

**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 4, 2013, commencing at 7:30 A.M., prevailing time at the offices of the Township pursuant to notice.

Present: K. Lange, D. Leitemann, 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 7:32 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 August 5, 2013 regular meeting minutes. Mr. Rivet moved that the minutes of the August 5, 2013 regular meeting minutes be accepted as circulated with the agenda. Ms. Leitemann 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 eight votes in favor, zero votes against to accept the minutes of August 5, 2013 as circulated with the agenda.

The Chairman then asked the Treasurer to review the quarterly report. Ms. Leitemann noted that the Debt Retirement & Projects Fund will have a cash balance as of November 4, 2013 of \$882,872.31 after an approved payment of \$3,121.00 to Maday to complete the Wilder Road/Shrestha Drive entranceway and a tax appeal charge back. She stated that Bay City Mall had a tax appeal and prevailed with a reduction of almost \$5,000,000 in the taxable value. This reduction caused a tax charge back from the DDA to the County of \$38,210.64 for the year 2012. She reported that the DDA Operating Fund will have a cash balance as of November 4, 2013 of \$2,259.76 after payment of the itemized statement of \$1,786.00. Mr. Rivet moved to receive the Treasurer's report and to authorize the Treasurer to pay the itemized statements as referenced. Mr. Rowley 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 and to authorize payment of the charge back to the County and the itemized billing in the amount of \$1,786.00.

As a result of the charge back Ms. Leitermann stated that the 2013 Budget needed to be adjusted as follows:

Increase: Settlement Charge Backs by \$36,911

Decrease: Contractual Services by \$36,911

After her presentation, Mr. Lange moved with support of Mr. Rowley to accept the recommended budget adjustment and request that the Township Board adopt same. 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 recommend to the Township Board that the budget be amended as presented by Ms. Leitermann.

The Chairman then asked Ms. Leitermann to review the proposed budget for 2014 which she did line by line and which is attached to these minutes. The DDA Budget is based upon a balanced Total Revenue/Expenditure of \$30,025 and a Debt Retirement & Projects Fund is based upon a balanced Total Revenue/Expenditure of \$250,000. After her presentation, Mr. Rivet moved with support of Mr. Zube to accept the proposed 2014 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 eight votes in favor, zero votes against to adopt the DDA Budget as presented by Ms. Leitermann of \$30,250.00 and the Debt Retirement/Projects Fund Budget of \$250,000.00 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 2014. 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 7:30 AM. Mr. Watson moved to set the time to commence at 10:00 AM. Ms. Leitermann 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 did not

pass having one vote in favor and seven votes against to set the 2014 meetings for the first Monday in February, May, August and November commencing at 10:00 AM at the meeting room of the Township Hall. The Chairman then asked for a motion to set the meeting dates and times for 2014. Once again, after discussion, Mr. Zube moved to set the meetings for the first Monday in February, May, August and November for 2014 to commence at 8:00 AM at the meeting room of the Township Hall. Mr. Rowley 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 did pass having seven votes in favor and one (Mr. Newton) vote against to set the 2014 meetings for the first Monday in February, May, August and November commencing at 8:00 AM at the meeting room of the Township Hall.

Mr. Rivet excused himself from the meeting to attend another meeting.

The Chairman stated he did not receive a monthly report from Bay Futures which is unusual. He asked if Ms. Leitemann if she might have an update which she indicated she did not have any specifics other than both Bay Futures and Saginaw futures are attempting to cut costs by working together on a number of items.

The Chairman then noted that there is a completed wall at the electronic sign on Shrestha Drive at Wilder and it appears that the intersection work is now complete.

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

The Chairman under new developments noted that Mr. Thelen had spoken to a person who may be interested in putting up an office building in the commercial park area. Mr. Thelen thought the person might be interested in a couple of lots in the park. Neither he nor the Chairman have heard anything recent so Mr. Thelen volunteered to follow up with the person to determine his status and report at the next meeting.

The Chairman asked about the situation with the easement along State Street Road. The Chairman noted that Mr. Hammond is ready to file condemnation proceedings. A short discussion followed on the status. Mr. Darbee stated that in condemnation proceedings there is a timetable which needs to be followed on trying to settle a situation before the condemnation proceedings in court can actually be filed. He believes this may be within the time period.

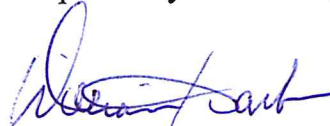
The Chairman asked for old business. Mr. Newton stated that he and Graff had not come to a firm agreement on the property to the South of his building. He then presented a proposal to the DDA about the possible purchase of a small portion of the property—perhaps a quarter-acre. After discussion it was decided that a picture should be presented prior to the next meeting in order to have an intelligent discussion on the merits of his proposal.

The Chairman asked for new business and Mr. Watson noted that he had spoken to Ms. Behmlander about an issue with the new 911 system in the County. As he understands the new 800 MHz system of the County does not penetrate into the interior of the Mall and thus can create a dangerous situation to the police, firemen or EMTs who may be responding to an emergency call in the interior of the Mall. As he understands a purchase of a \$3000 “repeater” may solve the issue. Thereafter a lengthy discussion ensued as to the possible cause, effect and solution to the problem. It was the consensus of the Board that the DDA currently does not have sufficient facts to determine if this is a one-time issue, a state-wide issue, a local issue or an issue that is unique to the mall. Mr. Rowley volunteered to assist Mr. Watson in trying to determine the cause of the problem and the solution to the problem and then to report back to the Board at the next DDA meeting.

Mr. Watson stated that the Township had promised but not been able to cut any of the weeds because of the water on the site from rain. Then the maintenance man was hurt on the job and has not been on the job since.

The Chairman hearing no request for new business requested a motion to adjourn. It was moved by Mr. Lange with a second of Mr. Watson to adjourn the meeting at 8:52 AM. The Chairman hearing no opposition to the motion declared the meeting adjourned at 8:52 AM.

Respectively submitted,



William H. Darbee
Recording Secretary