

**CHARTER TOWNSHIP OF BANGOR
DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES**

A regular meeting of the Charter Township of Bangor Downtown Development Authority was called by the Chairman to be held on February 6, 2017, commencing at 8:00 AM, prevailing time at the offices of the Township pursuant to notice.

Present: J. Barcia, B. Behmlander, S. Covaleski, L. Newton, J. Rivet, G. Rowley and T. Thelen
Absent: C. Gignac, D. Leitermann,
Also present: S. Bitzer, K. Wardynski, W. Darbee

The Chairman called the meeting to order at 8:00 AM after determining that a quorum was present by roll.

The Chairman noting there was no person in attendance who wanted to address the Board went on the next item on the agenda.

The Chairman requested acceptance of the November 7, 2016 regular meeting minutes. Mr. Darbee advised that just recently it was brought to his attention that the word "possible" should be added to the last full line of the first full paragraph on page 3 of the November minutes so that it would now read:

" . . . because of possible contaminants . . ."

Mr. Thelen moved acceptance of the November 7, 2016 regular minutes as modified by Mr. Darbee. Ms. Covaleski seconded the motion. The motion passed seven votes in favor, zero votes against.

The Treasurer, Ms. Wardynski, reviewed the quarterly report. The Debt Retirement & Projects Fund has after pre-approved payments to: Niswander Environmental, Tri-City Brewery Sidewalk and to the DDA Operating Fund of \$939,017.45. From the Authority Operating Fund the only payable is to Darbee Hammond, P.C. After the transfer in from the Debt Retirement & Projects Fund of \$42,000 the balance in the fund is \$43,576.14. Mr. Barcia moved with support of Mr. Rowley to authorize payment of the bills as reported by the Treasurer. The motion passed seven votes in favor, zero votes against. Mr. Thelen moved with support of Ms. Behmlander to receive the financial report of the Treasurer as presented. The motion passed seven votes in favor, zero votes against.

With no objection, the Chairman indicated that he desired to address the agenda item on pass through of funding to the last item on the agenda.

The Chairman indicated that the tractor used by the Township to plow snow and cut the grass within and without the DDA Development Area needs to be replaced and the discussion at the last meeting was that it needed to be bigger if it was to do the sidewalks adequately. Mr. Rowley filled the Board in on specifics which have occurred recently. Scott Bitzer of Bader Brothers answered questions on the 2R Series of John Deere tractors. After a discussion on the merits of the tractor, Ms. Behmlander moved with support of Mr. Newton to authorize the expenditure of up to \$52,000 to purchase the John Deere tractor to be used by the Township within the DDA Development Area for snow removal and grass cutting with any sales proceeds received for the disposition of the old tractor to go to the DDA. The motion passed seven votes in favor, zero votes against.

The Chairman indicated that the Niswander billing included meeting the requirements for marking, cutting and spraying vegetation to be removed. He indicated that since the Drain Dept bills at a lot less than Niswander personnel, that the Niswander billing in the future will be significantly less.

The Chairman returned to the obligation of the DDA to fill the S & S Lots owned by the DDA. He is aware that Mr. Morley needs to get rid of lots of dirt. Mr. Darbee advised that he has heard that in filling areas, that the top soil with the vegetation needs to be scraped back and the fill then inserted below the vegetation line. After a short discussion, the Chairman indicated he would get in touch with the State Office in charge of the fill permit and receive clarification on the issue. The Chairman also advised that the Drain Commission may be able to transport dirt from Morley for a price and use the fill for the Shrestha lots. Mr. Thelen moved with support of Ms. Behmlander to utilize the Drain Commission and pay for costs up to \$1000 of movement of clean dirt from the Morley property to fill the Shrestha lots per the fill requirement. The motion passed seven votes in favor, zero votes against.

The Chairman indicated that when the balance in the DDA account was deemed to be sufficient, that excess was passed through to the various taxing


jurisdictions. A discussion followed on the pros and cons of distributing funds to the various taxing jurisdictions. Mr. Newton moved with support of Ms. Covaleski to authorize the Treasurer to cause the sum of \$200,000.00 to be passed through to the various taxing jurisdictions. The motion passed seven votes in favor, zero votes against.

The Chairman indicated that with the resignation of the head of Bay Future, that until a new head is located that nothing much will be happening.

Mr. Barcia advised that with his election to County Executive, he believes it would be prudent to offer his resignation as a member of this DDA body. He indicated he would be offering his resignation by letter shortly. He expressed his regret at having to do so, but to avoid any issue of conflict, he would do so. Mr. Rowley on behalf of the Board indicated that the Board would regretfully accept his resignation.

The Chairman hearing no further request for business, adjourned the meeting at 9:04 AM.

Respectfully submitted,



William H. Darbee
Recording Secretary