

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

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

Present:               B. Behmlander, B. Goik, K. Lange, D. Leitermann, L.  
                              Newton, J. Rivet and, T. Thelen  
Absent:                T. Watson  
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 August 4, 2014 regular meeting minutes. Ms. Behmlander moved that the minutes of the August 4, 2014 regular meeting minutes be 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. Again hearing no discussion on the motion, the Chairman called for a vote on the motion. The motion passed seven votes in favor, zero votes against to accept the minutes of August 4, 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 will have a cash balance as of November 3, 2014 of \$1,079,230.71 after approved payments of \$8,202.11 which were reviewed. She reported that the DDA Operating Fund will have a cash balance as of November 3, 2014 of \$2,089.72 after payment of the itemized statements of \$1,067.00. She noted that all revenue and expense items are within budget for the calendar year 2014. Mr. Rivet moved to pay the bills and to receive the Treasurer's report. Mr. Lange 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 seven votes in favor, zero votes against to receive the report of the Treasurer and pay the bills as presented.

The Chairman then asked Ms. Leitermann to review the proposed budget for 2015. She indicated it is the same as the 2014 budget. The DDA Budget is based upon a balanced Total Revenue/Expenditure of \$30,020.00 and a Debt Retirement & Projects Fund is based upon a balanced Total Revenue/Expenditure of \$232,300.00. After her presentation, Mr. Rivet moved with support of Ms. Behmlander to accept the proposed 2015 Budget for the DDA and the Debt Retirement/Projects Fund as reviewed by Ms. Leitermann and to recommend adoption to the Township Board. 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 seven votes in favor, zero votes against to adopt the DDA Budget as presented by Ms. Leitermann of \$30,020.00 and the Debt Retirement/Projects Fund Budget of \$232,300.00 and to recommend to the Township Board to adopt same.

The Chairman noted that the meeting dates and times needed to be set for the year 2015. He noted that since the inception, that the first Mondays of the months of February, May, August and November have been the traditional dates commencing at 8:00 AM. The Chairman then asked for a motion to set the meeting dates and times for 2015. The Chairman moved to set the meetings for the first Monday in February, May, August and November for 2015 to commence at 8:00 AM at the meeting room of the Township Hall. Mr. Rivet supported 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 discussion on the motion, called for a vote on the motion. The motion passed having seven votes in favor and no votes against to set the 2015 meetings for the first Monday in February, May, August and November commencing at 8:00 AM at the meeting room of the Township Hall.

The Chairman provided an update on the DeShano Companies, Inc. project. He stated that DeShano has expressed to the Chairman that all is on

schedule as of this date. The Chairman noted that it is possible that the expansion may be approved for construction shortly. He noted that the North line at the east cornerpost is at the proper location but the line at the northwest corner may be encroached upon by the Graff parking lot by up to 7 feet. DeShano is trying to confirm the issue, but indicates that there is no issue with the encroachment.

The Chairman noted that Bay City Mall is attempting to gather the required information in order to secure their funding pursuant to their agreement. After discussion, Mr. Lange moved that the Chairman be authorized to review the data as submitted by the Mall for and on behalf of the DDA Board and with assistance as needed by the attorney to be able to authorize the payment of the proper amount after verification of the data. 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 after hearing no discussion on the motion, called for a vote on the motion. The motion passed having seven votes in favor and no votes against to authorize the Chairman to verify the data pursuant to the Development Agreement and authorize payment to the Mall upon verification.

The Chairman did not receive a written report from Bay Futures. He asked if Ms. Leitermann if she could update the Board on Bay Futures. She noted that Bay Futures is looking for a new President/CEO. She also recommended that the DDA authorize the renewal of the support for Bay Futures.

The Chairman then indicated the current status of the financial position of the DDA. The Chairman led a discussion on the current financial status. Mr. Thelen moved to take the issue under advisement. The Chairman asked for a second to the motion and hearing no second, declared there was no valid motion. Mr. Rivet then moved to pass through the sum of \$250,000 to the taxing units from the Debt Retirement/Projects Fund Budget account. Ms Leitermann 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 seven votes in favor and no votes against to authorize the Treasure to pass through \$250,000 to the various taxing units.

Mr. Newton excused himself from the meeting.

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

The Chairman asked if there were any old business not already discussed. The Treasurer spoke about the trees. The Treasurer noted that the benches need sandblasting and repainting. Mr. Thelen stated he would ask his personnel if they could handle the job and report at the next meeting.

The Chairman asked if anyone had any new business.

- A. The Chairman stated that he had brought to Mr. Goik's attention that the new sign had a dark spot on the west side of the sign. Mr. Goik stated that with the assistance of both the Chairman and Mr. Darbee that he thinks he will shortly have the issue resolved and the sign will be working normally.
- B. Mr. Rivet stated that Mr. Dutsky's sump line is not working and he is on the job to try to fix it.
- C. Ms. Leitermann stated that Department of Transportation is looking at limiting the entrances into various entrances on both Euclid and Wilder and she will follow up on details.
- D. Ms. Behmlander stated that at the old Steak house at Wilder and State Street there is going to be a Starbucks and Panda Express shortly.
- E. Mr. Thelen questioned the backers for the DeShano project which is unknown to the Chairman.

The Chairman hearing nothing further on Old Business stated that he intends to create a Nominating Committee consisting of Mr. Watson and himself to bring back a proposed slate of officers for the next meeting.

Hearing no request for further business, it was moved by Mr. Lange with a second of Ms. Leitemann to adjourn the meeting at 9:23 AM. The Chairman hearing no opposition to the motion declared the meeting adjourned at 9:23 AM.

Respectively submitted,



William H. Darbee  
Recording Secretary