

MARCH 10, 2023
CHARTER TOWNSHIP OF BANGOR
DOWNTOWN DEVELOPMENT AUTHORITY
SPECIAL MEETING MINUTES

The meeting was called to order at 8:00am by the Chairman on March 10, 2023.

The Chairman invited public comment and there was no one from the public that addressed the Board and therefore the official meeting was called to order and rollcall was obtained with:

Present: Glenn Rowley, Mike Thelen, Dr. Lee Newton, Cristen Gignac, Sandra Covaleski, Barb Behmlander, Jeff Mayes, and Kevin Peil.

Absent: Brenda Rowley

Also present: Richard C. Sheppard and Karie Wardynski

Motion by Glenn Rowley supported by Barb Behmlander to approve the November 18, 2022 minutes as circulated. Voice vote was given with unanimous approval to approve the minutes.

The Chair then went out of order of the agenda going next to Development projects commencing with project 8(a): Tri-City Brewing – asking request for extension.

Mr. Peil explained that while we have an agreement that he would have the proposed addition to Tri-City Brewing completed by the end of April, 2023, there is no way with difficulty between contractor, building supplies, architect, and engineer that the extension can be completed by then.

Motion was made by Barb Behmlander and second by Sandra Covaleski to extend the completion date for the renovation at Tri-City Brewing to December 31, 2023.

Roll call vote: yes – Barb Behmlander, Jeff Mayes, Mike Thelen, Sandra Covaleski, Cristen Gignac, Glenn Rowley, Dr. Lee Newton.

Absent: Brenda Rowley.

Abstain: Keven Peil, Motion carried.

There has been discussion about the cost having increased for the Tri-City Brewing expansion and/or renovations from an original estimate of \$191,000 to a current estimate of \$275,000. The cost of the project having escalated by approximately 40% and the Downtown Development Authority having committed \$40,000 to this project, it was questioned whether the \$40,000 could be increased by 40% to offset construction costs due to the delay of the Engineer and Architect

coming to a final renovation agreement and having the cost of materials and labor increase due to Covid over the last year or so.

General consensus was that the minutes from the original application be reviewed and that there be an effort to break down what was approved as the \$40,000 amount and see if those costs have gone up greater than 40%, exactly 40%, or less than 40% so that the Board can make an informed decision.

Motion by Barb Behmlander supported by Sandra Covaleski to table consideration until the May meeting to review the original application verses the per item cost now to accomplish the same construction.

Voice vote and all present voted to table consideration until the May meeting as outlined above with the exception of Kevin Peil who had abstained and Brenda Rowley who was absent.

Item 8(b): Planet Fitness update. There was discussion that Planet Fitness would be moving into the new area even though construction had been delayed and the cost had been increased. However, all the outside work appears to be nearing completion and the projected opening for the new store in its new location was March 17, 2023. There were no additional requests from the DDA. The DDA, having fulfilled its obligations under the Development Agreement having made its payment.

Item 8(c): Informational from the Chairman, Dr. Newton, that he had received a letter from a Denver Real Estate Firm representing someone who wish to locate an auto repair facility in the DDA area. Dr. Newton declined to repurpose his building for an auto repair facility but had suggested to the Real Estate Developer that Kmart might be an appropriate location. There was general discussion among Board members that Kmart might not be for sale but wants to be broken into three (3) component parts for lease only.

Returning back to the Treasurer's report, items 5, 6, 7 were taken out of order. There was motion by Cristen Gignac and seconded by Mike Thelen to make the budget adjustment as suggested by the treasurer to transfer from fund balance \$52,081 from the restricted account for purposes of expenditures to bring the contracted services balance from \$34,800 to \$86,881.

Roll call vote: yes – Barb Behmlander, Jeff Mayes, Kevin Peil, Mike Thelen, Sandra Covaleski, Cristen Gignac, Glenn Rowley, Dr. Lee Newton.

Absent: Brenda Rowley.

Motion by Barb Behmlander and seconded by Sandra Covaleski to pay all the bills submitted.

Roll call vote: yes – Barb Behmlander, Jeff Mayes, Kevin Peil, Mike Thelen, Sandra Covaleski, Cristen Gignac, Glenn Rowley, Dr. Lee Newton.

Absent: Brenda Rowley.

Item 9 under the agenda was discussion of Niswander Environmental. It was generally determined that EGLE would not allow an early out and that Niswander has given general projections as to the cost of completing an environmental review of the mitigation area. Dr. Newton indicated that he has been to the property on at least two (2) occasions for purposes of asking EGLE if they would grant some relief from the 10 year requirement which they will not and therefore with only 2+ years left, in the 10 year commitment to convert this to a wetland, it was generally understood and reported that there would be no additional request of EGLE.

Item 10: None were discussed.

Item 11: Business after hours for July 20, 2023, was discussed with some of the costs from the committee for using Brann's shared by the committee. There was some discussion whether more or less hor d'oeuvres or appetizers should be included at the Business After Hours. Mr. Piel indicated that when they normally host an event like this, they can get by without having it "catered" but under his licensure he is allowed to do hotdogs, brats, etc with a bag of chips for individual consumption so long as it is not for sale.

Dr. Newton volunteered to solicit from the Bay Area Chamber the typical summer attendance and the matter was tabled until the May meeting for final decision on what type of catering would occur at the July Business After Hours.

Item 12: General discussion about what other DDAs are doing. For example, there was some discussion that Detroit's DDA created a fund for more affordable housing. Frankenmuth DDA did lots of different incentives to attract events, festivals, and growth. There was discussion about web pages and literature that was available, and they could all acquaint themselves with what was being done by other DDAs. Glenn Rowley brought up the Façade Program improvement with Bay Future as a potential option again, as previously introduced by Cristen Gignac.

There being no other discussions since Mr. Keyes was not in attendance to discuss Bay Future.

Motion made by Sandra Covaleski and seconded by Cristen Gignac to adjourn at 8:41am.

Motion unanimously carried.

Richard C. Sheppard
Recording Secretary