. Par moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the regular and annual meeting minutes of May 19, 2025, as presented. Mr. Wilson supported the motion, and it was unanimously approved.

BCTIFA LAND SALE (12.47 ACRES):

MOTION: Mr. Grimsley moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve Resolution [08-01] 2025 as presented. Ms. Visger supported the motion, and it was unanimously approved.

I-94 NORTH LAND SALE

Mr. Hughes provided a brief update on status of the I-94 North Land sale.

MEAD AND HUNT DISCUSSION:

There was discussion pertaining to a company that is expanding and has 300 cubic yards of fill to dispose of. Mead and Hunt were contacted to provide an analysis of how much fill could be accepted at the airport.

FCIP ROADS:

There are two road repaving/milling projects in the BCTIFA Capital Budget that will be delayed until next summer.

BASF CLOSURE:

Mr. Sobieralski reported that BASF will be closing its' facility at the end of the year. This will affect 35 jobs. However, BASF will continue to pay property taxes. BCU staff will consult with legal counsel to understand if there are any legal obligations pertaining to the brownfield plan for the property. Also, BCU staff will reach out to BASF's management team to understand what they intend to do with the property and brownfield plan moving forward.

PROSPECT/PROJECT DEVELOPMENT UPDATE

Mr. Hughes reported that he is working to finalize the purchase agreement for Lot 51.

Mr. Corder reported that there is a food and beverage company coming to town next week to look at four sites in the Fort Custer Industrial Park.

BOARD MEMBER COMMENTS

Mr. Dearing stated that the City Commission has extended an offer to a candidate for the City Manager's search. Negotiations are underway.

PUBLIC COMMENTS

No public comments were made.

ADJOURN MEETING

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

There being no further business, the meeting was adjourned at 3:48 p.m.

I, _____ as _____ an Officer of Battle Creek Tax Increment Finance Authority (BCTIFA) Board, certify that August 18, 2025, minutes of the Authority as stated herein were approved on November 17, 2025.