

Downtown Development Authority of the Charter Township of Bangor

Regular Meeting – May 12, 2023

Bangor Township Administrative Offices

180 State Park Drive, Bay City, MI

Meeting was called to order at 8:00 a.m., by the Chairman on May 12, 2023. The Chairman invited public comment and there was no one from the public that addressed the Board and therefore public comment was closed by 8:01 a.m.

Present: Sandra Covaleski, Dr. Lee Newton, Kevin Peil, Jeff Mayes, Michael Thelen, and Brenda Rowley arriving at 8:10 a.m.

Absent: Glenn Rowley, Barb Behmlander, Cristen Gignac.

Also present: Richard C. Sheppard, Karie Wardynski and Trevor Keyes

Motion by Sandra Covaleski supported by Jeff Mayes to approve the Minutes of March 10, 2023. Voice vote was all signaling in the affirmative.

The next items, items 5, 6, and 7 were taken together being the Treasurer's Report offered by Ms. Wardynski together with the Financial Balance Sheet and payment of the bills created.

Motion by Kevin Peil, supported by Sandra Covaleski to receive and approve those reports and pay the bills.

Roll call: yes – Jeff Mayes, Sandra Covaleski, Michael Thelen, Kevin Peil, Dr. Lee Newton.

No: none

Absent: Glenn Rowley, Barb Behmlander, Cristin Gignac, Brenda Rowley

Abstain: None.

The next item of discussion was the development projects, specifically the Tri-City Brewing project. Mr. Peil explained that his request would increase from \$40,000.00 of DDA contribution for the "Public Facilities", for his addition to his Tri-City Brewing Company to \$55,875.00. In large part this was due to increased costs, delay, and having services bid and perform by engineers and architects, supply shortages and a desire to increase the ADA accessible area for the outside sales. Prior to the motion, Brenda Rowley arrived.

After further discussion, motion by Michael Thelen supported by Brenda Rowley to approve the amendment to the original development agreement between the DDA and Mr. Peil and authorize up to \$55,875.00 for reimbursement of the costs and expenses for the public facilities as outlined in the correspondence passed out to Board members that morning.

Yes: Jeff Mayes, Sandra Covaleski, Brenda Rowley, Michael Thelen, Dr. Lee Newton.

No: None

Absent: Glenn Rowley, Barb Behmlander, Cristen Gignac.

Abstain: Kevin Peil.

The motion carried.

There was a brief discussion regarding the status of the park benches and the Treasurer reported that they had been paid for, have been delivered and are simply waiting for the last concrete slab to be installed so the installation can occur.

The next item of business was item 9, which was Niswander Environmental. There were no updates on this item.

Item 10 there were no additional capital projects to discuss.

Item 11 was business after hours. The Board conducted extensive discussion regarding the business after hours to be held in conjunction with the Bay Area Chamber of Commerce on July 20, 2023. Mr. Peil reiterated that his facility would, as in the past, do barbeques, hotdogs, etc., and does not need a food license as they could do it under a beverage or picnic type license by the State.

After much discussion it was moved by Jeff Mayes and supported by Brenda Rowley that the Board authorize up to \$2,500.00 (not to exceed), for hosting of the event at Tri-City Brewing. Mr. Peil has always offered to furnish the beer as an accommodation for this event. It was further agreed that the vegetable trays would be secured by Sandra Covaleski and Barb Behmlander. Mr. Peil would obtain the water and the alcoholic beverages, that Brann's Steak House would be hired to cater the event with a 3 item cater with a cost of \$6.50 per person, with an estimated 200 people in attendance and that Ms. Covaleski and Ms. Behmlander would obtain the paper napkins, plates, utensils, etc. All were instructed that they should retain their receipts and turn them into the DDA for their reimbursement.

Lastly with the assistance of Mr. Keyes it was determined that the informational aspect of the Chamber afterhours would be placards on easels that would be designed with the assistance of Bay Future employees and would likely cost about \$100.00. The placards would show the map of the DDA, what the DDA has accomplished and what property may still be available for development.

Roll Call: **Yes:** Jeff Mayes, Brenda Rowley, Kevin Peil, Sandra Covaleski, Michael Thelen, Dr. Lee Newton.

No: None

Absent: Glenn Rowley, Barb Behmlander, Cristen Gignac

Abstain: None

There being no other business the presentation on the status of Bay Future was supplied by Trevor Keyes. Mr. Keyes indicated that approximately 300 people attended their annual meeting in April, which was deemed a success. Approximately 10% of those in attendance were small business

owners or work for a small business that had received grants from the Bay County ARPA Fund to assist small business.

The annual meeting also recognized the various grants, current events, and businesses within the community.

Bay Future, according to Mr. Keyes, was to attempt to put a list of available properties as known by Township Supervisors and city leaders of what might be vacant, of what might need to be rehabilitated, and what might need to be zoned appropriately and available for development. Then the civil engineers of the county would be asked to prepare a cost estimate to allow the Bay Future entity to advertise electronically and then have glossy pages of various building sites available that would be called "field ready" and the brochure might be called "Field Ready Bay County". These estimates would be based on different size construction, all the way from a 50,000 square foot structure to a 500,000 square foot structure to attempt to entice new development into the county.

There being no other business it was moved by Kevin Peil at 8:55 a.m., and all others followed the lead of Mr. Peil and left the facility at 8:55 a.m. The meeting is adjourned.