

DRAFT MINUTES
BATTLE CREEK TAX INCREMENT FINANCE AUTHORITY
Monday, August 17, 2026

At the regular meeting of the Battle Creek Tax Increment Finance Authority (BCTIFA) held on Monday, August 17, 2026, 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 Claywell, Grimsley, Par , Rosa, Visger, Wilson, Woodard, and Zimmerlin.

Absent: Hodge, Smith, and White.

Also, in attendance were: Balko, Corder, Hughes, Ignash, Jones, Pirrotta, Sobieralski, and ter Avest.

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

WELCOME OF NEW STAFF MEMBER

Board members welcomed Kristen Balko to the BCU team. Ms. Balko will be responsible for board management for BCU.

APPROVAL OF MINUTES

MOTION: Ms. Zimmerlin moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve the annual and regular meeting minutes of May 18, 2026, as presented. Ms. Visger supported the motion, and it was unanimously approved.

APPROVAL OF ASSIGNMENT AND PURCHASE OF 2275 COLUMBIA AVENUE (NOT TO EXCEED \$235,000) FROM WEST MICHIGAN LAND HOLDING

MOTION: Mr. Woodard moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve Resolution 111-2026, as presented. Mr. Grimsley supported the motion, and it was unanimously approved.

APPROVAL OF AUTHORIZATION TO ENTER INTO LETTER OF INTENT (LOI) TO SELL GLC ACREAGE ON I-94 NORTH (52-0080-00-210-0) FOR \$37,500 PER ACRE (RANGING FROM 20-30 ACRES) WITH A STRUCTURED PAYMENT PLAN

MOTION: Mr. Grimsley moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve Resolution 101-2026, as presented. Ms. Par supported the motion, and it was unanimously approved.

APPROVAL OF QUIK TRIP EXTENSION (TWO 45-DAY EXTENSIONS)

MOTION: Mr. Woodard moved that the Battle Creek Tax Increment Finance Authority Board of Directors approve two (45-day extensions) for the Quik Trip project, as presented. Ms. Visger supported the motion, and it was unanimously approved.

HELMER ROAD CONDITONAL REZONE – RATIFY PREVIOUS RESOLUTION

MOTION: Ms. Zimmerlin moved that the Battle Creek Tax Increment Finance Authority Board of Directors ratify the previous resolution from May 19, 2025, and authorizes Joseph Sobieralski as Administrator of BCTIFA to sign the conditional rezoning documents, as presented. Ms. Par supported the motion, and it was unanimously approved.

REPORTS

Staff gave an update on a previously approved Brownfield plan and working with MSHDA on matching grant dollars; the City's fall bid to pave and/or crack seal roads in the Fort Custer Industrial Park (Hill-Brady North Road, Geislinger Drive, Wayne Road, Clark Road, Fritz-Keiper Blvd., and Brydges Drive during FY 26-27) – Denso Road, Armstrong Road, and McQuiston Drive during FY 27/28; prospects looking at the Waco Building at the airport; and Hi-Lex closing in 2028.

BOARD MEMBER COMMENTS

No board member comments were made.

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. Rosa supported the motion, and it was unanimously approved.

There being no further business, the meeting was adjourned at 3:42 p.m.

I, _____ as a Board of Director of Battle Creek Tax Increment Finance Authority (BCTIFA) Board, certify that August 17, 2026, minutes of the Authority as stated herein were approved on November 16, 2026.