

**JUNE 10, 2022**  
**CHARTER TOWNSHIP OF BANGOR**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**SPECIAL MEETING MINUTES**

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

Absent: Sandra Covaleski

Also present Richard C. Sheppard, Karl Zarbo of Lormax Stern and Kari Wardynski

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.

Motion was made by Behmlander and seconded by G. Rowley to approve the May 13, 2022 Minutes as corrected. Voice vote was obtained and unanimous to approve the corrected Minutes.

Item 4, the treasurer gave a financial status report and statistics indicating that there was currently slightly more than \$498,000 in all accounts, which gets the DDA below the \$500,000 retention level. There were no payments made to the prior Business Development Grant entered into with Tri City Brewing. That grant was approximately \$40,000 and the income to the DDA in the next tax year (2023) will approximate \$80,000. No action is necessary on this report.

Item 5 was the Bay City Town Center. There had been an email from one of the Board Members given to the Chairman that a subsidy of \$60,000 might be okay since it seems to be consistent with most of our prior development requests of 5% of the total project. Board Member Thelen commented that we had stayed away from percentages since we do not want to be locked into any fixed percentage. This is especially true in the last development request granted by the Board.

The Chairman obtained a straw vote from the Members present and there was a consensus that none of the Members wish to not assist in this project. Similarly, none of the Members wish to have the DDA undertake the \$1.2 million dollar cost and do all of the project. Therefore, there was a discussion generally centered between granting development assistance in the vicinity of \$60,000 to \$120,000. It appeared that all of those sums could be justified in an effort to continue to have redevelopment of the Bay City Town Center and to allow for the \$41,000 ADA

compliant concrete entryway to be installed directly from the outside as well as have the fire projection of \$43,000 be underwritten by the DDA. Lastly, there would be additional funds expended for ADA complaint restroom facilities, which would not be included specifically in this amount.

It was motioned by B. Rowley to contribute up to \$84,000 for the project based upon the request of the Bay City Town Center with a similar development agreement to be executed by both the applicant and the Board Chairman. This motion was seconded by G. Rowley. Roll call: yes - Brenda Rowley, Dr. Lee Newton, Kevin Peil, Cristen Gignac, Glen Rowley, Jeff Mayes and Mike Thelen; No objections; absent Sandra Covaleski; and abstain Barb Behmlander.

Item 7, other business. Dr. Newton advise the Board that he had gone to the mitigation site with the representative of Niswander and four (4) representatives of EGLE. The EGLE individuals were impressed with the mitigation that has been accomplished to date, although they do not make the decision and they will share their observations with the ultimate decision maker.

Motion by G. Rowley to adjourn, supported by Behamlander. Meeting adjourned at approximately 8:33 am.

Richard C. Sheppard  
Recording Secretary

Approved September 9, 2022