

**CHARTER TOWNSHIP OF BANGOR
DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES**

A ~~regular~~ special meeting of the Charter Township of Bangor Downtown Development Authority was called by the Chair to be held on October 5, 2018, commencing at 9:00 AM, prevailing time at the offices of the Township pursuant to notice.

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

The Chairperson, Mr. Newton, called the meeting to order at ~~8:00~~ 9:00AM after determining that a quorum was present by roll call.

The Chairperson noted no persons were present who wanted to address the Board. The Chairperson stated that Tom Thelen desires to resign as a member and would like to see his son, Mike Thelen, appointed in his place.

Chairperson Newton requested acceptance of the August 6, 2018 regular meeting minutes. Ms. Rowley stated that the second sentence of the second full paragraph on page 2 should be deleted as it was not her intent to accept such a proposal at this time but only to review the status of it. Ms. Behmlander then moved acceptance of the August 6, 2018 regular minutes as amended with the removal of the second sentence of the second full paragraph on page 2. Ms. Covaleski seconded the motion. The motion passed eight votes in favor, zero votes against.

The Chairperson brought up the Niswander billing for their work on the mitigation project in the sum of \$1,066.97. He stated that the total amount paid to date for 2018 including this billing is well under the budgeted cost for 2018 of \$10,000.00 but indicated that there may be one more billing before year end. He stated that they anticipate trying to remove the DDA from the mitigation program in 2019. After discussion it was moved by Ms. Rowley with support of Ms. Gignac to pay the bill of Niswander in the sum of \$1,066.97. The motion

passed eight votes in favor and no votes against.

The Chairperson indicated that the DDA has one lot remaining in the park assuming full development of the PG Investments, LLC and the Tri-County, LLC sites. He then reviewed a proposal he received and forwarded to the membership from Encompass Therapy Center, LLC for the lot. He believes it is for a time period of upwards of a year. After a discussion it was agreed to advise them of the desire of the DDA to work with them but they need to do more detail for their project and then advise of their schedule before the DDA can enter into a Development Agreement with them. Ms. Rowley stated that the DDA should follow up with not only an oral statement, but also by letter to that effect. The Chairperson agreed to follow up with them.

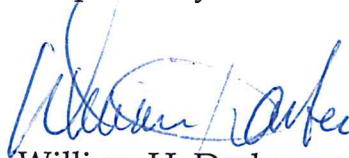
The Chairperson noted that the PG Enterprises, LLC project has a Development Agreement but the actual construction did not commence until after the time period had elapsed on their Development Agreement. The Chairperson indicated that he is a part of this development and desires to abstain from discussion and voting on same. As a result of their inaction, PG Enterprises is requesting an extension of time to complete the project and continue the Development Agreement so as to comply with its terms. Ms. Behmlander then moved with support of Ms. Covaleski to allow the Chairperson to excuse himself from the discussion and abstain from voting on same. The motion passed 7 in favor, no one opposing and Mr. Newton abstaining. A discussion ensued on the timing of the extension. It was then moved by Ms. Rowley to authorize an extension of the Development Agreement to November 15, 2018 to secure the deed to the property per the terms of the Development Agreement. Mr. Mayes seconded the motion. The Vice-Chairperson, B. Rowley, called for a vote and the motion passed 7 votes in favor and no votes opposed.

The Chairperson desired to discuss the future of the DDA as an ongoing entity. He indicated he contacted the person (Gibbs) who did the initial study through Bay Futures on assisting the DDA on an extension of the TIF Plan but received a reply that he has no desire to work on the project. The Chairperson indicated he would contact Trevor Keyes at Bay Futures about another contact.

The Chairperson led a discussion on expanding the lands in the Development Area to include areas adjacent to the current Development District including the Dobson area on Wilder, a parcel northerly of the Home Depot site on State Street and also a parcel easterly on Wilder Road to Patterson and northerly of Wilder along Patterson Road. Ms. Rowley and Ms. Covaleski will assist on reviewing those areas for the next meeting. The Chairperson encouraged others to assist also.

The Chairperson stated that since this is a special meeting and not all members are present that no further business can be conducted and requested adjournment of the meeting. Ms. Behmlander then moved with support of Ms. Gignac to adjourn the meeting at 10:14 AM. The Chair adjourned the meeting without further debate at 10:14 AM.

Respectively submitted,



William H. Darbee
Recording Secretary