

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

The regular February meeting of the Charter Township of Bangor Downtown Development Authority scheduled to be held on February 2, 2015, commencing at 8:00 AM, prevailing time was held on Monday, February 9, 2015 at the offices of the Township pursuant to notice.

Present: K. Lange, D. Leitermann, L. Newton, J. Rivet, T. Thelen and T. Watson  
Absent: B. Behmlander and B. Goik  
Also present: 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. The Chairman noted that no one made a request and so he moved onto the next order of business.

The Chairman requested acceptance of the November 3, 2014 regular meeting minutes. Mr. Watson moved that the minutes of the November 3, 2014 regular meeting minutes be accepted as circulated with the agenda. 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, the Chairman called for a vote on the motion. The motion passed six votes in favor, zero votes against to accept the minutes of November 3, 2014 as circulated with the agenda.

The Chairman then asked the Treasurer to review the quarterly report. Ms. Leitermann noted that the Debt Retirement & Projects Fund has a cash balance as of February 2, 2015 of \$802,162.20 after approved payments of \$280,104.50 which were reviewed. She reported that the DDA Operating Fund has a cash balance as of February 2, 2015 of \$29,758.50 after payment of the itemized statements of \$2,191.27. She noted that all revenue and expense items are within budget for the calendar year 2015. Mr. Rivet moved to pay the bills and to receive the Treasurer's report. Mr. Newton seconded the motion. The Chairman called for questions on the motion and hearing none, he then called for discussion on the motion. The Chairman hearing no request for discussion

on the motion, called for a vote on the motion. The Motion passed six votes in favor, zero votes against to receive the report of the Treasurer and pay the bills as presented. Mr. Lange noted that in 2013 a motion was passed to authorize the cleaning up of the lots in the amount of \$5,000 and wondered if that was still viable. Ms. Leitermann indicated that she thought it would carry over for authorizing the expenditure.

The Chairman noted that the nominating committee has not met and therefore would like to put the election of officers off to the next meeting.

The Chairman provided an update on the DeShano Companies, Inc. project. He noted that the North line at the east corner post is at the proper location but the line at the northwest corner was determined by DeShano engineers to be encroached upon by the Graff parking lot fence by up to 7.3 feet. DeShano recommend that the DDA provide Graff the extra property which has been provided.

Also, the Chairman indicated that DeShano had applied for a permit fill permit and upon submitting the request got the DEQ involved along with the EPA. It appears that the involvement by DEQ and EPA may very well increase the time for permits to be issued. The Chairman noted that Ms. Ogar from the County has been very helpful in trying to resolve the issues with the DEQ and the EPA.

The Chairman thought there might be a new business going in behind Rowley's on Shrestha Drive. Both Ms. Leitermann and Mr. Watson indicated that a business has requested a special exception use permit to the Planning Commission for approval. He also noted that a business on Wilder appears to be expanding but that has not been confirmed.

The Chairman noted that Bay City Mall has been attempting to gather the required information in order to secure their funding pursuant to their agreement. He noted that Sears and Target have left the mall.

The Chairman did receive a newsletter report from Bay Futures. He noted that Bay Futures has hired Mark D. Litten as new President/CEO and

that Jeff Mayes is the Chairman of the Board with, Trevor Keys and Danni Klida-Snider remaining on the staff.. Mr. Thelen thought there might be federal money available near I-75 like there is near I-69.

Mr. Newton excused himself from the meeting.

The Chairman noted that the DDA has had a number of improvement projects discussed over the years such as benches and sidewalks which have been completed and others are in the process of being completed. The Chairman noted that sandblasting and painting of the benches needs to be done. Mr. Thelen indicated that his company has provided a bid to the Supervisor of \$85/bench. The Chairman stated that planting of trees in areas needs to be one of the projects to be undertaken. He believes that the DDA Board has authorized the clean up of the DDA owned lots and indicated that he has talked about such a project with various contractors who can do it but as stated earlier he was unsure if he had the authority to contract with the personnel to clean up the lots. Mr. Watson made a motion to allow the Chairman to authorize the expenditure of up to \$5,000 to clean up the DDA owned lots in the park, including the removal of brush. Mr. Rivet seconded the motion. The Chairman called for questions on the motion and hearing none, he then called for discussion on the motion. The Chairman after hearing no discussion on the motion, called for a vote on the motion. The motion passed having five votes in favor and no votes against to authorize the Chairman expend the money.

The Chairman also advised that the DDA can assist owners of currently dilapidated structures by offering monetary assistance to either demolish those buildings or assist the owners with remodeling their buildings by a matching fund from the DDA.

The Chairman asked if the attorney had any report. He stated he had nothing further.

The Chairman indicated that the DDA is one member short and needs to have another member appointed. He also reviewed the original fiscal philosophy of the DDA and its need to bolster the relationship with other

taxing entities.

Hearing no request for further business, it was moved by Mr. Rivet with a second of Mr. Thelen to adjourn the meeting at 8:50 AM. The Chairman hearing no opposition to the motion declared the meeting adjourned at 8:50 AM.

Respectively submitted,



William H. Darbee  
Recording Secretary