

MARCH 12, 2021
CHARTER TOWNSHIP OF BANGOR
DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES

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

Absent was Mike Thelen.

Also present Richard Sheppard and Trevor Keyes.

The March 12, 2021 Regular Meeting was called to order at 8:00 a.m. pursuant to the Zoom invitation by Chairman Newton. It was held via Zoom because of the Department of Health and Human Services order regarding the COVID pandemic that not more than 25 people be permitted in the same indoor meeting room.

The meeting was then open for public input. No one from the public addressed the Board, public input was closed at approximately 8:01 a.m.

Motion by Behmlander to approve the January 8, 2021 Minutes. Supported by B. Rowley. All yes. Thelen absent. No nays. Motion carried.

Treasurer's report was emailed by Treasurer Karie Wardynski previously. It had been reviewed by all present and therefore Motion was made by Behmlander, supported by Covaleski to receive and approve the treasurers report and to pay all of the bills. Roll call vote all yes, Thelen absent and no nays and no abstentions. Motion carried.

Motion by Behmlander to accept the Treasurer's report and supported by Covaleski. All in favor and motion carried. Motion by Behmlander, supported by Mayes to pay the bills. Roll call vote, all yes, Thelen absent and no nays and no abstentions. Motion carried.

Regarding the capital projects, Chairman Newton updated the Board on the sidewalk and street lighting project to occur on Shresta Drive. Chairman Newton reported that the Bay City Power and Light Department has indicated that they are waiting for additional equipment to be received. They had originally suggested putting sleeves under the sidewalk. Chairman Newton has a conversation with Mr. Hollzapple from the sidewalk contractor who indicated they could move installation to the sidewalk up to being the first project this summer. It therefore appears that the sidewalks will be installed in April or May of this year and the street lighting will be installed in May or June. The Bay City Light and Power representative indicated that the same equipment could be used to bore under the sidewalks and sleeves would not be necessary.

Dealing with the sign/community meeting, there was no updates since that was delayed until after the COVID pandemic.

Regarding the letter to be sent to all of the DDA members it was suggested by Covaleski that in paragraph 2 specific projects which have been completed be added to the end as opposed to just indicating various items had been completed.

Mayes suggested that the letter be signed by both Chairman Newton and Supervisor G. Rowley. Attorney Sheppard suggested that the email replies be sent to Supervisor G. Rowley so that Chairman Newton's email address would not be subject to FOIA requests.

Moved by Gignac, supported by Mayes to approve the letter as amended and have it sent out.

There was no new requests for development assistance to discuss.

The Niswander annual report had been received. They had sent emails to EGLE indicating that they had good progress in phragmitic control in October 2020 and that it appeared that other invasive species had been removed from the dykes. Additionally, it was suggested by Mr. Rowley that the engineers working on the Kawkawlin River shed be contacted to see if there is any benefit to having specific environmental plantings to help the mitigation project.

Lastly, an email from Niswander to Chairman Newton was discussed that the original bid had been for 5 years for the first 5 of a 10 year program. They had proposed a budget for years 6-10 for land management at a fee of not to exceed \$7,500 per year for a total of \$37,500.

Additionally, task 2 for years 6-10 was monitoring and reporting with a fee not to exceed \$2,500 per year with a total of \$12,500. Therefore, motion was made by Covaleski and supported by G. Rowley to approve a budget not to exceed \$50,000 for the next five years for the Niswander contract. Roll call vote, all yes, Thelen absent and no nays and no abstentions. Motion carried.

Bay Future report was given by Trevor Keyes. Mr. Keyes started out discussing the grants that Bay Future had been orchestrating with state funds. He indicated that they had received 222 applications for grant support. There were priorities identified by the state entities that industry related to the November mask mandate from the MDHHS such as bars, restaurants, gyms, bowling alleys etc. be given priority. Additionally, Bay Future determined that the store front establishment or brick and mortar businesses would also be given some priority. There were criteria that no more than 100 employees would be awarded grants. While some may have been outside of the employee bracket, none of them scored to be eligible for a grant.

Bay Future funded 128 grants, spending \$675,000 of the funds. The State had allowed a \$30,000 budget for administrative costs which was not utilized by Bay Future and therefore, most of that money was put back into the grant program. Bay Future has coordinated and assisted in doing 13 grant programs since the COVID pandemic started and had given back to local businesses approximately \$3 million dollars.

There are currently no grants available. However the \$1.9 trillion dollar assistance program signed the day before by President Biden will need to be reviewed to see if there are any federal funds and further to see if the State will grant additional grant funds.

Mr. Keyes indicated that the Payroll Protection Program is still available for Round 3 and the Economic Injury Disaster Loan Program is still available. Businesses experiencing those difficulties should continue to apply. Additionally, Bay Future continues to have conversations with businesses that wish to expand within or out of the DDA area as well as trying to attract those from outside of the area into the Bangor DDA area or find new tenants as appropriate or find tenants for buildings who might be outside of the area but would result in increased traffic into the DDA area.

B. Rowley asked what if anything can be done to the Dobson property, which is outside the DDA. Mr. Keyes had extensive discussion regarding this issue but essentially said that to speck buildings or develop ready to build sites would perhaps be helpful so that any business interested in locating in Bangor Township would know what the costs would be, that the costs are fixed and selling at a certain price, that the civil engineers have determined what utilities will be available, what size lots are available and in fact there would be ready to build sites without having to wait years of Planning Commission and/or other considerations and review.

There is no other business other than the announcement that the next meeting is May 14, 2021 at 8:00 a.m. and is scheduled to be an in person meeting.

It was moved by Covalleski and supported by G. Rowley to adjourn. Motion carried and the meeting adjourned at 8:45 a.m.

Richard C. Sheppard
Recording Secretary

*Approved with corrections on May 14, 2021.