

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 5, 2018, commencing at 8:00 AM, prevailing time at the offices of the Township pursuant to notice.

Present: B. Behmlander, S. Covaleski, C. Gignac, L. Newton, J. Rivet, B. Rowley (at 8:04 AM), G. Rowley
Absent: J. Mayes and T. Thelen
Also present: D. Stern, T. Keyes, R. Tarrant, K. Wardynski and W. Darbee

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

The Chairman noted no persons were present who wanted to address the Board.

The Chairman requested acceptance of the November 6, 2017 regular meeting minutes. The Chair noted that the age of the sign on the second page end of third paragraph should be 20 and not 30 years. With that change, Mr. Newton moved acceptance of the November 6, 2016 regular minutes as otherwise circulated. Mr. Rowley seconded the motion. The motion passed six votes in favor, zero votes against.

Ms. B. Rowley arrived at 8:04 AM.

The Treasurer, Ms. Wardynski, reviewed the quarterly report. The Debt Retirement & Projects Fund has, after pre-approved payments of \$7,340.17 to Bader Bros and the transfer to the Authority Operating Account in the sum of \$42,000.00, a balance of \$744,701.94. The Operating Fund has, after payment of invoices for 2017 fees to Darbee Hammond, PC of \$885.50 will leave a balance of \$5,130.67 in the Fund to carry over into 2018 which including the 2018 the \$42,000.00 received from the Debt Retirement & Projects Fund leaves a balance of \$47,004.17. Mr. Newton moved with support of Mr. Rowley to approve payments as reported. The motion passed 7 in favor and 0 votes against.

Ms. Behmlander then moved with support of Ms. Covaleski to accept the report

of the Treasurer as of February 5, 2018. The motion passed 7 in favor and 0 votes against.

The Treasurer then stated that no changes need to be made to the 2018 budget since adoption at the last meeting.

The Chairman indicated that the Euclid Sign status will be on each agenda as sooner or later the Board will need to address it

The Chairman noted that a Development Agreement as modified by Mr. Lesinski is in the process of being reviewed. At this point it is the obligation of the DDA to fill a portion of those lots but not to make it construction ready as the changes to the Development Agreement suggests. Once that point is clarified it likely will be in a position to approve the Agreement.

The Chairman stated that the Agreement with David Krebs concerning Lot 13 is also progressing and again should be in a position to be accepted shortly.

The Chairman then asked for authority to approve his executing both Agreements upon approval of himself and the attorney. Ms. Covaleski moved with support of Ms. Rowley to authorize the execution of the documents by the Chairman when approved by the Chairman and attorney. The motion passed 7 in favor and 0 votes against.

The Chairman asked Ms. Behmlander to introduce Daniel Stern one of the owners of the Town Center. He outlined his viewpoint on the future of the Town Center. He indicated there is an interest in the former Target space. He stated that some of the tenants may be filing bankruptcy shortly but is hopeful and believes that they will be continuing in business at their current sites in the future. Mr. Rowley stated that he spoke with the potential tenant which Mr. Stern indicated is interested in the Target space and he believes that it is very likely to occur. Mr. Stern spoke of using an area of the Town Center for benefits and fund raisers as it attracts foot traffic to the Town Center and the surrounding area. The Chairman spoke of revitalization of existing businesses versus the prior concept of new development because of the change of business format in retail. Mr. Rowley believes that the potential tenant may be coming to the DDA

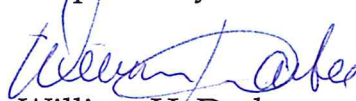
for up to \$75,000 of assistance. Mr. Stern stated that Lormax-Stern is selling the building for a very reasonable price with the sole purpose of securing a tenant for the vacant Target space. Mr. Stern noted that their business has expended around \$7,000,000 over the years to assist potential tenants. He also noted that the three past requests were for site specific projects. At this point there is currently no large project wherein the Town Center might be asking the DDA for assistance in making a development occur. Should Younkers fail and close down, then the request may change. The discussion continued on how the DDA might change criteria by assisting in bringing potential clients to the DDA, including the Town Center, since retail business as it has been described in the past is rapidly changing.

The Chairman stated that the mitigation site needs very little work and the reports have been submitted to MDNR as per requirement. The Chair stated that required work under the DEQ fill permit at the site can be completed by the Drain Commission for around \$200. Ms. Rowley with support of Ms. Covaleski moved to allow the Chairman to expend the estimated cost so that the work can be completed by the Drain Commission staff. The motion passed 7 in favor and 0 votes against.

Bay Futures President Trevor Keyes reports on business activities of that organization. Mr. Rowley suggested that Bay Futures should update the commissioned report completed through Bay Futures a couple of years prior on the viability of the DDA and the area of Bay County in general completed a couple of years ago.

The Chairman hearing no further request for business, adjourned the meeting without further debate at 9:13 AM.

Respectively submitted,



William H. Darbee
Recording Secretary