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## CHARTER TOWNSHIP OF BANGOR DOWNTOWN DEVELOPMENT AUTHORITY MINUTES

A regular meeting of the Charter Township of Bangor Downtown Development Authority was called by the Chairperson held on January 4, 2019, commencing at 7:45 AM, prevailing time at the offices of the Township pursuant to notice.

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Present: B. Behmlander, S. Covaleski (at 7:57 AM), C. Gignac, J. Mayes, L. Newton, K. Peil, G. Rowley and M. Thelen  
Absent: B. Rowley  
Also present: K. Wardynski and W. Darbee

The Chairperson, Mr. Newton, called the meeting to order at 7:47 AM after determining that a quorum was present by roll call.

# A

The Chairperson opened the meeting to receive public input. He noted no person desired to address the Board and went on the next order of business.

Chairperson Newton then requested acceptance of the November 5, 2018 regular meeting minutes. Mr. Peil with support of Ms. Gignac moved to approve the minutes as circulated. The motion passed seven votes in favor, zero votes against.

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The Treasurer, Ms. Wardynski, reviewed the quarterly report. The Debt Retirement & Projects Fund has a balance of \$895,001.29. The Operating Fund has pre-approved payments of \$4,777.39 for Niswander for mitigation services and a transfer of \$42,000.00 to the Authority Fund which leaves a balance of \$848,223.90 in the Debt Retirement & Projects Fund. The Authority fund has two invoices of Darbee Hammond, PC totaling \$1,920.50 which, if approved, will leave a balance of \$47,913.37 in the DDA Authority. Ms. Behmlander moved with support of Mr. Peil to receive the report of the Treasurer. The motion passed 7 votes in favor and 0 votes against. Ms. Behmlander then moved with support of Mr. Rowley to pay the bills as reviewed by the Treasurer. The motion passed 7 votes in favor and 0 votes against.

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Ms. Covaleski arrived at 7:57 AM.

A discussion followed on the issue of pass back to the various taxing units. The consensus was to pay back a portion of the funds on hand and send it with a transmittal letter outlining various projects which the DDA hopes to undertake in the future. Mr. Peil moved to pass back to the taxing units pro rata as received the sum of \$200,000.00. Ms. Gignac seconded the motion. The motion passed 8 in favor and 0 votes against.

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To continue a review of the status of the sign on Thelen Drive at Euclid the Chairperson asked Ms. Covaleski to present an update since the last meeting. Ms. Covaleski stated that Mr. Klender opined that the base is valuable but the remainder of the sign is not of any real value. Mr. Rowley stated that the owners along Shrestha Drive and/or Katalin Court have expressed a willingness to pay a yearly payment of \$200 for their names to be placed on the sign. The DDA could refurbish the sign with each business being responsible for creating their own sign for their own individual space. Ms. Covaleski will contact various sign companies for input on the cost of refurbishing/replacing the larger overall sign (above the base) and for the individual signs for each business and report her findings at the next meeting.

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The Chairperson stated that the PG Enterprises, LLC project had in fact closed prior to November 15, 2018 and the only item remaining is to monitor the progress so that it is completed pursuant to the terms of the Agreement. That is also the status of the Tri-County LLC project, that is to assure that it is completed pursuant to the terms of the Agreement. Both projects are progressing as expected. The terms of the Blake/Encompass Therapy project is not yet finalized as they had requested a time line that extended into late 2019 which was not acceptable. The Blakes questioned whether the site is within a mitigation area. When contacted Mr. Lossee of Niswander did not know as his company was not involved in the initial assessment area. He indicated he could secure the initial paperwork through the DEQ. At the request of the Chairperson, Mr. Mayes moved with support of Ms. Gignac to allow the Chairperson to proceed to secure the report through Niswander. The motion passed 8 votes in favor with 0 votes against.

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The Chairperson advised he received no report from Bay Future.

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The Chairperson passed out a draft list of various projects for an amended Development Plan and TIF Plan extension for the DDA. A discussion on that list and other various projects followed. The Chairperson suggested that members give their individual input within a couple of weeks so that the Board could have a continued discussion at the next meeting.

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The Chairperson noted that the Mr. Darbee is retiring as of January 31, 2019. Mr. Rowley stated that Scott Schisler has resigned as Trustee on the Bangor Township Board and has been appointed as attorney for the Township and would be willing to represent the DDA. The Township Trustees have received 14 applications for the vacated Trustee position, who will be interviewed, and the position appointed at the next meeting of the Board.

Mr. Mayes left the meeting at 8:45 AM.

For additional input, Mr. Rowley noted that the Township has received a notice from the Bay Area Chamber on discussions for a bridge repair or demolition within the City. He also want to know if the DDA desired for Mr. Schisler to be at the DDA meetings and to take minutes. The consensus of the DDA Board was to have him at the meetings and to take the minutes for the time being.

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The Chairperson recognized Mr. Peil who stated that Dan Whaley, who owns Diamond Ballroom on Midland Street, is interested in purchasing the Roller Rink on Euclid and had inquired of Mr. Peil if DDA funding might be available to assist in the redevelopment. As no formal inquiry or plan has been received and the Board determined that there is nothing to act upon at this time and the information was received without comment.

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The Chairperson then recognized Ms. Behmlander who stated that the entity who purchased the Target Building is interested in upgrading the building and may be interested in a format for a Development Agreement in the future. There is no

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definitive plan of occupancy of the building.

The Chairperson hearing no further request for business asked for a motion to adjourn. Mr. Peil moved with support of Ms. Gignac to adjourn the meeting at 8:54 AM. The Chairperson adjourned the meeting without further debate at 8:54 AM.

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Respectively submitted,

William H. Darbee  
Recording Secretary

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January 14, 2019 Edited

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