

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 February 1, 2019, commencing at 7:45 AM, prevailing time at the offices of the Township pursuant to notice.

Present: L. Newton, G. Rowley, M. Thelen, S. Covaleski, C. Cignac,
J. Mayes, B. Rowley (8:02 AM)

Absent: K. Peil, B. Behmlander

Also Present: S. Schisler and T. Keyes

The Chairperson, Mr. Newton, called the meeting to order at 7:50 AM after determining that a quorum was present by roll call.

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

Chairperson Newton then requested acceptance of the January 4, 2019 regular meeting minutes. Ms. Covaleski with the support of Mr. Mayes moved to approve the minutes as circulated. The motion passed six votes in favor, zero votes against.

The Chairperson next solicited the Treasurer's Report. Mr. Rowley indicated that there was an illness in the Treasurer's family and that this matter should be deferred until the end of the meeting when the Bangor Township Deputy Treasurer would be present. At this point it was determined that Agenda Items 6. Treasurer's Report, 7. Payment of Bills, and 8. DDA Budget would be taken up at the end of the meeting.

Ms. Rowley arrived at 8:02 AM

Continuing 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 the only estimate received thus far is SignTec. She indicated that she expects at

least one additional bid from Sign Image by the next meeting. The Chairperson questioned who pays the electric bill for the sign. Mr. Rowley indicated that he would check with the Treasurer prior to the next meeting. There was also a general discussion of the setback of the sign.

The Chairperson noted that there was nothing new to report on the PG Enterprises, LLC project, and things were proceeding as normal. Tri-County LLC progress was updated by Mr. Rowley. He indicated that there were some last minute issues before they could be granted their occupancy permit and that it was hopeful these things would be able to be completed prior to February 4, 2019, when they were hoping to be open and seeing patients. The Blake/Encompass Therapy project went to the Zoning Board of Appeals and the necessary variances were granted at the last meeting.

The Chairperson then recognized Trevor Keyes of Bay Future for an update. Mr. Keyes began by discussing the fact that they outperformed all of the goals set in 2016. He indicated that the goal was for 600 jobs and in fact 720 jobs had been created. The new investment goal of \$300,000.00 actually came in at over \$400,000.00, and the average wage goal of \$19.25 per hour came in at \$19.50 per hour. Bay Future is now focused on the new plan which will be for a slightly longer time period and run from 2019-2023. The new strategic plan was finalized at the January 24, 2019 meeting. He indicated that there is a potential developer interested in Metro-Skate. He indicated that there had been discussions with County Executive James Barcia about the asset that various DDAs can be to the County. Finally, it was requested by the Chairperson, that there be a Bio and photo of the Bangor DDA in the next Bay Future newsletter.

The Chairperson indicated that an email regarding the Wetland Mitigation Site Management had been sent out the morning of the meeting.

The Chairperson then began discussion of the future of the DDA. He reported about a meeting held with the Chairperson, Mr. Rowley and James Barcia. Both the Chairperson and Mr. Rowley were encouraged by the meeting. The only issue seemed to be why there are some residential properties in the current zone. The Chairperson asked Mr. Schisler to do research on what the law requires to expand or change the current Downtown Development Area and whether the Zone must be contiguous. Mr. Schisler agreed to report on this issue at the next meeting.

A general discussion was then had on various potential new project ideas. The potential for street lights on Shrestha and Thelen Drives was discussed. It was agreed that this should be investigated. Mr. Mayes indicated that Consumers may be able to assist in this potential project. There was next a discussion on completing the sidewalks on Shrestha Drive, and a brief discussion of the sign on Wilder Rd. Ms.

Covaleski then discussed a program where the DDA matches and then exceeds investment for property owners who want to make an investment in their property.

The Chairperson then discussed the Pass Through Presentation to the County. A last month's meeting the Pass Through was approved. The Chairperson solicited opinion on whether he should attend the County Board meeting to present a check.

The Chairperson then moved on to any other business. The Chairperson indicated that he also had some discussions with the potential investor for Metro Skate. He indicated that it was very early and it was unknown if this will go through but was encouraged by the possibility. Mr. Rowley was asked about a tenant for the Target Building. He indicated that he anticipates a fall start up for the new tenant.

The Chairperson then asked Mr. Rowley if the Deputy Treasurer would be addressing the items previously deferred. Mr. Rowley indicated that there would be nothing presented and that the Treasurer would send out any necessary reports.

The Chairperson hearing no further request for business asked for a motion to adjourn. Ms. Cignac moved with support of Mr. Thelen to adjourn the meeting at 8:51 AM. The Chairperson adjourned the meeting without further debate at 8:51 AM.

Scott A. Schisler

Recording Secretary

A handwritten signature in black ink, appearing to be 'S. Schisler', written over the printed name and title.