

# CHARTER TOWNSHIP OF BANGOR DOWNTOWN DEVELOPMENT AUTHORITY MINUTES

A regular meeting of the Charter Township of Bangor Downtown Development Authority was called by the Chairman to be held on August 1, 2016, commencing at 8:00 AM, prevailing time at the offices of the Township pursuant to notice.

Present: B. Behmlander, C. Gignac, D. Kula (at 8:04 AM), L. Newton, J. Rivet and T. Thelen  
Absent: J. Barcia, S. Covaleski, D. Leitermann,  
Also present: K. Wardynski, W. Darbee

The Chairman called the meeting to order at 8:00 AM after determining that a quorum was present by roll.

The Chairman then asked if there was any person in attendance who wanted to address the Board and hearing none went on the next item on the agenda.

The Chairman requested acceptance of the May 24, 2016 special meeting minutes as there was no quorum at the regular May 2, 2016 meeting to act upon the minutes. Ms. Behmlander moved acceptance of the May 24, 2016 regular minutes as circulated. Mr. Thelen seconded the motion. The motion passed five votes in favor, zero votes against.

Mr. Kula arrived.

The Treasurer, Ms. Wardynski, reviewed the quarterly report. The Debt Retirement & Projects Fund has a cash balance as of July 31, 2016 of \$1,075,749.87 after approved payments of \$4,029.05 to Niswander Environmental and an additional payment to Bay Future. The DDA Authority Fund has a cash balance as of July 31, 2016 of \$3,972.42 after the payment of \$2,000 to Weinlander Fitzhugh for the audit, \$92.40 to the Valley Farmer for publication of the annual report, of \$20,000 to Bay Future and \$3,116.50 to Darbee Hammond for legal fees. The Treasurer then stated that two budget adjustments are required—one to remove \$10,000 from contingencies so that Bay Future could receive an additional \$10,000 and to increase publication as the Bay City Democrat ceased

doing business and the Valley Farmer is slightly more expensive now. Ms. Gignac moved to accept the report and to approve payment of the bills as listed and to approve the budget adjustments as outlined by the Treasurer. Mr. Newton seconded the motion. The motion passed seven votes in favor, zero votes against.

The Chairman indicated that the Fire Chief had contacted him relative receiving a lot in the Commercial Park in order to the construct a new fire barn and close the current two fire barns. Mr. Kula filled in his conversation with the Fire Chief. After a short discussion, the Chairman suggested that the Township Board should make a recommendation to the DDA. The consensus was to await a recommendation from the Township Board.

The Chairman updated the Board on the Bay Future Commercial Attraction Strategy. The Chairman indicated after his review of the plan that retail and restaurant areas are needed. Since he received only a few copies of the report, he indicated that he will email a copy to all. Ms. Behmlander suggested that after review perhaps the author can come up and discuss it with the DDA.

The Chairman updated the Board on the request of BonTon which was initially presented to him on May 1. He advised that the agreement is signed and Ms. Behmlander stated that construction is starting on this date.

The Chairman updated the Board on the request of Lormax Stern/Bay City Mall which was initially presented to him on May 1. The Chairman stated that there have been some emails back and forth with the Mall representative. There are some restrictions on the ability to provide incentive funding to the Mall which has been pointed out to the Mall owner. Ms. Behmlander stated that the mall owner has reviewed the proposal and has some questions and will contact the attorney after his return from a short vacation.

The Chairman stated that the tractor used by the Township to plow snow and cut the grass within the DDA Development Area is likely on its last legs and needs to be replaced as it is about 15 years old. Mr. Kula stated that an upgrade of the tractor would be preferable, but will have the Board make a decision and get back to the DDA.

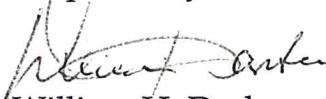
The Chairman asked Mr. Kula about the benches which are stored at Thelens. Mr. Kula indicated one has been installed and others are in the Thelen facility.

The Chairman stated that he spoke with Mr. Loese about the cost of the maintenance of the wetland area. The Chair believes that it can be done locally and for a lesser cost and will keep the Board advised.

In other business, Mr. Newton stated a pane on the west lower row is tipping away from the rest of the sign leading into the Park from Wilder and needs repair. Mr. Darbee will secure the name of the installer and the owner of the company who installed the sign.

The Chairman hearing no request for further business adjourned the meeting at 8:40AM.

Respectively submitted,



William H. Darbee  
Recording Secretary