

Downtown Development Authority of the Charter Township of Bangor

Regular Meeting – September 8, 2023
Bangor Township Administrative Offices
180 State Park Drive, Bay City, MI

The meeting was called to order at 8:01 a.m., by the Chairman on the above date. The Chairman invited public comment and there was no one from the public wishing to address the Board and therefore public comment was closed by 8:02 a.m.

Present: Sandra Covaleski, Glenn Rowley, Dr. Lee Newton, Cristen Gignac, Barb Behmlander, Kevin Peil, Jeff Mayes.

Absent: Mike Thelen and Brenda Rowley

Also present: Richard C. Sheppard and Trevor Keyes

Motion by Sandra Covaleski, supported by Glenn Rowley to approve the May 12, 2023, Minutes as recently corrected. Voice vote all unanimously approved.

The Treasurer's report was emailed by Treasurer Karie Wardynski on the previous date. Everyone having an opportunity to review it, the motion by Barb Behmlander, supported by Sandra Covaleski to approve the Treasurer's Report with the exception that the outstanding commitment to the Tri-City Brewing addition and remodeling has now been raised to \$55,875.00.

Roll call: yes – Sandra Covaleski, Glenn Rowley, Dr. Lee Newton, Cristen Gignac, Barb Behmlander, Kevin Peil, Jeff Mayes

No - none.

Absent: Mike Thelen and Brenda Rowley.

Moved by Barb Behmlander and supported by Cristen Gignac to pay Sandra Covaleski reimbursement for the expenses incurred at the Bay County Chamber Business After Hours that was hosted at Tri-City Brewing. The amount outstanding and due to Ms. Covaleski was \$254.26.

Roll call: yes – Sandra Covaleski, Glenn Rowley, Dr. Lee Newton, Cristen Gignac, Barb Behmlander, Kevin Peil, Jeff Mayes.

No – none.

Absent: Mike Thelen and Brenda Rowley.

There was Business After Hours recap which according to the Chamber had an attendance of almost 150 members and that the Chair thanked everyone for their efforts and there seemed to be unanimous consensus that it was well received and one of the most entertaining chamber events this year.

Developmental projects were discussed including the updated developmental agreement with Tri-City Brewing. Mr. Peil reported that this is near complete although he wished he would have the addition completed before the Chamber Business After Hours. He predicted that it might be done by the end of the month.

Item two under developmental projects was Bay City Town Center, which there was not much new in that front other than it was contemplated a golf simulation store will open by the month of November this year. Additionally, the DDA's efforts to facilitate the move of Planet Fitness was recognized by Ms. Behmlander and indicated that Planet Fitness is quite pleased with the results of their relocation.

There were no other development projects discussed although some thoughts were generally shared with the Board as to what could happen in the future.

No update from Niswander Environmental.

Other capital improvement projects were to review and perhaps start a façade program, similar to what was done by the City of Auburn DDA and the Bay City DDA. Dr. Newton volunteered to look at others. Shortly thereafter, at 8:25 a.m., Mr. Keyes arrives and indicated that the Bay Future Organization had been instrumental in doing the Bay City Façade Redevelopment Reimbursement Program and he would forward all of that documentation to Dr. Newton for sharing with the group.

The next item under discussion was whether future meetings would be held at the township hall, date, time, etc. It was generally agreed that the next scheduled meeting for this year is November 3, 2023, at 8:00 a.m. Mr. Rowley indicated that he could be present and have the building open and therefore it was agreed to discuss new meeting dates, locations, etc., at the November meeting.

Under other business, Ms. Behmlander pointed out that the benches looked phenomenal as they had been ordered and placed throughout the DDA zone. She also reported that the Downtown Development Authority Report for 2022 was online on the Township's website now.

Next order of business was the report from Trevor Keyes on Bay Future. Mr. Keyes indicated it has been a hot busy summer with the many projects not the least of which was the effort to assist the Chamber with their July Business After Hours as sponsored by the DDA.

He reported that the Dow Plastic Pipe building has been sold to a new business that had been in Standish or Arenac County named Venture Plastics.

He reported that with the assistance of the Chamber there had been a greater than three hundred sixty-million-dollar investment and it will create more than 200 jobs.

Additionally, Bay Future is partnering with the Small Business Development known “Pitch by the Bay” for November 8, 2023, seminar program to foster small business development in the Great Lakes Bay Region.

They are currently in the process of putting on a joint venture or partner agreement with the Michigan Economic Development Corporation on September 13, 2023, at city offices entitled “Energizing Developer Road Show”, which will be designed to assist the potential buyers and developers on what to expect when acquiring real estate.

There being no other business, it was moved by Jeff Mayes and supported by Cristen Gignac to adjourn at 8:50 a.m.

Respectfully submitted,

Richard C. Sheppard