

**MAY 14, 2021**  
**CHARTER TOWNSHIP OF BANGOR**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**MINUTES**

Present were Dr. Lee Newton, Kevin Peil, Barb Behmlander, Sandra Covaleski, Jeff Mayes, Mike Thelen

Absent were Glenn Rowley, Cristen Gignac, and Brenda Rowley.

Also present Richard Sheppard and Trevor Keyes.

The meeting was called to order at approximately 8:01. No public input was received as no public was present.

The minutes from the March 12<sup>th</sup>, 2021 meeting were approved as corrected with a motion by Barb Behmlander, seconded by Mike Thelen with all responding yes.

Treasurer's report indicated the sidewalk cost was somewhat higher since the bid was originally received in 2019. This was higher by approximately \$1,000, but was still under budget. Motion by Barb Behmlander, seconded by Sandra Covaleski, to approve the \$16,700 pass through the other taxing jurisdictions, pursuant to our agreement with those taxing jurisdiction and receive and approve the Treasurer's report. Roll call with all being yes and absent, Gignac, Rowley, and Rowley.

The capital projects 7a was discussed by Dr. Newton. Sidewalks are done, Bay City Light and Power are still on task to do the street lighting in the middle of May and coincidentally should be starting next week. Dr. Newton explained a receipt from a bid from Garpiel Landscaping in the amount of \$5,270 to restore the soils and level the areas next to the sidewalk where it is above grade and needs to have soil installed. The bid indicates there is approximately 58 yards of topsoil required to complete the restoration of the grade and seed the soil. This would not be done until after the street lights are installed.

Motion by Kevin Peil, supported by Sandra Covaleski, to approve and accept the Garfield bid in the amount of \$5, 270 to do the restoration of the grade around the street lighting and sidewalks after the streetlights have been installed. Roll call vote with all present saying yes. Absent Gignac, Rowley, and Rowley.

7b landscaping was discussed above. 7c sign community meeting was not discussed. 7d letter to go, it was noted that the letter to the Downtown Development authority stakeholders was in the process of being finalized to be sent requesting feedback.

Item 8, request for development assistance, there were none since the last meeting. Item 9 was the Niswander environmental mitigation. No update from Niswander.

Item 10 was the Bay Future report provided by Trevor Keyes. He indicated that on April 21, 2021, Bay Future had its 2<sup>nd</sup> Annual virtual meeting. The meeting was shorter than normal because of it being virtual. He reported at the meeting that over \$2 million of support had been provided due to COVID relief within the last year and multiple business and grants funded and administered. As of this time, they have assisted over 400 companies and it now exceeded \$4 million in support being provided to the community.

He also reported they have secured \$21 million expansion proposal from Mid Michigan Health System on Kiesel Rd. and MidMichigan has installed an easy-care facility in the Meijers on Wilder Rd.

Bay Future has had 150 business interactions which is an increase in their retention efforts and they tried to match the local business with funding for this such as Michigan Economic Development Corporation which is now in the process of assisting businesses with the recovery of the COVID pandemic.

Bay Future hosted in conjunction with other economic development entities, an event with all of Region 5 entities in an effort to assist in getting people back to work and remain in the area. Region 5 consists of Arenac, Gladwin, Clare, Isabella, Bay, Saginaw, Midland, and Gratiot counties. This was a virtual event.

Mr. Keyes indicated that the second quarter billing for the Bay Future commitments will be forthcoming. The DDA and the township collectively had pledged last year the exclusive platinum level which very few corporations and communities will achieve. This allows for VIP events and special access to some of the information within the community. Currently, the DDA has budgeted \$5,000, but it is hoped that the township will increase its contribution to continue with this platinum level of support.

The question was made of Mr. Keyes regarding the impact of the COVID work from home which has many employees not needing to go to the office. He opined that we would not likely result the big increase in vacant spaces like the bigger cities, but there is certainly an indication that many people will continue to work from home, which will decrease the need for rental space or actual, physical, space in the core commercial areas. It is generally agreed by Mr. Mayes and Ms. Covaleski that we are living in interesting and changing times.

Under Item 11, other business, Barb Behmlander indicated that the 2020 recap that was done to the township regarding the DDA's accomplishments indicated there had been some discussion of the strategic plan to stop decline in the DDA district, create jobs, and beautify the area. She indicated that in her opinion, it was going to be necessary to update the strategic plan by the end of 2021 for upcoming years 2022. All were in agreement with that concept.

The meeting was adjourned at approximately 8:40 a.m.

Richard C. Sheppard  
Recording Secretary