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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 Chairman to be held on November 6, 2017, 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, J. Rivet, B. Rowley, G. Rowley and T. Thelen

Absent: None

Also present: K. Wardynski and W. Darbee

The Chairman called the meeting to order at 8:00 AM after determining that a quorum was present by roll.

The Chairman called for persons who wanted to address the Board. The Chairman hearing no further input went on the next item on the agenda.

The Chairman requested acceptance of the August 7, 2017 regular meeting minutes. Mr. Newton moved acceptance of the August 7, 2016 regular minutes as circulated. Mr. Mayes seconded the motion. The motion passed nine votes in favor, zero votes against.

The Treasurer, Ms. Wardynski, reviewed the quarterly report. The Debt Retirement & Projects Fund has after pre-approved payments the sum of \$789,984.96. There is a chargeback payment of \$4,054.20 which needs to be paid and that will cause an adjustment to the 2017 budget. The Operating Fund has after pre-approved payments of \$102 for sign permits along Euclid and to be approved payments of \$20,000 to Bay Future and \$1,276.50 to Darbee Hammond, PC will leave a balance of \$6,287.97. Ms. Wardynski then reviewed a budget adjustment increase in Settlement Charge Backs from \$1,000 to \$4,054.20 and increases in tax collections from \$183,500 to \$193,190.07. Ms. Behmlander moved with support of Ms. Covaleski to approve payments as reported. The motion passed 9 in favor and 0 votes against.

Ms. Behmlander then moved to approve the Budget adjustments in Settlement Charge Backs from \$1,000 to \$4,054.20 and increases in tax collections from

\$183,500 to \$193,190.07 and to forward same to the Township Board for approval. Mr. Newton seconded the motion. The motion passed 9 in favor and 0 votes against.

The 2018 budget of the DDA was then reviewed by Treasurer. The Chairman indicated that the budget is basically the same as the 2017 budget. After review, Mr. Mayes moved with support of Mr. Newton to approve the 2018 budget and to forward it to the Township Board for approval. The motion passed 9 votes in favor and 0 votes against.

The Chairman indicated that next year's meeting need to be set. Currently it is the first Monday of February, May, August and November which would be February 5, May 7, August 6 and November 5. It was then moved by G. Rowley with support of J. Mayes to set the time at 8:00 AM on the first Monday of February, May, August and November. The motion passed 9 votes in favor and 0 votes against.

The Chairman indicated that the Euclid Sign status will be on each agenda as sooner or later the Board will need to address it. Ms. B. Rowley being new to the Board asked for a brief status report on same. The Chairman gave her a shortened history of it along with the fact that a couple years ago the sign faces were blown off the sign and the fact that it is over 20 30 years old.

The Chairman indicated that 2 of the 3 lots have been asked for by Bobby Lesinski and a development agreement needs to be in place. Should he construct a building with certifiable value of \$1,000,000 or more then the DDA would transfer the property to him without further payment, just as the DDA has done for a number of parcels in the Shrestha subdivision. Mr. Rowley states that he has been to the Planning Commission for site plan review and was approved. The attorney indicated that a Development Agreement needs to be in place before a shovel full of dirt is turned otherwise the contribution that the DDA has traditionally provided for certain improvements would be nullified. The Chairman will pass the word along to Mr. Lesinski.

The Chairman indicated that David Krebs has been in touch concerning Lot 13 and he would like to have a \$600,000-700,000 structure. Mr. Newton advised the

Board that he personally knows Mr. Krebs and he has been approached by Mr. Krebs and he may be an investor in the project and would like to be excused from participation in this matter. Mr. Mayes moved with support of Ms. B. Rowley to excuse Mr. Newton from participation in and voting on this particular transaction. The motion passed by a vote of 8 in favor, 0 opposed and Mr. Newton abstained. A discussion followed on the particular details as known by the Chairman. It was then moved by Mr. Mayes with support of Ms. B. Rowley to offer a Development Agreement structured as other have been allowing up to 5% of the cost of the project to be paid to the developer for allowable expenditures by the DDA. The motion passed 9 votes in favor with 0 votes against.

The Chairman indicated that a question has arisen on the \$100,000 request of Lormax-Stern for revamping the food court to usable space for the Pet Store. He indicated that revamping areas do not lead to a return on taxes like a new store in the area might. The DDA was involved in the initial construction of the Mall and then assisted in the Home Depot area which allowed further assistance in the Shrestha Subdivision. He indicated that the DDA has no plan of action as to what Lormax-Stern may be coming to the DDA for in the future. A discussion followed and it was the consensus of the DDA to request Lormax-Stern to share with the Board what improvements and timing may be in order for the future so that long range planning of the DDA is coordinated with future requests of Lormax-Stern. The Chairman will attempt to set a time and date with the Personnel of Lormax-Stern to discuss the future planning which may be a discussion only versus a meeting for decisions and he hopes the meeting will occur before 2018 sets in.

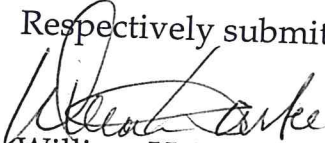
The Chairman stated that the mitigation site needs very little work and the reports have been submitted to MDNR as per requirement.

The Chairman stated that with the potential sale of lots, the fill issue with the MDNR for the subdivision may come to an end. Mr. Thelen advised that his company may have fill available should his company expand in the near future. He will keep the DDA informed on any progress on extra fill dirt.

There is no report from Bay Future. The Chairman volunteered to contact Bay

Future so that they can provide information to the DDA on a timely basis.

The Chairman hearing no further request for business, adjourned the meeting at 9:03 AM.

Respectively submitted,

William H. Darbee
Recording Secretary