

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

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The regular February meeting of the Charter Township of Bangor Downtown Development Authority was held on February 3, 2014, commencing at 8:00 A.M., prevailing time at the offices of the Township pursuant to notice.

Present: B. Behmlander, B. Goik, K. Lange, D. Leitermann, L. Newton, J. Rivet, M. Rowley, T. Thelen, T. Watson  
Absent: None  
Also present: W. Darbee

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

The Chairman introduced Brent Goik, the site manager at the Bay County multi-Purpose Arena as the newest member of the DDA replacing Duff Zube who has served on the DDA for a number of years but has to be replaced as he has moved outside the Township.

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 4, 2013 regular meeting minutes. Ms. Leitermann moved that the minutes of the November 4, 2013 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. Again hearing no discussion on the motion, the Chairman called for a vote on the motion. The motion passed nine votes in favor, zero votes against to accept the minutes of November 4, 2013 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 will have a cash balance as of February 3, 2014 of \$846,179.97 after approved payments of \$37,697.53 which were reviewed. She reported that the DDA Operating Fund will have a cash balance as of February 3, 2014 of \$31,649.35 after payment of

the itemized statements of \$1,073.50 for the year 2013 and \$494.00 for 2014. Ms. Behmlander moved to receive the Treasurer's report and to authorize the Treasurer to pay the itemized statements as referenced. Mr. Thelen 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 nine votes in favor, zero votes against to receive the report of the Treasurer and to authorize payment of the itemized billings.

The Treasurer noted that she will need to do an amendment to the 2014 budget due to a small business exemption from the business tax but she does not know the amount at this time.

The Chairman noted that Mr. Newton had a map which was circulated with the Agenda for the meeting and asked him to discuss the transaction to the Board. Mr. Newton answered the Chairman's question by stating that he and Graff have an oral agreement relating to the trading of the properties shown on the map. He then presented a proposal to the DDA about he purchasing a small portion of the property—being 25' deep and the distance of the rear line of the Graff property. The Chairman noted that Graff places their snow on their back line which seems to be a cause of wetness in the spring at least. A general discussion ensued by questions and answers with Mr. Newton. Mr. Thelen noted that a 25 foot deduction creates about a 72 foot entry onto the lot before the curve and may impact the value of the remainder of the lot. Mr. Rowley stated it is better to get property into private hands for tax producing purposes. Mr. Thelen agreed that the purpose of buying the property in the first place was to get it into private hands for creation of business. Mr. Rivet believes government should be in the business of assisting business to succeed. Mr. Rivet moved to sell the property for \$10,880 plus cost of closing the transaction. Mr. Rowley seconded the motion. A discussion ensued on the question of what the Township Assessor is to provide to the DDA. After discussion, with the consent of Mr. Rowley, Mr. Rivet withdrew his motion. The Chairman stated that it seems to be the consensus that a sale of the property would benefit both Graff and Newton by adding to their respective parking areas, but there was a concern espoused by

Mr. Watson as to the adequacy of price and a concern expressed by the Board as to whether or not the value of the lot to the DDA is impacted because there would be a smaller building envelope if the 25' is sold to either Newton or Graff. Mr. Lange taking into account all of the above moved to sell the property subject to DDA price review, whether the future value of the remainder of the lot is impacted by the sale and subject to an agreement of sale acceptable to all. Mr. Thelen 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 nine votes in favor, zero votes against to sell the property subject to DDA price review and whether the future value of the remainder of the lot is impacted by the sale. Ms. Leitermann and Mr. Watson stated that they will have the Assessor and Code Enforcement Officer to attempt to determine the price and what impact on the remainder of the lot's value, if any, should 25' be removed from the lot. They believe they can have that answer in the next day or so and will pass it on to the Board.

The Chairman asked Ms. Behmlander to report on Mall happenings. She noted that Phase I is complete and she expects the owner to have a report by May.

The Chairman stated he received a monthly report from Bay Futures. He asked if Ms. Leitermann might have an update on the status of Bay Futures. She indicated that Bay Futures and Saginaw Futures are still attempting to work together on a number of items in order to cut costs to both organizations.

The Chairman under new developments thought that the DDA needs to approach Bay Futures to market the property, but first the property owned by the DDA needs to be cleaned up when the weather becomes better. The consensus of the Board agreed with the Chairman and more specifics will be discussed by the May Meeting.

The Chairman asked about the situation with the easement along State

Street Road. The attorney noted that Mr. Hammond filed condemnation proceedings and is currently awaiting a trial date. Mr. Watson thought a trial date was set for mid-February. The attorney indicated he would secure the current status and forward it to the Board.

The Chairman asked Mr. Goik as to the status of the arena. Mr. Goik noted that there was a management reorganization at the arena which placed him in charge. He is currently working with Ms. Duhaime as a consultant. He believes that a Gun & Knife Show sponsored by Mel Smith will be held shortly. He stated that the recent RV show was a success with many vehicles for show by vendors and a high people count.

The Chairman asked if the attorney had any report. The attorney provided no additional report.

The Chairman thought that the arena sign could promote the lots for sale. After hearing no request for old business he requested if anyone had new business. He noted that he would like to generally review the financial position and status of DDA.

Hearing no request for further business, it was moved by Mr. Rowley with a second of Ms. Behmlander to adjourn the meeting at 9:17 AM. The Chairman hearing no opposition to the motion declared the meeting adjourned at 9:17 AM.

Respectively submitted,



William H. Darbee  
Recording Secretary