

CHARTER TOWNSHIP OF BANGOR
DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES

A meeting of the Charter Township of Bangor Downtown Development Authority was called by the Chairperson held on July 10, 2020, commencing at 8:20 AM, prevailing time at the offices of the Township pursuant to notice.

Members Present: L. Newton, G. Rowley, B. Rowley, K. Peil and J. Mayes

Members Absent: S. Covaleski, M. Thelen, B. Behmlander, C. Gignac

Also Present: K. Wardynski, R. Sheppard, T. Keyes

The regular meeting was the called to order at 8:05 AM by the Chairperson, having determined that there was no quorum present, the Chair asked the attorney what could be accomplished. The attorney indicated that no business could be discussed, deliberated or decided since there was no quorum present. We could ask any public to provide their thoughts as well as have casual social conversation, especially if a quorum may arrive.

At approximately 8:20 AM member J. Mayes arrived creating a quorum. The Chairman, Dr. Newton, then called the public meeting to order, he opened the discussion for public format and there was an extensive discussion by T. Keyes on behalf of Bay Future as to what was occurring in their venue. He indicated that due to the Covid-19 Pandemic, Bay Future was actively involved in securing grants and attempting to provide relief through grants/loans to many businesses within the Bay County Region. The Michigan Department of Ag had allocated \$15 million dollars for food processing safety grant, which Bay Future was in the process of becoming instrumental in securing and approving grants for those funds.

T. Keyes indicate that the County is still having a lot of Covid-19 pain and there are many employers that are still trying to seek employees to return in light of the Cares Relief Act granting additional unemployment. In fact he discussed that there would be a Great Lakes Bay Job Fair and an impediment was the additional \$600 federal government over and above normal unemployment.

He indicated that business did not necessarily want to see that stipend continue but would rather do some type of work share program where an employee could still get some unemployment benefit and limit their hours and share their job with another employee. This would have the benefit of keeping employers satisfied with enough employees to run the business as well as allowing those that are in need of additional relief to receive not only a paycheck for a partial week but some of the unemployment benefits.

T. Keyes further indicated that to his knowledge there had not been mass layoffs or closures of businesses other than perhaps businesses that had been in the process of winding down and due to the Covid-19 Pandemic accelerated their closure. It was his information that 20% unemployment now existed in Bay County.

He further discussed that some of the key supporters of Bay Futures, which Bangor DDA was one, receive occasional information and updates which he suggested that they review this confidential information to get a better handle on what is occurring within the County and what Bay Future is accomplishing.

He additionally indicated that since his fundraising had been sidetracked as a result of the Covid-19 Pandemic, in early March they had received 70% of their fundraising goal but not much solicitation has been done since that time. He explained that businesses and government struggling to make ends meet due to the Covid-19 Pandemic would not look favorably upon solicitation for contributions to Bay Future.

On the bright side, he also indicated that very few investors had dropped their sponsorship of Bay Future, but he is not sure, if the Covid-19 Pandemic continues, how much longer this will continue.

T. Keyes also indicated that there was an additional \$120 million of payroll protection programs available.

The Treasurers Report was then given by K. Wardynski. It was moved by K. Peil and seconded by J. Mayes to approve the Treasurers report and pay the bills unanimously approved. It was also disclosed that the audit of the DDA would be online on the webpage.

The March 6, 2020 Minutes were tabled due to some errors in the Minutes and will be considered at the next regular meeting.

There was a brief discussion regarding the 2019 Annual Report, which was indicated was also put on the webpage and available for all to review.

There was discussion that in the Encompass Therapy building was 2-4 weeks from move-in condition. Everything was looking good. There was some discussion about a potential neighborhood dispute, although the surveys indicated the property was located and there may be some friction since the excavator had damaged an in-ground sprinkler for the neighboring property. It was hoped that whatever the Township could do to assist or eliminate any friction between the neighbors would be helpful.

The Capital projects within the DDA was discussed. The sidewalks had a \$30,000 set aside for installation within the district while the lighting has \$60,000 set aside for installation of street lighting. Having recently received an updated amount from Bay City Light and Power, it appears that the bid for lighting could be closer to \$38,575. The sidewalk estimate was ratified by the sidewalk contractor to be in the vicinity of \$30,000. There was then much discussion regarding placement of one of the street lights as well as the continuation for payment of electricity for utilizing the street lights by Shresta Drive. Dr. Newton was to contact the City Electric Department and make sure that the ownership of the fixtures was clarified, who would pay the electricity bill if the DDA is no longer in existence and how that could occur. Attorney Sheppard indicated he would clarify with Attorney Ebel the potential for a Special Assessment District. [It was clarified between the attorneys that in fact if the property owners within the District require or desire to have the street lighting remain and want to have a Special Assessment to pay the cost of street lighting electricity, that could be formed in the future once the DDA is no longer in a position to pay for that electricity.]

It was further discussed that the community meeting with the property owners in the Shresta Drive area would be beneficial to see what their desire was in the future.

There is an update on the Niswander Environmental efforts. Dr. Newton explained that in order to complete the development of the area along Shresta Drive, it was necessary for wetland mitigation to occur. Niswander Environmental is monitoring the mitigation and if things continue to go well, the EGLE from the State may actually allow the DDA to eliminate this cost in the very near future.

A round table discussion occurred regarding Covid-19 impact on members, business and their stories. Much of everyone was still surviving through the Covid-19 Pandemic but it was a concern for all present.

Lastly, T. Keyes quickly went through the gift card program being sponsored by the Chamber and Bay Future and indicated that with grant money they are able to leverage \$25 gift cards and selling them for \$20 and allowing members to then utilize that \$5 discount and thinks that with the continuation of that program they may raise as much as \$120,000.

There being no other business, the meeting was adjourned. The next meeting was scheduled for September 11, 2020 but since the Chair was going to contact the Bay City Power & Light Company, there may be a special meeting called at the pleasure of the chair via Zoom to allow vote to commence construction on the lights on or near Shresta Drive.

Richard C. Sheppard

Recording Secretary