

Downtown Development Authority of the Charter Township of Bangor

Regular Meeting – November 3, 2023
Bangor Township Administrative Offices
180 State Park Drive, Bay City, MI

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

Absent: Mike Thelen, Sandra Covaleski and Brenda Rowley

Also present: Richard C. Sheppard and Trevor Keyes

The meeting was called to order by Chairman Newton at approximately 8:01 a.m. It was open to public comment, there was no public, so the public comments section was closed at approximately 8:01 a.m.

Motion by Barb Behmlander, supported by Jeff Mayes to approve the September 8, 2023, Minutes as presented. Voice vote was all yes.

Motion passed.

The financial reports were reviewed. The Treasurer's report and balance sheet was moved for approval by Barb Behmlander and supported by Kevin Peil.

Roll call: Yes - Glenn Rowley, Dr. Lee Newton, Cristen Gignac, Barb Behmlander, Kevin Peil, Jeff Mayes.

No - none.

Absent: Mike Thelen, Sandra Covaleski and Brenda Rowley.

Motion passed.

The bills were discussed and a motion by Cristen Gignac, supported by Jeff Mayes to pay the outstanding bill in the amount of \$240.00.

Roll call: Yes - Glenn Rowley, Dr. Lee Newton, Cristen Gignac, Barb Behmlander, Kevin Peil, Jeff Mayes vote.

No – none.

Absent: Mike Thelen, Sandra Covaleski and Brenda Rowley.

Motion passed.

The 2024 budget was reviewed, discussed, and considered and it was moved by Barb Behmlander, supported by Cristen Gignac to approve the budget as submitted.

Roll call: Yes - Glenn Rowley, Dr. Lee Newton, Cristen Gignac, Barb Behmlander, Kevin Peil, Jeff Mayes.

No – none

Absent – Mike Thelen, Sandra Covaleski and Brenda Rowley.

Motion passed.

Next items for discussion were the development projects. Mr. Peil reported that the Tri-City Brewing project has now been completed. Supervisor Rowley reported that the inspection was done, and it passed final inspection yesterday with a Certificate of Occupancy issued. Therefore, it was moved by Cristen Gignac, supported by Barb Behmlander to authorize payment of the reimbursement to Mr. Peil on behalf of Tri-City Brewery once the invoices supporting those items that were being paid for by the DDA has been submitted to the President and upon his approval of the expenses, a check could be cut and sent to Tri-City Brewery.

Roll call: Yes - Glenn Rowley, Dr. Lee Newton, Cristen Gignac, Barb Behmlander, Kevin Peil, Jeff Mayes.

No – none

Abstention – Kevin Peil

Absent – Mike Thelen, Sandra Covaleski and Brenda Rowley.

Motion passed.

A brief discussion regarding Bay City Towne Center and what may be occurring and coming in the future into the Towne Center and brief discussion regarding the Kmart property that may now allow for sale of part of the property by the current owner but not to a developer.

There was no update on the Nislander Environmental mitigation up site.

There was discussion about what new projects may be on the horizon. Dr. Newton led the discussion that the Façade Program as adopted with Bay Future and the City of Bay City had been disseminated and general comment and discussion was to have Dr. Newton submit an email to the Board prior to the next meeting sharing his thoughts on the Façade Program. It was discussed that everyone in the district could get some economic benefit for cleaning up, painting, removing facades, etc., and this would be an excellent time to do this program since the Michigan Department of Transportation is undertaking the repaving of Wilder Road. The DDA could also show that it is still in business and still helping businesses improve their curb appeal and appearance in the DDA district. Any discussion and decision items were deferred until the

next meeting. Of the items that need to be decided on the program were to determine who was going to make the decisions, the DDA, Bay Future or some combination, whether it was for outside improvements only, to obtain a score sheet from Bay Future that may be of assistance for awarding projects and attempting to get it implemented as soon as possible in 2024.

Next item was discussed were the meeting dates, time, and location due to the Township Hall not being generally open for business on Fridays. The Supervisor, Mr. Rowley, indicated that most second Fridays of the month he could still be available to open the hall and if he were not, the maintenance staff could open and it would be publicized in the agendas and webpage that all meetings of the DDA are public meetings, open to the public, and the facility will be open for entry way before 8:00 a.m. The meeting dates at 8:00 a.m., at the hall were January 12, March 8, May 10, September 13, November 8, 2024. and other meetings as may be set by the Chair. Moved by Barb Behmlander, supported by Kevin Peil with a voice vote of all being yes.

Motion passed.

Other business was a discussion by Dr. Newton that we had purchased one more bench for the DDA and we needed to have a cement slab poured to secure the bench on.

Moved by Kevin Peil, supported by Cristen Gignac that Dr. Newton picks the spot on Sherasta Drive where the bench would be located and that he be authorized to spend up to \$2,000.00 to have his slab poured for installation of the last bench.

Roll call: Yes - Glenn Rowley, Dr. Lee Newton, Cristen Gignac, Barb Behmlander, Kevin Peil, Jeff Mayes.

No – none

Absent – Mike Thelen, Sandra Covaleski and Brenda Rowley.

Motion passed.

The last item to come before the DDA was a report from Mr. Keyes on Bay Future. Mr. Keyes reported that the transportation economic fund of the State of Michigan has authorized a grant to the Bay County Road Commission to improve Wilder Road. The economic grant was particularly appreciated since it would enhance travel, make the road wider and safer and allow for the employees of the newly located business to be increased.

Secondly, Mr. Keyes indicated that there had been multiple inquiries from large box stores or others interested in Bangor Township and many interested in Wilder Road. This was again felt to be appropriate timing due to the reworking of Wilder Road.

It was also reported that seven of the major projects have been completed this year and they are still working on the last three. Of the projects completed by Bay Future, over \$300,000,000.00 of investment in Bay County has been added and multiple hundreds of jobs have been either created or retained by these efforts.

There being no other business to come before the Board, it was moved by Kevin Peil that the meeting adjourn at approximately 8:47 a.m.