

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

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

Present: B. Behmlander (at 7:34 AM), K. Lange, D. Leitermann, M. Rowley, L. Newton, J. Rivet (at 7:40 PM), T. Thelen, T. Watson and D. Zube

Absent: None

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 November 1, 2010 regular meeting minutes. Mr. Zube moved that the minutes of the November 1, 2010 regular meeting minutes be accepted as circulated with the agenda. Mr. Rowley 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 seven votes in favor, zero votes against to accept the minutes of November 1, 2010 as circulated with the agenda.

Ms. Behmlander arrived.

The Treasurer 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 \$806,160.17 with pre approved payments totaling \$116,627.83 with \$3,900 to Civil Engineering Consultants, \$1,050 to Kelly Duhaime, \$2,390 to Bader Bros, \$31,271 to Wobig Construction Co, \$48,016.83 to Bay County and \$30,000 to the Authority leaving a balance in the designated fund of \$689,532.34. All receipts are current. She then reported that the DDA Operating Fund has a cash balance as of November 1, 2010 of \$2,895.01 but after payment of the listed payments of \$3,346.00 there would be a deficit of \$450.99. She then reviewed three budget adjustments to the 2010 budget which would erase the deficit in the 2010 budget which were attached to her report. Mr. Zube moved to receive the report with a second of Mr. Thelen to receive the report and to approve the payment of \$30,500 to the Authority Fund from the Projects fund. 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. Passed eight votes in favor, zero votes against to receive the report of the

Treasurer and approve all payables as noted. Mr. Rowley then moved to accept the three budget adjustment as reviewed by the Treasurer. Mr. Zube seconded the motion. The Chairman asked for questions on the motion and hearing none then asked for a vote on the motion. The motion passed eight votes to none against to adjust the 2010 budget entries as noted by the Treasurer in her report. Mr. Rowley moved to pay the bills as noted. Mr. Newton seconded the motion. The Chairman asked for questions on the motion and hearing none then asked for a vote on the motion. The motion passed eight votes to none against to pay the bills as reported in the sum of \$3,346.00.

Mr. Rivet arrived.

The Chairman asked Mr. Watson to present an update on the status of the expansion of Development Area for the Township. Mr. Watson noted that a census of the area is being completed to see if there is more or less than 100 persons living in the area. Mr. Lange then updated the Board on the proposed area to expand and explained the process of expanding the Development Area.

The Chairman summarized the Bay Futures report and offered a copy to any member who desired same which is through January 25, 2011. He noted that this was a more informative report than most of the others and summarized the report. Mr. Rivet noted that Mr. Hollister was removed effective immediately last week and recommended that payment to them be held up until more information is available. The Chairman requested that the Board not act on payment until the next meeting.

The Chairman brought the Board up to date on Civic Arena Improvements and Projects. He noted that all of the improvements have been installed. He believes that there might be some extra items still being shipped for installation. He noted that there is about \$15,000 still available under the initial contract. Mr. Rowley moved to extend the deadlines under the original agreement to authorize expenditure of the remaining funds. Mr. Zube seconded the motion. The Chairman asked for questions on the motion and hearing none then asked for a vote on the motion. The motion passed nine votes to none against to allow the County to expend the remaining funding. He noted that Ms. Duhaime is likely to take another job with Northwood University and may not be available, but no decision has been made. Mr. Thelen then suggested that limestone could be placed on the right of way in order to provide extra parking for the Civic Arena. After discussion it was moved by Mr. Lange to authorize the expenditure of up to \$20,000 for the gravel along the west side of Shrestha Drive and to coordinate the expenditure with the Road Commission. Mr. Zube seconded the motion. The Chairman asked for questions on the motion and hearing none then asked for a vote on the motion.

The motion passed nine votes to none against. Mr. Rivet and Mr. Thelen will coordinate the project through the Road Commission and for approval of funds through the Chairman. He also noted that there is an Irish Festival set for June. It was agreed that Mr. Rivet will contact Mr. Pabalis about the possibility of raising the entrance door height.

The Chairman then provided an update on the status of the sidewalk installations in the Commercial Park. He indicated that all is complete and looks very nice.

The Chairman asked Mr. Rowley to provide an update on the status of the Bangor Township/Civic Arena signs at the commercial park. Mr. Lange reviewed the island within the Shrestha Drive right-of-way between Gordon's Food and the Newton Eye Care location. After discussion, the Chairman stated he would have Civil Engineering prepare another version of the entrance and island to include a turn lane and provide copies to Mr. Rowley so his committee can secure quotes for the next meeting for the sign and entrance work. The Chairman noted that he would pursue the idea with Civil Engineering for a second lane exit.

The Chairman indicated that the Committee of himself, Mr. Watson and Ms. Leitermann hired Rowe Professional Services to create a nautical theme with ideas which have been adjusted since the last meeting. Mr. Watson passed out maps of the area with sign potentials and cost estimate to do the project. To date the expenditures approved have been \$3,723.50 for their ideas to date. Mr. Watson reviewed a poster which shows some pictures and themes which might be constructed along Wilder Road. He believes that the cost estimates are deemed excessive at this point. The Chairman noted that economic incentives are expensive in order to create same. Mr. Rivet noted the cost is high and would like to detail a return on investment and cited the Hampton project as an area which looks good and may or may not support a return on the amount spent. Mr. Rowley thought the City needs to buy into the project before it should be built as it would look only half done.

Mr. Rivet and Mr. Newton both exited the meeting.

Ms. Behmlander suggested matching funds for signs and landscaping. Mr. Rowley suggested maybe doing a lot of little things such as replacing signs for businesses versus something doing a large sign over the road for instance.

Mr. Rowley left the meeting.

The Chairman then noted that since the last meeting he has not heard of any new improvements which might be anticipated to come before the DDA for funding. He was also unaware of any new projects in the area.

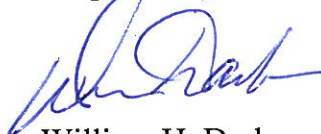
The Chairman asked for a report from the attorney who advised that recently he heard from the ladies in attendance at the last meeting who indicated that they were on hold for the moment. The ISD is not going to participate in the cost of the items.

The Chairman asked if there were any old business that needed to be addressed. When he heard none, he asked if there were any new business not otherwise discussed which any person wanted to report to the Board.

The Chairman noted that some time ago the DDA authorized the purchase of a snow plow. He noted that there is a requirement to have a connector between the plow and the tractor. The cost for the connector is around \$2,800. Ms. Behmlander moved to authorize the expenditure to purchase the connector with the approval of the Chairman. Mr. Lange seconded the motion. Mr. Thelen questioned whether the size of the tractor is large enough for the blade. The Chairman asked for questions on the motion and hearing none then asked for a vote on the motion. The motion passed six votes to none against. The motion passed to authorized the purchase of the connector with approval of the Chairman.

The Chairman hearing no further business adjourned the meeting at 9:33 A.M. upon motion made and seconded.

Respectively submitted,



William H. Darbee
Recording Secretary