

**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 6, 2012, commencing at 7:30 A.M., prevailing time at the offices of the Township pursuant to notice.

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

The Chairman called the meeting to order at 7:30 A.M. after determining that a quorum was determined to be present by roll call of the Chairman.

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 6, 2011 regular meeting minutes. Mr. Zube moved that the minutes of the November 6, 2011 regular meeting minutes be accepted as circulated with the agenda. Mr. Rowley seconded the motion. The Chairman called for questions on the motion and hearing none, the Chairman 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 eight votes in favor, zero votes against to accept the minutes of November 6, 2011 as circulated with the agenda.

The Chairman asked the Treasurer to review the quarterly report. She noted that the Debt Retirement & Projects Fund has a balance as of this date of \$869,476.70 after pre approved payments of \$108,743.92 which the Treasurer itemized. She then reported that the DDA Operating Fund will have a cash balance as of February 6, 2012 of \$30,297.20 after payment of the itemized statements of \$1,833.50 for 2011 and \$285 for 2012 to Darbee, Bosco & Hammond, PC. Mr. Lange moved to receive the Treasurer's report and including payment the itemized statements as referred to by the Treasurer. Mr. Zube 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 eight votes in favor, zero votes against to receive the report of the Treasurer including payment of the itemized billings to Darbee, Bosco & Hammond, PC. She noted the 2011 expenditures and receipts compare favorably to the 2011 budgets and no action to modify same is required. She also noted the 2012 budgets for receipts and expenditures are in order.

The Chairman asked that the Supervisor to give an update on the expansion status of the DDA. Mr. Watson now believes that the described area is now properly defined.

The Chairman noted the receipt of the quarterly Bay Futures report. He handed out

copies of the report to the members. Mr. Rivet moved to receive the report with a second of Mr. Lange. The Chairman called for questions on the motion and hearing none, the Chairman 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 eight votes in favor, zero votes against to receive the report of Bay Futures.

The Chairman asked Mr. Rowley to give a report on the status of the Bangor Township/Civic Arena signs at the commercial park. Mr. Rowley stated that the BCRC has approved the sign land location. The Bangor ZBA has also approved the required 7 variances for the erection of the sign at the desired location. The only remaining items are to secure the permits from the BCRC and the Township for the sign which can be completed when the agreement is in order with Empire Sign. He stated that the revised total cost for the sign is about \$9,000 over the amount quoted by Empire Sign at the last meeting. From his standpoint, the only item remaining is the Letter of Credit of Empire Sign and the final agreement with them. It was moved by Mr. Lange with a second of Mr. Thelen to authorize the Chairman to execute the agreement with Empire Sign for the installation of the sign and to authorize any contingencies that may arise. Mr. Lange asked for discussion and then noted that the County needs to execute the Agreement with the County, which has been left with the County several weeks ago. In response to Ms. Leitermann's inquiry as to who is responsible for removing the old sign, Mr. Rivet indicated that the County personnel have agreed to remove the old sign and will maintain the sign and area about the sign, including landscaping. Mr. Lange stated that the County has agreed to assist in the removal, but the DDA will ultimately be responsible for the removal. An amendment suggestion was advanced to put a maximum of \$150,000 for the sign which will provide enough for contingencies and landscaping and removing the old sign, if needed. The Chairman asked if the amendment to the motion was acceptable, and it was noted that the additions were acceptable by the maker and second. The Chairman hearing no request for further discussion on the motion, called for a vote on the motion. The motion passed eight votes in favor, zero votes against.

The Chairman brought the Board up to date on Civic Arena Improvements and Projects. He stated that all work is complete and only the last invoices, if any, need to be presented.

The Chairman indicated that the Streetscaping Committee has a couple of remaining items to complete in the entranceway to Shrestha Drive from Wilder.

The Chairman asked for a report from the attorney who advised that he had nothing to add at this point other than upon inquiry of Mr. Hickner and Ms. Fitzhugh, the status of the Agreement with the County for the sign is not known at this point.

The Chairman asked for new business, and hearing none moved onto the next order of business. Ms. Leitermann indicated that it was now the time to approve the Bay Futures

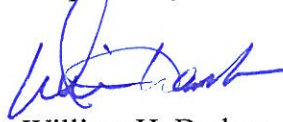
Agreement for the year 2012. Mr. Rowley moved to approve the Agreement and pay an invoice of up to \$10,000 when presented. Mr. Lange seconded the motion. The Chairman called for questions on the motion and hearing none, the Chairman then called for discussion on the motion. The Chairman hearing no request for discussion on the motion, called for a vote on the motion. The motion passed eight votes in favor, zero votes against to approve the Bay Futures Agreement when received and pay the invoice up to \$10,000.

Mr. Rivet noted that perhaps at the next meeting the DDA should consider a pass through of some funds in the future. Mr. Lange agreed to place the question on the agenda for the remaining meetings for 2012.

Mr. Watson advised that the new restaurant has delayed action on the old Lone Star property because it has another location outside of the are which they gave priority to but he thinks that the new restaurant will still be open by late summer of 2012.

The Chairman hearing no further business adjourned the meeting at 8:02 AM upon motion made and seconded.

Respectively submitted,



William H. Darbee  
Recording Secretary