

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

A meeting of the Charter Township of Bangor Downtown Development Authority was called by the Chairperson held on March 6, 2020, commencing at 8:03 AM, prevailing time at the offices of the Township pursuant to notice.

Present: L. Newton, G. Rowley, S. Covaleski,, M. Thelen

B. Behmlander, K. Peil, C. Gignac

Absent: B. Rowley, J. Mayes

Also Present: K. Wardynski, J. Ebel, T. Keyes

The regular meeting was called to order at 8:03 by the Chairperson, having determined that a quorum was present following a roll call.

The Chairperson, Mr. Newton, opened the public meeting to order at 8:04 AM. No one from the Public wishing to be heard the public meeting was closed at 8:05 AM.

Chairperson Newton then introduced the January 10, 2019 regular meeting minutes. Upon examination, some changes were discussed. The first change was to modify the spelling of Mr. Peil's last name. The second change was to add "taxing entities." to the end of a sentence in the 4<sup>th</sup> paragraph. The last change was to modify the sentence relating to Delta College to state that they wish to be a "good" community member and a partner in our progress. Ms. Behmlander made a motion to accept the minutes as amended, the motion passed seven votes in favor, zero votes against.

A discussion was held on the future of the DDA. The discussion consisted of two primary topics. The first topic reviewed was an update on cash position and cash flow forecast. The Chairperson reviewed the 2020 cashflow forecast, and discussed the pass-through of funds back to the taxing entities. The second topic reviewed was an update on the Bay Metro opt-out status. A discussion was held regarding prior discussions between Bay Metro and the DDA. The Chairperson discussed how the DDA has always had, and needs to continue to be a good community partner. The

Chairperson stated that he was going to speak with Attorney Schisler to confirm what his last conversation was with Bay Metro and the opt-out agreement, then attempt to discuss the situation with a representative of Bay Metro to clarify their position. To that end, a discussion was held regarding the opt-out agreement and whether there was an amount that Bay Metro would settle for. B. Behmlander made a motion to approve the Chairperson to offer up to \$25,000 to Bay Metro for their portion of the TIF assessment. The motion passed with six votes in favor and one vote against the motion.

Next a discussion was held on Capital Projects within the DDA District. The first item was a discussion on a proposed letter to the neighbors in the DDA to discuss the future of the DDA and future items relating to signs, sidewalks, and street lights. The DDA chose to attempt to send a letter referencing a DDA community meeting to be held on April 17<sup>th</sup>, 2020 at Tri-City Brewing from 12:30-2:00. Along with proposing that date, B. Behmlander made a motion to approve the expenditure of up to \$250 for food and non-alcoholic beverages. The motion passed unanimously, with K. Peil abstaining from the vote.

A general discussion was held recapping the tour of the DDA on February 28<sup>th</sup>. The Chairperson stated that it was nice to have everyone together at the same time to visit the district. During this discussion, Mr. Rowley stated that he was going to reach out to the owner of the former K-Mart building to discuss any future plans for the property.

The Chairperson commented that Bay Future was originally looking to present at a previous meeting, but it was decided to defer the presentation because of the prior meeting's heavy agenda. Mr. Keyes gave an update on their capital campaign and the potential wrap-up in the next month or so. Bay Future just hired an additional staff member, who was introduced to the group at the tour. Statistics were also provided to the group regarding the value Bay Future has added to the community since the last campaign three years ago. Mr. Keyes discussed the DDA's past contributions and entertained questions regarding Bay Future's existing expectations for contributions. Mr. Keyes excused himself at this point to allow the group to discuss this topic without his presence. A comment was made whether the DDA should be looking to commit to a multi-year contribution at this time, with the potential funding changes. G. Rowley made a motion to commit to a \$20,000 contribution for this upcoming year, and revisit future contributions on a year-to-year basis to ensure proper funding continues. The motion passed unanimously.

Ms. Wardynski then gave the treasurer's report and presented a revised budget. Ms. Wardynski then provided handouts with revenue information. A motion to approve the Treasurer's report was made by S. Covaleski. The motion passed unanimously.

The Chairperson hearing no further request for business asked for a motion to adjourn. Ms. Behmlander made a motion to adjourn, passing unanimously. The Chairperson adjourned the meeting without further debate at 9:15 AM.

Justin D. Ebel

Recording Secretary