

SEPTEMBER 10, 2021
CHARTER TOWNSHIP OF BANGOR
DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES

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

Absent as Sandra Covaleski

Also present Richard Sheppard, Trevor Keyes and Karie Wardynski

The meeting was called to order at 8:00 a.m. 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 8:01 a.m.

Motion was made by Glenn Rowley, seconded by Barb Behmlander to approve the Minutes of the July 9, 2021 meeting as submitted. Voice vote all yes and none opposed.

Ms. Wardynski gave the treasurers report and a synopsis of the 2022 Budget. Motion was made by Barb Behmlander and seconded by Brenda Rowley to pay the bills and accept the treasurers report. Roll call vote: Glenn Rowley, Dr. Lee Newton, Kevin Peil, Cristen Gignac, Jeff Mayes, Brenda Rowley, Barb Behmlander, Mike Thelen yays and no one was opposed. Motion carried unanimously.

The 2022 Budget was reviewed by Ms. Wardynski indicting that there would be perhaps \$80k of revenue which would be one-half of the gross revenue but pass through to taxing jurisdictions would entitle them to at least half of that amount. She reiterated that the pass through of anything in excess of \$500,00 is due at the end of March. The fiscal year is a calendar year although the pass through is three (3) months after the end of the fiscal year. It does not matter whether the funds are allocated. If they are in the account, they need to be passed through. Motion by Jeff Mayes, seconded by Cristen Gignac to approve the 2022 Budget. Roll call vote: Glenn Rowley, Dr. Lee Newton, Kevin Peil, Cristen Gignac, Jeff Mayes, Brenda Rowley, Barb Behmlander, Mike Thelen yays and no one was opposed. Motion carried unanimously.

Capital Projects were discussed.

- (a) Lights on Shrestha Drive including the sidewalk and landscaping are all done and looks great. General approval and comments from the Board.
- (b) Community meeting and sign on Euclid was discussed. Brenda Rowley expressed reservation about a sign at the entry way to the DDA on Wilder Road due to the fact

that it may be a waste of money. Glenn Rowley suggested we find better projects for utilization. There was general discussion about the fact that the letter had been sent to the DDA owner expressing what we have done and what has been accomplished and asking if there is any feedback. Only one person responded indicating that we should perhaps fix roads which may not be in the DDA boundaries but which would not be within our normal jurisdiction.

- (c) There was a general discussion regarding what the DDA could do to enhance the participation from its owner/members. Dr. Newton indicated perhaps an informal meeting. Barb Behmlander indicated that people in general do not know what the DDA does and what we can do for them. Brenda Rowley indicated that this might not be the top of everyone's agenda because they are trying to stay in business and suffer through the pandemic. Dr. Newton continued with the desire to engage the community and thought perhaps an informal meeting may stimulate participation. Attorney Sheppard indicated that he may need to review the statutes to see whether it would be an appropriate expenditure of DDA funds for a marketing effort at a local facility for hors d'oeuvres and perhaps drinks. There was discussion about trying to help rehabilitate the Kmart parcel and Barb Behmlander was enlisted to obtain information so that either she or Dr. Newton could write the current owner and see if we could help. It was therefore agreed that while there is a tent in existence behind Tri City Brewery, that the DDA would invite all of the member within the Tax Income Financing District to an informal meeting. Trevor Keys, on half of Bay Future thought that it would be an excellent opportunity and on behalf of Bay Future offered to underwrite the event avoiding any potential inappropriate expenditure of funds by the DDA. Motion by Barb Behmlander, supported by Jeff Mayes to invite the Tax Income and Financing District owners to an informal meet and greet and perhaps have information available to pass out at Tri City Brewery on October 28, 2021 with the support and underwriting of Bay Future. Roll call vote: yes Glenn Rowley, Dr. Lee Newton, Cristen Gignac, Jeff Mayes, Brenda Rowley, Barb Behmlander, Mike Thelen yays and no one was opposed. Kevin Peil abstained as it would benefit his business. Motion carried unanimously.
- (d) Discussion was had regarding the placement of fiber. It was the general consensus of the Board that they need to be ready to assist but they are not sure if there are any consultants that are not attempting to sell something and they should continue to monitor the development of fiber optic within the DDA district and try to obtain the services of a true consultant if and when one becomes available. Jeff Mayes had suggested that perhaps the Michigan Township Association might have some input on fiber and vendors. Cristen Gignac indicated that it did not appear to be a county nor government effort to pay people to utilize fiber cable. As such, it was the final consensus to not do anything until we know which entity, state, county, township, DDA would be in the lead and who has the consultant.

There were no new requests for development assistance.

There was no new update on Niswander Environmental mitigation of the site except they may do another site visit in 2022 and ask EGLE to sign off on completion and their services would no longer be needed.

Trevor Keyes reported on the status of Bay Future. He indicate that he had done a private facade grant to assist in removing some of the facades for the Bay City DDA and would be happy to share it with the Bangor Township DDA. These grants were funded by the Growth Alliance and Bay Area Community Foundation. He also indicated that the October 28 meeting could be used as a launch for facade program and can be used as a joint marketing effort with Bay Future showing its value to the community of being able to underwrite and/or offer assistance in obtaining grants for improvements to the area. Mr. Keyes offered to assist with the marketing and handouts for the October 28 meeting in as much as Bay Future has set up many public input meetings in the past.

Bay Future has been absorbed and exceedingly busy in developing two (2) new investments in the community and multi million dollars of investment by Michigan Sugar on its facility and SK Siltron CSS, LLC wanting to purchase and start producing semiconductor materials in the Valley Center Tech Park in Monitor Township as well. Bay Future has continued to visit townships that are amending their master plan and trying to continue to have them not eliminate industrial growth areas. He further indicated that there are still many jobs, such as 50 jobs as Michigan Sugar that are going unfilled because of the absence of work force or disinterest of those currently unemployed in doing those type of jobs.

Brenda Rowley asked if it is possible to do electric car docking stations for the DDA.

Barb Behmlander inquired that the benches in the DDA look bad and are rusting. It was felt that they were rusting because of the proximity to the traveled portion of the road resulting in salt spray in the winter months. Dr. Newton asked Ms. Behmlander for additional information if she could inventory the benches and try to find some facility that might be capable of removing them, sandblasting them and painting them. Glenn Rowley indicated he would reach out to the township partners at Waste Management to see if they have benches of recycled material and not need to then worry about the rust removal, sandblasting, repainting etc. but just replace them with more durable, quality benches. As such, it was determined that it should be put on the agenda for the next meeting.

The meeting was thereafter adjourned at 9:05 am.

Richard C. Sheppard
Recording Secretary

