

NOVEMBER 18, 2022
CHARTER TOWNSHIP OF BANGOR
DOWNTOWN DEVELOPMENT AUTHORITY
SPECIAL MEETING MINUTES

Present were: Glenn Rowley, Mike Thelen, Dr. Lee Newton, Cristen Gignac, Sandra Covaleski, Barb Behmlander, and Kevin Peil.

Absent: Brenda Rowley and Jeff Mayes

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

The meeting was called to order at 8:04am 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 8:04am.

Roll call was taken as reflected above.

Motion was made by Barb Behmlander and second by Sandra Covaleski to approve the September 9, 2022, Minutes as corrected. Votes were obtained and unanimous to approve the corrected Minutes.

Karie Wardynski presented the Treasurer's Report. Motion by Barb Behmlander and second by Glenn Rowley to approve and accept the Treasurer's Report and unanimous approval to accept the Report.

Motion by Barb Behmlander supported by Sandra Covaleski to approve payment of the bills. Roll call vote: yes – Kevin Peil, Mike Thelen, Sandra Covaleski, Cristen Gignac, Glenn Rowley, Dr. Lee Newton and everybody that was present. Absent: Brenda Rowley and Jeff Mayes. no – none. Motion was approved.

The 2023 Budget was reviewed by Karie Wardynski. Motion by Sandra Covaleski seconded by Cristen Gignac to approve the Budget. Votes were obtained and was unanimously approved.

Item 8a, was the report on the Tri-City Brewing construction. Kevin Peil indicated that they are now waiting until spring due to weather conditions, supply chain conditions, consultant delay, etc. His concern was that the Agreement with the DDA for assistance required that the project be completed by end of April and that completion deadline cannot be met. Motion by Cristen Gignac and supported by Mike Thelen that the deadline in the current Agreement be suspended from April of 2022 to April of 2023. A new date to be set in the future once construction has

started. Roll call vote: all yes except Kevin Peil abstained. Brenda Rowley and Jeff Mayes were absent. Motion carried.

Item 8b, was to review the documents that were submitted by Lormax Stern Development company on behalf of the Bay City Town Center. It is agreed that consistent with the Agreement, once the Attorney approves the submittal, Karie Wardynski can make the payment from the DDA funds.

General discussion regarding the status of the completion of the project and the potential for utilizing the ribbon cutting for a good word for the DDA. Also, consideration about adding the Chamber to the ribbon cutting.

Item 8c, other development Agreements generally discuss the Kohl's Store which had been discussed at the last meeting with an update there had been poor performance, the CEO had been discharged, and Kohl's is not likely looking for any new locations.

Item 9, Niswander Environmental, no update has been provided to the chair therefore there was no update to report on.

Item 10a, Capital improvement with the Façade Program, there was information disseminated regarding Muskegon's program. The City of Bay City has previously done one. The Attorney has previously opined that we may spend DDA dollars for this type of program and there was consensus that this is a good program if it is a grant to do an owner's match. This will be discussed at future meetings.

Item 11, Business After Hours with the Chamber. Kevin Peil offered to partner and cover the cost of the drinks. The DDA could look for other partners or by itself cover the cost of food or whatever entertainment there might be. Kevin Peil indicated he has partnered with other charitable and nonprofit groups in the past and usually has a selection of beers available for free but the variety of beers that his establishment brews, would not be unlimited for free but could be available for purchase.

Barb Behmlander and Sandra Covaleski volunteered to be a committee to make this happen. There is a Motion by Barb Behmlander, second advice by Sandra Covaleski to do the Chamber Business After Hours on May 18, 2023, to be hosted by Kevin Peil of Tri-City Brewing. Since there was no dollar amount to consider at this time, there was a vote with unanimous approval to form the committee and explore hosting the event on the May date, with July as the back-up date. Unanimous consent.

Item 12, was the meeting dates. Dr. Lee Newton was advised that November 10, 2023, is Veteran's Day and a Holiday for many. Also, that the Hall is closed in July and August on Fridays. It was therefore agreed after Motion by Kevin Peil supported by Sandra Covaleski to delete the July date, use the other second Friday of the month dates disseminated by Chair and use November 3, 2023, for the date. All meetings were to be at the Bangor Township Hall at 8:00am. Voice vote, unanimous approved.

Item 13, report from Bay Future. Trevor Keyes reported that the Bay Future just hired Michelle Judd as the Small Business Chamber Consultant to guide one on one small businesses or other partners that have made it through the Covid pandemic and hopefully survived and know how to progress in the future. Trevor Keyes had several other items of comment as to how progression is going with additional items that were disseminating ARPA funds.

Motion by Cristen Gignac and Barb Behmlander to adjourn at 8:45am. Motion unanimously carried.

Richard C. Sheppard
Recording Secretary