

RECEIVED

FEB 08 2017

BANGOR TOWNSHIP
TREASURER'S OFFICE

CHARTER TOWNSHIP OF BANGOR
DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES

A regular meeting of the Charter Township of Bangor Downtown Development Authority was called by the Chairman to be held on November 7, 2016, commencing at 8:00 AM, prevailing time at the offices of the Township pursuant to notice.

Present: J. Barcia (at 8:04AM), S. Covaleski, C. Gignac, D. Kula, D. Leitermann, L. Newton, J. Rivet and T. Thelen
Absent: B. Behmlander
Also present: K. Wardynski, W. Darbee

The Chairman called the meeting to order at 8:00 AM after determining that a quorum was present by roll.

The Chairman noting there was no person in attendance who wanted to address the Board went on the next item on the agenda.

The Chairman requested acceptance of the August 1, 2016 regular meeting minutes. Mr. Newton moved acceptance of the August 1, 2016 regular minutes as circulated. Mr. Kula seconded the motion. The motion passed eight votes in favor, zero votes against.

The Chairman formally welcomed Ms. Covaleski as a member of the Board.

Mr. Barcia arrived.

The Treasurer, Ms. Wardynski, reviewed the quarterly report. The Debt Retirement & Projects Fund has after approved payments to:

J M Hollenbeck for the Lot Clearing	\$ 4,500.00	
DeShano for Sidewalk Reimbursemen	17,385.75	
Gibbs Planning	25,000.00	
Hamilton Helicopters for Phragmites	<u>1,574.40</u>	
Balance in fund		\$1,028,815.49

The Authority Fund has after approved payments to:

MDOT for sign permits	\$ 102.00	
Darbee Hammond, P.C.	<u>1,276.50</u>	
Balance		\$ 2,482.59

Ms. Gignac moved with support of Ms. Leitermann to authorize payment of the bills as reported by the Treasurer.

The Treasurer then presented the proposed budget for 2017 and outlined the significant changes from the 2016 budget. She noted that the \$750 for the Letter of Credit for the Shrestha area environmental needs to be adjusted in the budget which is only a line item correction. The Chairman indicated that for reasons to be discussed later in the meeting that when the renewal for the Letter of Credit arrives, that it may not have to be paid as the Letter of Credit may be cancelled, but for the time being leave it in the budget. Ms. Leitermann moved with support of Mr. Barcia to approve the suggested budget adjustment. The motion passed 8 votes in favor with no votes against. Ms. Covaleski then moved with support of Mr. Thelen to adopt the 2017 budget as proposed by the Treasurer and to recommend it to the Township Board for adoption prior to 2017. The motion passed 8 votes in favor with no votes against.

The Chairman indicated that the tractor used by the Township to plow snow and cut the grass within and without the DDA Development Area needs to be replaced. Mr. Kula stated that the repairs were over \$10,000 for the year. Mr. Kula noted that the Township desires to have a vehicle versus expending money for outside services to do the work. He questioned the need for a more versatile vehicle versus a tractor. Mr. Thelen stated the price through the State of Michigan is an excellent price, many times being below dealer cost. He indicated that to remove snow and ice, that a tractor is the only way to go as the more versatile vehicle does not have the power to move heavy snow or ice. The Chairman thought that since the Township will be using it and repairing it, and they have practically a new Board coming in this week that the DDA should wait until they have a chance to give their opinion on it.

The Chairman stated that he suggested that a person reviewing the Bay Future Commercial Attraction Strategy program be available for the next meeting and other than that nothing in particular is to be reported.

The Chairman stated that he spoke with Mr. Losee about the cost of the maintenance of the wetland area. After various discussions, the Chair stated that

several changes are being proposed which will save the DDA several thousand dollars over the life of the Agreement. The work will be defined by Niswander personnel and marked. The actual work can then be done locally, perhaps by the Drain Board personnel in the winter at a lesser cost. He also confirmed with Mr. Losee that the DEQ rarely reviews the status of the wetlands as they are understaffed and just do not have the time to police the work. Thus, as part of the cost saving, the Letter of Credit can likely be terminated. The Phragmites treatment cost was negotiated to be done through the County wide program which reduced the cost for the treatment from somewhere around \$4000 to the \$1,574.40 noted in the bills. He has agreed with Losee that Niswander will continue to monitor the wetlands but the actual work will be done and coordinated with the Chairman. He stated that Losee believes that the actual work will be completed at the wetlands at the end of 2017 but should be monitored at least into 2018 when likely it will be at an end for actual treatment of the area.

The Chairman then talked about filling the Shrestha site in the next four years and that if acceptable with the Board that when the Drain Commissioner has a project within a couple of miles of the Shrestha site, that perhaps the spoil from cleaning ditches for drain projects could be used to meet the fill requirement. Mr. Kula expressed his concern about making sure the spoils are not contaminated. The Chair stated that the spoil is generally runoff from farmers fields and generally wanted by the farmers in the area to put on areas of their land which are not very fertile. Over the years he has not had any that could be stated to be contaminated. After a short discussion, Mr. Thelen moved with support of Mr. Newton to authorize the Drain Commissioner to use ditch spoils for fill. The motion passed by 6 votes in favor and 2 votes against (Kula and Barcia). Mr. Kula again emphasized that he is strongly against the motion because of possible contaminants are located in Bay Side Park Subdivision.

The Chairman suggested that with the balance in the projects fund that at the next meeting of the DDA he would like to discuss the probability of passing some funds through to the various taxing units as the DDA has done in the past.

The Chairman indicated that Barb Behmlander has suggested that the

DDA may be interested in funding a playscape area. A discussion followed with Ms. Gignac stating that the cost of even a small area could be several thousand dollars. There was concern expressed that if the DDA were interested in a project of that sort that either the County or the Township would have to be in charge and maintain same. The cost of maintenance can be extraordinary in and of itself.

The Chairman hearing no request for further business adjourned the meeting at 8:52AM.

Respectively submitted,



William H. Darbee
Recording Secretary