

**DRAFT MINUTES**  
**BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY**  
**Monday, February 23, 2026**

At the regular meeting of the Battle Creek Tax Increment Finance Authority (BCTIFA) held on Monday, February 23, 2026, at 3:42 p.m. at the Frederick R. Brydges Customs Cargo Center in the BCU Board Room. The following board members were in attendance Claywell, Grimsley, Hodge, Visger, White, Wilson, Woodard and Zimmerlin.

Absent: Par and Smith.

Also, in attendance were: Cherney, Corder, Hughes, Ignash, Jones, Kavalhuna, Kroll, Richards, Sobieralski, ter Avest

Dr. White called the meeting to order at 3:42 p.m. Roll call of attendance was recorded.

**PRESENTATION**

Mr. Nathan Baldermann from Rehmann discussed the 2024/2025 audit results. A draft of the audit was provided in the board package. The audit received an unmodified, clean opinion, which is the highest level of assurance that the auditors can provide an organization.

**APPROVAL OF MINUTES**

MOTION: Mr. Hodge moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the meeting minutes of November 17, 2025, as presented. Mr. Wilson supported the motion, and it was unanimously approved.

**APPROVAL OF AUDIT REPORT – JUNE 30, 2025**

MOTION: Mr. Woodard moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the June 30, 2025, audit report, as presented. Mr. Grimsley supported the motion, and it was unanimously approved.

**APPROVAL OF ANNUAL REPORT**

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

**FARM LEASE FOR A & B PARTNERSHIP**

MOTION: Mr. Wilson moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the first amendment to the farm lease to include the A & B Partnership land that was purchased, as presented. Ms. Visger supported the motion, and it was unanimously approved.

**TMI COMPRESSED AIR SYSTEMS**

MOTION: Mr. Hodge moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the resolution and the notice to terminate the right of repurchase and option, as presented. Mr. Wilson supported the motion, and it was unanimously approved.

**WESTERN MICHIGAN UNIVERSITY (WMU) PRESENTATION:**

Mr. Russ Kavalhuna, President of WMU and Andy Richards, COO of Duncan Aviation gave a presentation regarding WMU’s College of Aviation expansion plans. Mr. Kavalhuna asked the board to consider collaborating by providing financial support as they actively fundraise for their expansion efforts.

**REPORTS**

Mr. Sobieralski gave an update on the following projects: I-94 North – site readiness dollars; Helmer Road application to split parcels; BASF; and the budget process/schedule.

**AIRPORT UPDATE**

Mr. Kroll gave an update on airport activities.

**BOARD MEMBER COMMENTS**

No board member comments were made.

**PUBLIC COMMENTS**

No public comments were made.

**ADJOURN MEETING**

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

There being no further business, the meeting was adjourned at 4.26 p.m.

I, \_\_\_\_\_ as a Board of Director of Battle Creek Tax Increment Finance Authority (BCTIFA) Board, certify that February 23, 2026, minutes of the Authority as stated herein were approved on May 18, 2026.