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OCT 11 2018

CHARTER TOWNSHIP OF BANGOR  
DOWNTOWN DEVELOPMENT AUTHORITY MINUTES

BANGOR TOWNSHIP  
TREASURER'S OFFICE

A regular meeting of the Charter Township of Bangor Downtown Development Authority was called by the Chair to be held on August 6, 2018, commencing at 8:00 AM, prevailing time at the offices of the Township pursuant to notice.

Present: B. Behmlander, S. Covaleski, C. Gignac, J. Mayes L. Newton,  
Rowley, G. Rowley  
Absent: K. Peil and T. Thelen  
Also present: K. Wardynski, T. Keyes and W. Darbee

The Chairperson, Mr. Newton, called the meeting to order at 8:00 AM after determining that a quorum was present by roll call.

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

Chairperson Newton requested acceptance of the May 7, 2018 regular meeting minutes and the June 1, 2018 special meeting minutes. Mr. Mayes moved acceptance of the May 7, 2018 regular minutes as circulated. Ms. Rowley seconded the motion. The motion passed seven votes in favor, zero votes against. Mr. Rowley moved acceptance of the June 1, 2018 special minutes as circulated. Ms. Behmlander seconded the motion. The motion passed seven votes in favor, zero votes against.

The Treasurer, Ms. Wardynski, reviewed the quarterly report. She noted that attorney fees are over budget and need to transfer \$8,500.00 into the account from the Debt Retirement & Projects Fund. Mr. Mayes moved with support of Ms. Gignac to authorize the transfer. The Chairperson called for a vote on the motion and it passed seven votes to none. The Debt Retirement & Projects Fund has, after transfer of the \$8,500 a balance of \$889,388.88. The Operating Fund has pre-approved payments of \$2,100 to Weinlander Fitzhugh for the audit and an invoice of Darbee Hammond, PC of \$2,721.25 which will leave a balance of \$12,642.98 in the DDA Authority Fund. Ms. Rowley questioned why the amount is over budget. The Treasurer noted that there have been two Development

Agreements and a review of the 2019 DDA act which cause the overage. Ms. Rowley moved with support of Ms. Behmlander receive the report of the Treasurer including the payment of the non-recurring expenses. The motion passed seven in favor and 0 votes against.

The Chairperson brought up Losee billing for his work on the mitigation project in the sum of \$1,019.57. The Chairperson also indicated he has an invoice from the Bay Chamber of Commerce for yearly dues of \$300. Invoice dated June 1. A discussion followed on the pros and cons of membership in the Chamber. After discussion it was moved by Ms. Behmlander with support of Ms. Gignac to pay bills of Losee and the Chamber. The motion passed seven votes in favor and none opposed.

The Chairperson brought up the status of the Euclid sign. ~~Ms. Rowley stated she looked at the sign and believes the Thelen offer of an annual payment of \$1,000 should be accepted.~~ A general discussion followed on the feasibility of keeping the sign, removing the sign and leasing or selling the sign. Mr. Rowley moved to postpone decision on sale/lease/destruction/sale of the sign indefinitely. Ms. Covaleski supported. Mr. Mayes requested a friendly amendment to the Motion to have the Supervisor follow up both Mr. Peil and Mr. Thelen on their interest in the sign and for him to report his discussion with each at the next DDA meeting. Both Ms. Covaleski and Mr. Rowley accepted the amendment to the motion. There was no more discussion on the motion and it passed seven votes in favor with no votes against.

The Chair then asked Mr. Darbee to review the status of the Development Agreements with PG Enterprises, LLC (Krebs) concerning Lot 13 and the Development Agreement with Tri County, LLC (Lesneski). He noted both have been signed although he has, after four requests, not yet received an actual signed copy from Tri County LLC. He is not aware of the status of review by the Planning Commission. The Chairperson stated that progress on the construction



of the Tri County LLC project is well under way. After further discussion it was decided to have the Supervisor contact Mr. Lesneski about securing a signed copy of the Agreement as no progress has been forthcoming from through Mr. Darbee and the attorney for the Developer.

The Chair has asked Mr. Keyes to update the Board on Bay Future status which he proceeded to do:

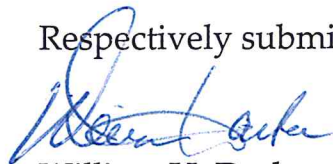
Mr. Mayes had to excuse himself from the meeting 8:45

The Chair indicated that the mitigation of the wetlands site is on schedule. A question arose about the possibility of asking the DEQ to allow the DDA to terminate overview of the site.

The Chairperson has forwarded notes on the work session and suggests another work session for September. Mr. Keyes was asked to followup on contacting other DDAs for information which would be informative to the DDA Board as well as whom might act as a consultant to assist the DDA in the creation of an updated Development Plan and TIF Plan. Because of uncertainty on the future, a further discussion on the budget will set for the next meeting.

The Chairperson heard no further request for business. Ms. Behmlander then moved with support of Ms. Gignac to adjourn the meeting at 9:14. The Chair adjourned the meeting without further debate at 9:14 AM.

Respectively submitted,



William H. Darbee  
Recording Secretary

\* Deleted by Motion, Second and passed at October 5, 2018 special meeting