

JULY 9, 2021
CHARTER TOWNSHIP OF BANGOR
DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES

Present were Glenn Rowley, Dr. Lee Newton, Kevin Peil, Cristen Gignac, Jeff Mayes, Brenda Rowley

Absent were Barb Behmlander, Sandra Covaleski, Mike Thelen

Also present Richard Sheppard, Trevor Keyes and Michael Rowley

The meeting was called to order at approximately 8:00 am. Public comment was made by Michael Rowley regarding the need for reliable high speed internet service in the DDA District to promote growth in the DDA. Mr. Rowley provided a handout (Ex 1) explaining the virtues of Rowley's Wholesale provider, 123 Net that provides internet service and phone service for Rowley Wholesale. It was Mr. Rowley's suggestion that the DDA consider seed funds for fiber optic installation within the district to promote better access to internet service. Based upon conversations Mr. Rowley had with 123 Net, they would consider expanding into the DDA area the fiber infrastructure which would cost approximately \$100,000 and some public investment by the DDA of \$40,000-\$50,000 would make this a reality. There were also considerations of other businesses within the DDA District agreeing to this option. Public comment closed at 8:15 am.

The minutes from the May 14, 2021 meeting were approved as presented with a motion by Brenda Rowley, seconded by Kevin Peil with all responding yes to a voice vote.

Treasurer's report was passed out as Ms. Wardynski was unavailable for the meeting and is attached hereto as Exhibit 2. Motion by Cristin Gignac, seconded by Jeff Mayes, to approve the treasurer's report and pay the bills. Roll call with all present being yes and absent, Behmlander, Covaleski and Thelen.

Item 7a was a report on the sidewalk and street lighting. Dr. Newton reported that the sidewalks were in and the streetlights had not yet been finished last week but appears that they have been installed and operating on Shrestha Drive, looking good. Comment was made by Kevin Peil that he and his wife walked that area and it looks beautiful in the evening and night.

7b was the landscaping to finish the grading for the sidewalk and street lights on Shrestha Drive. Garpiel Landscaping indicates that it is supposed to be done the first week in August.

7c was the letter to the land owners in the DDA District that should be sent out this week and depending on what the responses are, we may attempt to have a community meeting once all of the COVID Pandemic concerns are eliminated.

Item 8 was a request for a development assistance. There had been an email from a new food venue to be located at Center Court in the Bay City Mall. There was no follow up and therefore no request was made in the last 2 months. There was discussion on the item brought up on by Michael Rowley in public input and it was generally agreed that it would be a good idea to have high speed internet (fiber) in the DDA District, however there was reservation about investing public dollars into one private entity and there was also additional consideration and discussion about Representative Tim Beson attempting to fund with state dollars some fiber optic investment. It was generally considered that an outside expert would or should be retained and see how to coordinate all of the county money, federal money, state money and DDA money to best provide this service to the DDA district.

Item 9 was the Niswander environmental update. There was a copy of the letter to the state which was emailed from Niswander and signed by Dr. Newton indicating that they were planning on doing the same weed control in 2021 as had been done in 2020. There was also indication from Niswander that they would again ask EGLE to come back onto the site in 2022 and hopefully eliminate continued environmental services being performed by Niswander and save the DDA those funds.

Item 10 was the Bay Future report provided by Trevor Keyes. Kevin Kuhl who had been the economic development personnel of Bay Future has moved on to Michigan Department of Agriculture. They continued work with municipalities for small business support networks. The Bay Future Grant Program has now provided grants to over 500 companies and grant amounts are greater than \$3 million awarded to small businesses. They continue to work on talent, return and retention for those that have grown up in the Bay Area to relocate in Bay County. It is believed that federal funds can be used for some of this project.

Small Business Development with Bay Future is contemplated to replace Kevin Kuhl with a new employee to support that endeavor. There is also discussion about attempting to adopt a cash incentive to get talent to return to Bay County like St. Clair County has done. There is also discussion about a work program similar to Tulsa, OK to attract jobs for in home workers.

There was an approach made to the trustees of Bangor Township to support the Bay Future at the platinum level and Bay Future has been working with Planning Commissions in doing master plans to attempt to stop decreasing the industrial zones and they have been attempting to work with realtors to help industrial sites sell as ready to build sites.

Under Item 11, other business, there was a comment made that McCoy Heating from Bay City had purchased Aunt Millie's store on Wilder Road. There was additional discussion on activity if any occurring in the old Kmart building and whether the Dobson property could be added to the DDA.

The meeting was adjourned at approximately 9:05 a.m.

Richard C. Sheppard
Recording Secretary