

**CHARTER TOWNSHIP OF BANGOR
DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES**

The regular August meeting of the Charter Township of Bangor Downtown Development Authority was held on August 4, 2014, commencing at 8:00 A.M., prevailing time at the offices of the Township pursuant to notice.

Present: B. Behmlander, D. Leitermann, L. Newton, J. Rivet and T. Watson
Absent: B. Goik, K. Lange and T. Thelen
Also present: W. Darbee

In the absence of the Chairman, Ms. Leitermann called the meeting to order at 8:00 A.M. after determining that a quorum was present by roll.

In the absence of the Chair, Mr. Watson moved that Ms. Leitermann, the Treasurer, chair the meeting. Mr. Rivet seconded the motion. The Chairman called for questions on the motion and hearing none the Chairman then called for discussion on the motion. Again hearing no discussion on the motion, Ms. Leitermann called for a vote on the motion. The motion passed five votes in favor, zero votes against to have Ms. Leitermann chair the meeting.

Ms. Leitermann then asked if there was any person in attendance who wanted to address the Board. Ms. Leitermann noted that no one made a request and so she moved onto the next order of business.

Ms. Leitermann requested acceptance of the May 5, 2014 regular meeting minutes. Mr. Rivet moved that the minutes of the May 5, 2014 regular meeting minutes be accepted as circulated with the agenda. Mr. Watson seconded the motion. Ms. Leitermann called for questions on the motion and hearing none Ms. Leitermann then called for discussion on the motion. Again hearing no discussion on the motion, Ms. Leitermann called for a vote on the motion. The motion passed five votes in favor, zero votes against to accept the minutes of May 5, 2014 as circulated with the agenda.

Ms. Leitermann then reviewed the quarterly report. Ms. Leitermann noted that the Debt Retirement & Projects Fund will have a cash balance as

of August 4, 2014 of \$1,082,132.53 after approved payments of \$853.10 which were reviewed. She reported that the DDA Operating Fund will have a cash balance as of August 4, 2014 of \$3,256.53 after payment of the itemized statements of \$5,407.50. She noted that all revenue and expense items are within budget. Ms. Behmlander moved to pay the bills and to receive the Treasurer's report. Mr. Newton seconded the motion. Ms. Leitermann called for questions on the motion and hearing none, she then called for discussion on the motion. Ms. Leitermann hearing no request for discussion on the motion, called for a vote on the motion. The Motion passed five votes in favor, zero votes against to receive the report of the Treasurer and pay the bills.

The Treasurer then passed out the audit as prepared by Weinlander Fitzhugh and reviewed same, noting that all was in order from the auditor's perspective. Mr. Rivet moved to receive the 2013 audit, seconded by Mr. Watson. Ms. Leitermann called for questions on the motion and hearing none, she then called for discussion on the motion. Ms. Leitermann hearing no request for discussion on the motion, called for a vote on the motion. The Motion passed five votes in favor, zero votes against to receive the audit report and place on file.

The attorney provided an update on the DeShano Companies, Inc. He stated that DeShano has expressed to the Chairman that all is on schedule as of this date. He reported that on June 16, 2014 a Development Agreement was signed which calls for construction to began no later than June 18, 2015 with a completion date by August 31, 2016.

Ms. Behmlander advised that the owners are currently providing their efforts towards the Macomb Mall but she anticipates an update in November 2014. Ms. Leitermann questioned about payments to the Developer. The attorney noted that no written agreement had been entered into but after discussion thought that verbal assurance had been provided by the Board of participation by the DDA of permissible expenditures.

Ms. Leitermann did not receive a written report from Bay Futures, but she knows that Mr. Keyes has been working with MCG Plastics for IFT applications. She also advised that Bay Future is also working with Saginaw Futures but no agreement is in place yet.

Ms. Leitermann then indicated the current status of the financial

position of the DDA. She echoed the thoughts of the Chairman and stated that because of the status of the current projects the thought was to delay any action to pass along further funding at this time do to a potential project of which the Chairman is aware, but which he cannot disclose at the moment. Mr. Rivet thought the issue should be addressed at the November meeting.

Ms. Leitermann asked if the attorney had any report. He stated he had nothing further.

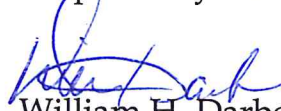
As relating to old business, Mr. Watson stated that the sidewalk has now been constructed on the Dutsky parcel the sidewalk. He noted that there were a couple of issues before the construction was completed but they had been worked out. He noted payment for the easement was \$3,500 but the entire cost was around \$10,000. He stated that there is a crack in the sidewalk in less than 30 days after completion and that an attempt at patching the crack is apparent. He plans on contacting the engineering company as to the issue.

Upon a request of Ms. Leitermann for new business, Ms. Behmlander stated that she had attended a convention and talked to retailers who are not doing business in the tri-county area. Their expresseion was that the shoppers in this area regularly drive to the Detroit area to shop. She advocates promoting a marketing program which would emphasize the Bay Area in some manner but is unsure how or whom to approach with the concept. The general consensus of the Board was that it is a good idea and further thought should be given to the concept. The second item expressed by Ms. Behmlander is the loss of trees, especially in the Euclid/Wilder area. At this point, businesses do not generally replace trees which are removed due to disease or otherwise. She thought that small businesses may allow the DDA to plant trees on business properties out of the right-of-way for roads. Mr. Newton supported the thought of placing trees in various areas. She indicated that trees can be placed within 50 feet of the roadway for \$350/tree. After discussion, Ms. Behmlander then moved to spend up to \$7,000 to place up to 20 trees at \$350/tree. Mr. Rivet recommended to Ms. Behmlander that the amount be raised to spend up to \$15,000 on trees and shrubbery without limitation of cost per item. Ms. Behmlander accepted the amended amount of \$15,000 to place trees and shrubbery along major thoroughfares in the DDA District with the approval of the business owner. Mr. Rivet then seconded the motion. Ms. Leitermann called for questions on

the motion and hearing none, she then called for a vote on the motion. The Motion passed five votes in favor, zero votes against to allow the expenditure of up to \$15,000 to plant trees and shrubbery along major thoroughfares in the DDA District.

Hearing no request for further business, it was moved by Mr. Watson with a second of Mr. Rivet to adjourn the meeting at 8:36 AM. Ms. Leitemann hearing no opposition to the motion declared the meeting adjourned at 8:36 AM.

Respectively submitted,



William H. Darbee
Recording Secretary