

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

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A special meeting of the Charter Township of Bangor Downtown Development Authority was called to commence at 9:00 A.M. prevailing time on November 29, 2012 at the offices of the Township pursuant to notice posted November 28, 2012 at 9:01 A. M.

Present: K. Lange, D. Leitermann, J. Rivet (at 9:05 A.M.), M. Rowley (at 9:04 A.M.),  
T. Thelen, T. Watson and D. Zube

Absent: B. Behmlander and L. Newton

Also present: D. Darland and W. Darbee

The Chairman called the meeting to order at 9:01 A.M. after determining that a quorum was 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 5, 2012 regular meeting minutes. Mr. Zube moved that the minutes of the November 5, 2012 regular meeting minutes are accepted as circulated with the agenda. Mr. Thelen 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 six votes in favor, zero votes against to accept the minutes of November 5, 2012 as circulated with the agenda.

The Chairman noted that at the meeting of November 5 that he advised the Board that Dr. Shrestha is willing to sell the remaining lots to the DDA in the Commercial Park at a distressed price as the DDA has worked with him in the past. Mr. Rowley arrived. The Chairman noted that at that time the Board resolved to pursue the purchase of the vacant lands subject to the Chairman's review of the appraisal and securing additional facts as to value, which he did and which resulted in a meeting with himself, Dan Darland, Terry Watson and Donna Leitermann. Mr. Rivet arrived. He also noted that he had received input from other persons who are very much involved in development of lands in the area. The consensus of the four person group was \$320,000 which equates to more than \$38,000/acre plus normal costs related to the Buyer in a Bay County transaction. Mr. Zube inquired about the current listing price and he was informed that it is more than two times the proposed offer. Mr. Thelen opined that the value may be in excess of the actual true market value because the lots which are available need to be cleaned of brush, etc., to be salable. Mr. Zube noted with confirmation of Mr. Watson that the Township does have a brush hog which can be used to clean the lots. After further general discussion it was moved by Mr. Zube with support of Mr. Rivet to offer to purchase six lots which comprise 8.4 acres for a

total of \$320,000 plus normal costs related to the Buyer in a Bay County transaction and to authorize the Chairman to approve payment of the purchase price and costs, to execute any and all documents and to do any and all actions in order to ultimately result in the DDA purchasing all of the remaining lots for \$320,000. Mr. Rowley stated that other property owners may not be selling their property because of the need for expansion of business versus development. He also noted that other owners in the area may believe that the price is not a "fire sale" price and may use it to challenge their own assessment. He also expressed concern about the DDA being in competition with private development. Mr. Zube questioned who might be the marketing agent. The Chairman stated that decision is for future discussion as other DDAs have different viewpoints on marketing. Mr. Rowley suggested offering \$250,000 or the SEV value of about \$290,000 versus \$320,000 with the ability to come up to the \$320,000 offer. Mr. Rowley asked if the maker and the support for the motion would be willing to entertain an amendment which would authorize the Chairman to start with an offer of \$250,000 with the ability to increase the offer to a maximum of \$320,000. Mr. Rivet stated that the way government purchases property is not the same as the private sector. The Chairman asked if there were any questions on the motion and hearing none he asked for any comments or discussion on the motion. Mr. Rivet called for a vote on the motion. The motion passed six votes in favor, one vote (Mr. Rowley) against to allow the Chairman to enter into a purchase agreement which could ultimately result in the DDA owning the vacant lands in the S & S Subdivision consisting of six lots for the sum of \$320,000 plus normal costs related to the Buyer in a Bay County transaction, to authorize the Chairman to approve the payment of the purchase price and costs, to execute any and all documents and to do any and all actions in order to ultimately result in the DDA purchasing all of the remaining lots for \$320,000.

The Treasurer stated that she will request the Township Board to make the necessary budget adjustments in order to allow for the purchase of the land along with any related payments which are all related to this meeting.

The Chairman indicating that this is a special meeting and no further business can be held unless all of the Board Members were in attendance at the meeting. Since all members were not in attendance he then requested a motion to adjourn. It was moved by Mr. Rowley with a second of Mr. Zube to adjourn the meeting at 9:51AM. The Chairman hearing no opposition to the motion declared the meeting adjourned at 9:51 A.M.

Respectively submitted,



William H. Darbee  
Recording Secretary