

MARCH 11, 2022
CHARTER TOWNSHIP OF BANGOR
DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES

Present were Brenda Rowley, Dr. Lee Newton, Kevin Peil, Cristen Gignac, Jeff Mayes, Mike Thelen and Barb Behmlander.

Absent: Glen Rowley and Sandy Covaleski

Also present Richard C. Sheppard and Trevor Keyes

The meeting was called to order at 8:02 a.m. by the Chairman.

The Chairman invited public comment and there was no one from the public that addressed the Board and public comment closed at approximately 8:02 a.m.

Roll call was taken as reflected above. Although B. Rowley did not enter the meeting until roll call was obtained.

Motion was made by Mike Thelen, seconded by Kevin Peil to approve the Minutes of the January 14, 2022, with the correction that Mr. Peil's name that had been misspelled in the body of the Minutes be corrected. Voice vote was obtained and the unanimous approval of the Minutes as corrected.

Dr. Newton indicated that all had received a treasurer's report and bill statement from the Township Treasurer pursuant to email. Since she could not be in attendance, he asked if there were any questions, which there were none. It was thereafter moved by Barb Behmlander and supported by Mike Thelen to accept the treasurer's report and approve the payment of bills as outlined in the treasurer's quarterly statement. Roll call taken and everyone approved and no one objected. Absent Glen Rowley and Sandra Covaleski.

Request for assistance in development. Mr. Peil on behalf of Tri City Brewing presented his request that he was attempting to create an outdoor glass enclosure for year round utilization to expand his business. In an effort to complete the construction of this, he would put in concrete which would be an ADA approved walkway under the entire 1,200 sq foot structure, as well as removing the existing gravel which is non ADA compliant and putting 3 sides of windows/walls that would be movable to allow for access being ADA compliant from each of the 3 directions. This would leave only the existing business wall, which is the north wall of the business and the south wall of the enclosure standing as is. There would be a roof and heaters above and it would be capable of being used in inclement and variable weather.

There was discussion that Mr. Peil, together with the attorney and Dr. Newton had spent considerable time over the last several weeks, numerous emails back and forth reviewing what was capable of being funded by the DDA and what requirements or parameters there might be.

Motion was made by Barb Behmlander to approve the development as requested with a maximum of \$75,000 to be contributed by the DDA and it would be for the purposes of reimbursing Tri City Brewing for public facilities or life safety facilities or ADA facilities. Seconded by Jeff Mayes.

There is much discussion about previous requests for assistance had been capped at 5% of the total cost, some of it was capped by the developer and there had not been many previous requests for assistance that had this much “public facility” to it. The Board in general discussion had a concern about setting a precedent by agreeing to fund more than one-third but less than half of an expansion. The Board was well aware that based upon the attorney’s opinion however, an improvement to a building within the DDA district could be supported by the Board of Directors even if it was not exclusively for public improvement.

Again, there was much discussion and comments by some of the Board members. However, there seemed no one in disagreement with the proposal, it was only the amount of money. An amendment was offered and accepted by the movant Barb Behmlander and seconded by Jeff Mayes that the same terms and conditions to wit: the reimbursement to the applicant would only be made for public improvements on invoices that are submitted by the architect or building official to demonstrate that these are in fact public improvements and the maximum available for reimbursement to the applicant was \$40,000.

In the event that costs overruns and inflation cause the estimates to be invalid, an amendment to this agreement might be had. Secondly, this agreement was to be reduced to writing by the attorney and a development agreement to be executed by Mr. Peil and Dr. Newton.

Roll call taken and everyone approved and no one objected. Absent Glen Rowley and Sandra Covaleski. Abstain Kevin Peil due to conflict of interest.

Under Item 7b, Additional Development, Barb Behmlander indicated that Planet Fitness located in the Bay City Towne Center is likely going to seek to move within the Towne Center and expand its facilities to almost double if not more its current size. This relocation and renovation would result in the removal of multiple walls including restrooms and perhaps provide entryways directly into Planet Fitness. Based upon recent discussions regarding assistance and development, Barb Behmlander was indicating that the Board may be in receipt of these prints and applications by the next meeting.

Item 8 was the Niswander Environmental and Dr. Newton indicated that he had sent a very lengthy email, including an 18 page recap by Niswander and there was no other item to report.

Item 9 being Capital Projects, there was no update afforded.

Item 10a dealing with park benches which had previously been discussed. Dr. Newton sought a volunteer to assist Supervisor Rowley in working on an inventory of existing benches in the DDA, cost of replacement, the projected life and replacement of these benches. The Supervisor commented several months ago that there were park benches made from recycled material that would weather the elements better than wooden and painted benches and this would be an attractive addition to the Downtown Development area. Brenda Rowley agreed that she would assist Supervisor Rowley in coming up with an inventory list and projected time of replacement of all of the park benches in the DDA district.

Item 10b dealing with the Kmart site information was information received by Dr. Newton offering the Kmart building for sale as well a potential for out lot splits. He contacted the realtor in charge of the facility who was receptive to the fact that the DDA may offer assistance with developments if there was interest to purchase the Kmart building.

Item 11 was a report from Trevor Keys from Bay Future. It was an in depth and lengthy report but in summary Mr. Keyes indicated that the American Rescue Plan Act had funds directed to Bay Future to help provide assistance to businesses that had been effected by COVID. He also indicated that if those individuals had not yet signed up for the Bay Future newsletter they should do so on their webpage to get correspondence from Mr. Keyes and updates on a regular basis. The County had approved a request from Bay Future for expenditure of ARPA funds for small business relief and to provide a consultant for businesses and to undertake a talent attraction and retention intuitive. He also invited everyone to the annual meeting which is going to be held at the Doubletree on April 20, 2022. After the report, there was much discussion about the need for the talent attraction and retention. There was general consensus that this would be a good development but no one had a specific idea how to retain the talent even the “home grown” talent that graduates from within the area of the Great Lakes Bay Region.

The meeting was thereafter adjourned at 9:13 am.

Richard C. Sheppard
Recording Secretary