

**CHARTER TOWNSHIP OF BANGOR  
DOWNTOWN DEVELOPMENT AUTHORITY  
MINUTES**

---

The regular August meeting of the Charter Township of Bangor Downtown Development Authority was held on August 1, 2011, commencing at 7:30 A.M., prevailing time at the offices of the Township pursuant to notice.

Present: K. Lange, D. Leitermann, J. Rivet (at 7:45 AM), M. Rowley, L. Newton, T. Thelen and D. Zube  
Absent: B. Behmlander and T. Watson  
Also present: W. Darbee

The Chairman called the meeting to order at 7:30 A.M. when a quorum was determined to be present by roll call of the Chairman.

The Chairman asked if there was any person in attendance who wanted to address the Board. The Chairman hearing no one in attendance to speak on any subject moved on to the next order of business.

The Chairman requested acceptance of the May 2, 2011 regular meeting minutes. Ms. Leitermann moved that the minutes of the May 2, 2011 regular meeting minutes be accepted as circulated with the agenda. Mr. Lange seconded the motion. The Chairman called for questions on the motion and hearing none, the Chairman 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 six votes in favor with no votes against to accept the minutes of May 2, 2011 as circulated with the agenda.

The Treasurer then reviewed her quarterly report regarding the Debt Retirement & Projects Fund and stated that there is a balance as of this date in the fund of \$994,239.68 with pre-approved payments of \$12,349.37 to Wirt and \$6,450 to Gath Trucking for overflow parking lot improvements which leaves a total of \$975,440.31 in the account. She then reported that the DDA Operating Fund has a cash balance as of August 1, 2011 of \$8,283.90 but after pre-approved payments of \$1,725 to Weinlander for the audit, \$42 to Bay City Democrat for publication and an invoice from Darbee, Bosco & Hammond, PC for \$1,472.50 will leave a balance of \$5,044.40 in the DDA Operating Fund. Mr. Zube moved to receive the report and approve the payment of the bills as noted by the Treasurer. 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 six votes in favor and no votes against to receive the report of the Treasurer and approve all payables as noted.

Ms. Leitermann then reviewed the 2010 audit report prepared by Weinlander

Fitzhugh. She noted that after review the report is very clean and have no proposed corrections.

Mr. Rivet arrived.

The Chairman asked Ms. Leitemann to present an update on the status of the expansion of Development Area for the Township. Ms. Leitemann passed out a revised map change in the area. The descriptions were adjusted which now includes an old railroad track which may be able to be converted to a railtrail. She noted that the Township is now able to move forward with the amendment.

The Chairman noted that Bay Futures did provide a summary of activity but he did not have the report with him but indicated that he will make it available to anyone who wishes to review it.

The Chairman asked Mr. Rowley to provide an update on the status of the Bangor Township/Civic Arena signs at the commercial park. Mr. Rowley passed out various renditions prepared by different firms for the signs. After review, the rendition of Empire Signs which is based in Auburn has the better design. The estimate of cost is around \$100,000. He recommends that the design be reviewed by the County for comment before being purchased. After discussion Mr. Lange moved to support the Empire Sign rendition with emphasis on resolution and size being emphasized. Mr. Zube 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 seven votes in favor and no votes against to authorized the Sign Committee to move forward with final plans and cost so as to coordinate an actual bid with the construction to and from Wilder Road. The Chairman noted that if need be, a special meeting can be held to approve the final design and cost of the sign.

The Chairman then brought the Board up to date on the entrance to and from Wilder Road from Shrestha Drive. He noted that the only issue is liability of the BCRC do to the sign being in the roadway. The chairman's recommendation is to allow the attorney to pursue that issue with the BCRC. He then reviewed the design of the entrance/exit from Shrestha unto Wilder Road with the Board. The Chairman noted that cost estimate was \$70,000 with a proposed bid of a little more than \$77,000 by Rehmus. He thought that with contingencies the cost could easily be around \$100,000. A second bid through Wobig was more than \$94,000. After discussion, Mr. Rowley moved to authorize the Chairman to

approve the low bid with the proviso that the electric conduits for the sign be coordinated with the contractor and to provide courtesy copies to both Newton Eye Care and Gordon's Food for comments, if any, and to cap the cost at \$100,000. Mr. Zube 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 seven votes in favor and no votes against to accept the low bid provided the electrical conduit can be coordinated with the contractor.

The Chairman advised that the Civic Arena overflow parking project previously approved is completed. He noted that there are some small costs still to be received from the County but the project looks to be completed within the budgeted amount.

The Chairman asked if the attorney had anything he desired to share with the Board at this time and he indicated there was nothing of interest.

The Chairman noted that Mr. VanDyke has asked him about funding the cost of assisting in relocating the USS Edson to Bay City. He passed out a summation of benefits which was forwarded to him from Mr. VanDyke for each of the Board Members to review. The Chairman noted that on each occasion he has been asked by Mr. VanDyke to assist he has requested the opinion of the attorney who has indicated that it is outside of the jurisdiction of the DDA to so fund the project.

The Chairman hearing no further business adjourned the meeting at 8:52 AM upon motion made and seconded.

Respectively submitted,



William H. Darbee  
Recording Secretary