

SEPTEMBER 9, 2022
CHARTER TOWNSHIP OF BANGOR
DOWNTOWN DEVELOPMENT AUTHORITY
MEETING MINUTES

Present were Brenda Rowley, Dr. Lee Newton, Cristen Gignac, Sandara Covaleski, Jeff Mayes, and Barb Behmlander.

Absent: Kevin Peil, Glenn Rowley and Mike Thelen

Also present Richard C. Sheppard, Trevor Keyes and Karie Wardynski

The meeting was called to order at 8:05 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 8:05 a.m.

Roll call was taken as reflected above.

Motion was made by Barb Behmlander and seconded by Cristen Gignac to approve the June 10, 2022 Minutes as corrected. Voice vote was obtained and unanimous to approve the corrected Minutes.

Item 5, the treasurer gave a financial status report as to where we stood verses the budget and the expenditure of funds obligated by two recent development agreements. Motion by Barb Behmlander and seconded by Cristen Gignac to approve the Treasurers Report and pay the bills. Roll call: yes - Brenda Rowley, Dr. Lee Newton, Cristen Gignac, Jeff Mayes, Sandra Covaleski and Barb Behmlander; absent Glenn Rowley, Kevin Peil, and Mike Thelen; no – none. Motion passed.

Item 7a was discussion regarding the development agreement with Tri City Brewing. Mr. Peil had been contacted by the Chairman and updated the Chair that the engineering and architecture portion of this project is taking far longer than expected. However, they still contemplate commencing construction by the end of the year and hopefully the costs will be in an area as originally estimated, for the development agreement with the DDA.

Item 7b the Bay City Town Center has met and they have executed the development agreement. Dr. Lee Newton inspected the construction to date and was impressed with the manner of construction and it is generally believed that they might have the entire project completed by November 15, 2022 and will be seeking a draw, if not total payment of their funds pursuant to the development agreement.

Item 7c there was some discussion about seeking out Kohls retail shops to locate in the DDA area or at least the Bay County area. This is predicated upon Barb Behmlander reading an article in a magazine entitled Retail and Restaurants that Kohls was looking to add smaller stores throughout the year. While she was informed they may not be actively looking in the Bay City market, this might be a prime opportunity for the DDA to promote their development assistance information to bigger chains. It was the consensus of the committee that Dr. Lee Newton and Sandra Covaleski would work on some additional informational portfolio or pamphlet that could be disseminated to some corporate entities that might be looking to expand that could inform the target businesses of the opportunities available through with DDA's assistance.

Item 7d there as some discussion about the County Commission having had discussions with the DDA whether the DDA would be willing to contribute to the improvements of the Civic Arena. The County Commission was essentially informed that the Civic Area did not really fall within the strategic planning of the DDA and they did not think they would be interested in contributing to that project.

Item 8 the Niswander environmental was updated, based upon a letter recently received by Dr. Lee Newton from Niswander that indicated that it had conversation with EGLE who indicated that the ten (10) year mitigation plan should be maintained, which would not allow the DDA to escape the \$10,000 per year estimated cost for the next three (3) years. The project should be completed in 2025 and the state entity desired more plants be planted and otherwise Niswander and the DDA maintain the course.

Question was had as to who had legal title to the property and Dr. Lee Newton was going to attempt to obtain an answer to that question.

Item 9a park bench committee has met within the last month and agreed on the style of park benches that they will recommend, which will be all recycled and sustainable materials. They would remove the metal park benches, offering those to the Town Center for recycling/rehabilitation/reuse at the Town Center's expense. Therefore, motion by Brenda Rowley, supported by Barb Behmlander that the DDA buy nine park benches as was recommended by the park bench committee at a cost not to exceed \$12,000 with sustainable material. The \$12,000 estimate is to include a new concrete pad for a ninth park bench and replacement of the original eight (8) park benches that will be removed. Roll call: yes - Brenda Rowley, Dr. Lee Newton, Cristen Gignac, Jeff Mayes, Sandra Covaleski and Barb Behmlander; absent Glenn Rowley, Kevin Peil, and Mike Thelen; no - none. Motion passed.

Item 10, other business, there was none.

Item 11, Trevor Keyes of Bay Future provided his report regarding the Bay Future activities within the past few months. Mr. Keyes reported on the successful ribbon cutting for SK Siltron which was believed to be the largest ever investment in Bay County at over \$300 million dollars for development costs and 150 good paying jobs.

Item 11b the Bay County Small Business Grant program was progressing and drawing to a conclusion, having disseminated approximately \$1 million dollars to over 150 small businesses based upon the ARPA money funded by the County.

Item 11c the Talent Attraction and Retention Initiative was in full swing.

Item 11d Bay County Small Business Consulting Center is almost done with County Attorney Kevin Kilby drawing up various contracts to have a consultant sign and the consultant will help those with effects of the COVID pandemic.

Item 11e the Going Pro Talent fund was going to host at Bay Future with the assistance of Michigan Works an education seminar that would encourage those that are seeking qualified employees to submit application to the Going Pro fund.

Item 11f the Consult Connection matches site selection individuals to those that can try to show where and what properties are available and that continues to be utilized based upon contacts from those within Bay Future.

There was generally a lengthy question and answer period thereafter regarding additional items of interest to the DDA and Bay Future.

Motion by Sandra Covalski to adjourn, supported by all, who proceeded to get up and leave. Meeting adjourned at approximately 9:10 am.

Richard C. Sheppard
Recording Secretary