

# Charter Township of Bangor

## Downtown Development Authority

The Bangor Downtown Development Authority was formed in November 1989 with the goal of improving the economic development of Bangor Township along Euclid and Wilder Roads over the next thirty-year period. A ten-year renewal was completed in January 2020 with the Charter Township of Bangor and Delta College participating as taxing authorities. This renewal established a \$500,000 fund cap and pass-through threshold with the focus of the Bangor DDA over the next 10 years to be laid out in the Strategic Plan.

**STRATEGIC PLAN:** During 2022, the DDA Board continued discussion on the development of a Strategic Plan with five objectives.

1. Overall prevention of deterioration of existing areas within the District
2. Promotion of Economic Development with the District
3. Creation of Jobs
4. Partner with Business Owners of Vacant Buildings and Struggling Businesses
5. District Beautifications (trees, sidewalks, business façade update, etc.)

**BANGOR COMMERCIAL PARK:** The remaining Capital Project includes addressing the condition of the signage on Thelen Drive at Euclid which identifies businesses along Shrestha Drive and Katalin Court. The refurbishment or replacement of the sign structure is under discussion and a plan to engage business owners will be taken up in 2023.

**WETLANDS MITIGATION:** The existing Wetlands Mitigation Agreement with the DEQ is in its seventh of a ten-year plan. With the development of the remaining parcels in the Bangor Commercial Park, the Board will work the Bay County to seek and end to the Wetlands Mitigation project.

**TRI CITY BREWERY – EXPANSION:** Development Agreement has been executed to support the expansion of Tri City Brewery which will include ADA compliant access points for an expanded covered patio structure with glass doors to allow the business the ability to host events year around. Construction for this project will be completed in 2023.

**PLANET FITNESS – RELOCATION:** Development Agreement with Lormax Stern Development Company, owner of Bay City Town Center, to redevelop the north end of the shopping center allowing for the expansion and relocation of Planet Fitness. The redevelopment included the removal of several vacant storefronts and adjacent common area space for a combined 28,450 sf fitness facility including ADA compliant sidewalks, doors and new fire and life safety systems. This business will open in 2023.

**FUTURE PROJECTS:**

- Business After Hours Reception – Bay Area Chamber of Commerce / Bay Future
- Wetlands Mitigation - \$30,000 (Completion in 2025)
- Bangor Commercial Park Signage - \$30,000
- Commercial Business Attraction
- Amenities – Bench Replacement
- Business Façade Enhancement Program