

CHARTER TOWNSHIP OF BANGOR DOWNTOWN DEVELOPMENT AUTHORITY MINUTES

A special meeting of the Charter Township of Bangor Downtown Development Authority was called by the Chairman to be held on May 24, 2016, commencing at 7:30 AM, prevailing time at the offices of the Township pursuant to notice.

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

The Chairman called the meeting to order at 7:30 AM after determining that a quorum was present.

The Chairman welcomed Sandra Covaleski, who was absent, as she is in Florida, who replaced Susan Gentry who moved from the local Home Depot store, and Cristen Gignac, now in charge of the Multi Purpose Building and who was selected to replace Brent Goik who resigned.

The Chairman requested acceptance of the February 1, 2016 regular meeting minutes as there was no quorum at the regular May 2, 2016 meeting to act upon the minutes. Mr. Barcia moved acceptance of the February 1, 2016 regular minutes as circulated. Ms. Behmlander seconded the motion. The motion passed six votes in favor, zero votes against.

The Chairman stated that he has been in discussions with the Township and Bay Future. After his discussions with each, he recommends that the DDA increase its contract with Bay Future to \$20,000 with a three year commitment. In years past the Township has provided a \$5,000 payment. Mr. Barcia moved to approve the extension of the current Agreement and raise the payment to \$20,000 for three years. Mr. Newton seconded the motion. The motion passed six votes in favor, zero votes against.

The Treasurer, Ms. Wardynski, reviewed the quarterly report. The Debt Retirement & Projects Fund has a cash balance as of May 2, 2016 of \$1,089,692.88 after approved payments of \$11,210.95 to Niswander Environmental. The DDA

Authority Fund has a cash balance as of May 2, 2016 of \$19,280.38 after the payment of the accounts payable of \$6,000 to the Township for the Administrative Fee, of \$4,550 to the Township for snowplowing and Darbee Hammond of \$1,759.50 for legal fees. Ms. Leitermann moved to accept the report and to approve payment of the bills as listed by the Treasurer. Ms. Behmlander seconded the motion. The motion passed six votes in favor, zero votes against. Then Ms. Gignac moved with support of Ms. Behmlander to accept the report of the Treasurer. The motion passed six votes in favor, zero votes against.

The Chairman updated the Board on the Bay Future Commercial Attraction Strategy. The group they are using to conduct the study plan on being in the area in June and the Chairman will advise of the date and location.

The Chairman updated the Board on the status of the fill permit. Based on his observations from last year and recent discussions with Todd M. Losee of Niswander Environmental, LLC if the DDA supplied a tree/shrub cutting crew of 2-4 persons with chainsaws to assist in invasive species management sometime between December and February, then Niswander Environmental would provide up to 2 ecological staff to identify the invasive species to be cut and who will apply the herbicide immediately after the cutting. All Niswander Environmental staff are certified pesticide applicators so there is no issue with the application. Niswander Environmental would then continue to conduct herbaceous plant treatments, including treatment of the large Phragmites stand on the property starting this fall. He noted that in his summation which he forwarded to all, if the DDA provides staff and chainsaws, the estimated costs of year 2 and 3 will be significantly reduced.

Year 1: The fee shall not exceed \$15,000.00

Year 2: The fee shall not exceed \$10,500.00 (reduced from \$17,000.00)

Year 3: The fee shall not exceed \$10,000.00 (reduced from \$15,000.00)

There would then be a review for further potential savings for Years 4 and 5 after Year 3 is complete. After a short discussion, Mr. Newton moved to allow the Chairman to execute an amendment to the Niswander Contract to reflect the above changes. Mr. Barcia seconded the motion. The motion passed six votes in

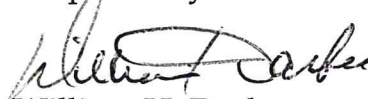
favor, zero votes against.

The Chairman updated the Board on the request of BonTon which was initially presented to him on May 1. The Chairman stated that there have been some general discussions 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 them. Ms. Behmlander filled in their general proposals which would be available for funding with a tentative start date of July 1. She stated that the Target building is likely to be purchased by Lormax this week and they are in meetings with replacement tenants at this time. Mr. Newton moved to provide up to \$110,000 for qualified expenditures which are consistent with past agreements. Mr. Barcia seconded the motion. The motion passed six votes in favor, zero votes against.

The Chairman indicated that he also recommends that Lormax Stern, the Mall owner, be provided with a commitment whereby the DDA would provide for up a maximum of \$100,000 but again basing it upon a past practice which is a 5% of their cost up to the \$100,000 for allowable expenditures. Ms. Behmlander moved to adopt the Chairman's position and Mr. Newton seconded the motion. The motion passed six votes in favor, zero votes against.

The Chairman noting the agenda for the special meeting has reached a point of adjournment, hearing no request for further business adjourned the meeting at 7:43AM.

Respectively submitted,



William H. Darbee
Recording Secretary