

# SAGINAW COUNTY BUILDING AUTHORITY

## REGULAR MEETING MINUTES

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Date and Time:	Thursday, January 2, 2025 * 10:30AM
Location:	Saginaw County Governmental Center 111 S. Michigan Avenue, Saginaw, MI 48602 Board Room 200
Council Members Present:	Mary Catherine Hannah, Bill Smith, AnnMarie Batkoski, Leon Turnwald, Tim Novak
Council Members Absent:	
Others in Attendance:	Jaime Ceja (Administrator's Office), Jake Golden (Spence Brothers), Kevin Murphy (Dow Event Center), Koren Thurston (Administrator's Office), Andrew Klaczkiewicz (IT), Chris Boyd (Board of Commissioners), Jack Tany (Board of Commissioners)

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### I. CALL TO ORDER:

Chair Hannah called the meeting to order at 10:30AM.

### II. PUBLIC COMMENT: N/A

### III. APPROVAL OF MEETING MINUTES:

Member Batkoski made a motion to approve the meeting minutes from December 5, 2024. Member Turnwald supported. Motion passed (5-0).

### IV. OPEN ISSUES:

#### 1. THE DOW EVENT CENTER – PHASE 3 THEATER RENOVATIONS PROJECT – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS

- a. Budget – Presented phase 3 budget for theater renovations. The number is large, but it is because every line item is fully funded, meaning that the design cost, contingency, and build cost is included. This is to make it easier to remove projects and still have a pretty accurate cost analysis. Some items, having been quoted before, include a percent markup or doubled to consider time passing and cost increases. Member Smith asked if this had been discussed with Kevin. Jake stated no, this is the first time he has seen it, but the intent is to meet with him and determine a priority list and bring it back to the Building Authority in February or March for approval. Chair Hannah stated that this may be a three-year project that we can break up and prepare for. The red room lighting is a priority but once the lighting is done the floor may become a priority. Member Turnwald stated that we need to be aware of the world we live in and need to look at security cameras. Is there money coming from SMG, government funding available. Member Smith asked if there will be a committee to oversee the priority list. Chair Hannah stated that is what the Building Authority will do. Kevin asked about the Elevator on the list. Jake stated this was not on the original list, but it has been talked about, so he included it, it was to be placed in the southeast corner of the event center to service the theater. Member Batkoski asked if the theater was currently ADA compliant. Kevin stated technically, yes but only because it's grandfathered in to old ADA laws. Vice-Chairman Tany asked for confirmation that the Dow has lost booking to the Temple Theater due to lighting issues. Kevin confirmed, yes.
- b. Medical Diamond – Chair Hannah stated that there may be opportunity to work with the Medical Diamond project for training space at the Dow,

however CMU is developing a lecture hall that may fit that need. When Chair Hannah met with the CVB and discussed training space, the Dow fell short because there are no smaller rooms for breakout sessions. Member Turnwald asked if the red room dividers were in use, Kevin stated yes, but the lighting limits the room use.

c. Potential Chance Orders

- i. PCCO#023 – Credit Memo issued by Willscot (**\$9,369.87**)

Motion to approve PCCO#023 was made by Member Smith and supported by member Turnwald. Motion passed (5-0).

**2. THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER**

- a. **Past Event Recap** – The Nutcracker, A Christmas Story and County training all did very well in December. Spirit games are officially halfway through the season. They are mid pack as far as standing right now and historically attendance picks up in the latter half of the season.
- b. **Upcoming Event Preview** – Bull riding next week, bridal expo on the same day, Circus and Globetrotters coming up.
- c. **Theater** – Nothing in January, Clint Black in February and working on something in March. Comedy shows are doing well in the theater.
- d. **Parking Deck** – Kevin will be speaking to Mr. Shaheen, we do have 100 spaces available, but we need to negotiate a price. Member Smith stated that if they want spaces for Huntington Bank perhaps, they would be willing to put up some money. Chair Hannah stated they we would also need to look at upgraded security. Jake stated that as a reminder the elevator does not go to the lower level.

**V. NEW ISSUES- N/A**

- 1. Chris Boyd stated that a local group, Jedi Mind Trip performed for New Years Eve and was a hit. Bob Martin is a great source for local acts and the Midland Center is putting \$47 million into renovations.

**VI. NEXT MEETING**

- 1. Next meeting will be held Thursday, February 6, 2025 at 10:30AM.

**VII. ADJOURNMENT**

- 1. Member Batkoski made a motion to adjourn. Member Novak supported. The meeting ended at 11:02AM.

# SAGINAW COUNTY BUILDING AUTHORITY

## REGULAR MEETING MINUTES

Date and Time:	Thursday, February 6, 2025 * 10:30AM
Location:	Saginaw County Governmental Center 111 S. Michigan Avenue, Saginaw, MI 48602 Board Room 200
Council Members Present:	Mary Catherine Hannah, Bill Smith, AnnMarie Batkoski, Leon Turnwald, Tim Novak
Council Members Absent:	
Others in Attendance:	Jaime Ceja (Administrator's Office), Jake Golden (Spence Brothers), Kevin Murphy (Dow Event Center), Andrew Klaczkiewicz (IT), Jack Tany (Board of Commissioners), Tony DePelsMaeker, (Maintenance)

### I. CALL TO ORDER:

Chair Hannah called the meeting to order at 10:31AM.

### II. PUBLIC COMMENT: N/A

### III. APPROVAL OF MEETING MINUTES:

Member Turnwald made a motion to approve the meeting minutes from January 2, 2025. Member Batkoski supported. Motion passed (5-0).

### IV. OPEN ISSUES:

#### 1. THE DOW EVENT CENTER – PHASE 3 THEATER RENOVATIONS PROJECT – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS

a. **Project Priority List** – Spence met with Kevin and Ethan from the Dow and then took the priority list to Kibbe and asked them to design all projects as 1 design. This will make it easier to split projects when the final priority list is approved. In March a final list with firm budget numbers will be presented.

##### i. Immediate Priorities

1. **Theater Audio Upgrades** – Last number received was for \$645K, that number represents the top of the line system. It has been determined that the existing hardware cannot support that. So this number is being revised. Chair Hannah asked to make sure that the quotes all include any infrastructure that will need to be changed to accommodate a new system.
2. **Theater Lighting** – This included LED stage lighting as well as production lighting. Kibbe noted that there is plenty of power to make changes to LED/upgraded lights and the control panel. Chair Hannah stated that she wants to be sure that in addition to the fixtures we are looking at panels as well. Kevin and Jake confirmed that is the case.
3. **Restroom Renovations** -This will address the 1970's feel of the bathrooms impacting guest and performer experience.
4. **Lobby Modernization** – Includes paint, lighting and will impact first impressions for guests, performers and organizers.
5. **Elevator** – Without renovating the entire building an elevator would not make financial sense. Even if we can get people to the 2<sup>nd</sup> floor they still have steps once they are in the actual theater seating areas.

6. **Security and Safety** – Includes parking garage stairwell paint and cameras.

## **II. Secondary Priorities:**

1. **Red Room Lighting** – Received vendor quote from Nuechterlein for \$12,342 to retrofit existing fixtures and replace lights. This will allow the possibility to host more conferences. Kevin pointed out that Dow will be hosting hiring events at the Dow, for multiple days at the end of February. They are paying for F&B, and multiple spaces throughout the arena. Member Smith asked what the lighting retrofit timeline is. Kevin stated that it could be done in a week. Member Novak stated that this was reasonably priced and the return on investment high. Member Turnwald stated that if they have to change switches the quote will increase quite a bit. Jake stated that the vendor came out and looked at the lighting and do not believe switches will be an issue. Member Batkoski asked if we had to get more than 3 quotes. Chair Hannah stated that we would utilize preferred vendor. Tony stated that Kevin will want to check with Consumers to see if there is a rebate available. Kevin acknowledged this.

Member Novak made a motion to approve up to \$20,000.00 for Nuechterlein to retrofit existing red room lighting fixtures and replace with LED lighting. Member Smith asked to amend the motion to also require the quote. Member Novak agreed to the amendment. Member Smith supported the motion with amendment. Motion passed (5-0).

2. **Paint** – Kevin stated that we notice the paint because we look at it whenever we enter the facility, but it may not be what the public notices. This may not be the best use of funds. Member Turnwald asked if red room partitions were still being considered. Kevin stated he would love to get more conference/break out space. Jake stated that if you do the partitions you will need to do the ceiling. Chair Hannah asked how the room could be divided and stated that this may be a 5-yr project that should better plan for with the mindset that we want to become a convention center. Kevin stated that there is a spot that did have an airwall, but it looks like it was removed, possibly for the bar. Chair Hannah stated that the carpet is not necessarily worn, but it is dated. Member Smith stated that the enhanced lighting would show the carpet much more. Chair Hannah asked if there were plans to replace theater seating. Kevin stated that the theater seating was in far better condition than the arena seating.

### b. Other

- i. Member Turnwald stated that he was in Denver recently and in their downtown parking garages, they rent out space to food trucks and sell advertising. This may be an idea for Saginaw. Chair Hannah stated that the medical diamond may create a demand for parking, and we may not have the spaces to rent out.

**2. THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER**

- a. Past Event Recap – Spirit games are ongoing, they are currently in 4<sup>th</sup> place. Attendance has picked up. Bull riding was in Saginaw for the 1<sup>st</sup> time in 10 years, they sold out the first show and added a second, and will be returning next year. Bridal expo was in the in red room at the same time and went smooth. Circus – attendance was 90% higher than the previous year. Circus helped with marketing this year and the free ticket promo was worded better. For the Globetrotters the floor logo was swapped. Chamber breakfast was this morning and went very smoothly.
- b. Upcoming Event Preview – Abba tribute, basketball tournament, Spirit hockey games, rock orchestra, Dow hiring event, Clint Black, and monster trucks.
- c. Operational Updates – Evolv security systems were in use for the circus and the Globetrotters. Small learning curve, with getting people in. New marketing director started today, Kristen Swires.
- d. New Bookings – Arena announcing Monday, classic rock. July comedy theater.

**V. NEW ISSUES- N/A**

**1. RE-APPOINTMENT OF AUTHORITY MEMBERS**

- a. Bill Smith/Leon Turnwald - Effective August 1, 2024

**VI. NEXT MEETING**

- 1. Next meeting will be held Thursday, March 6, 2025 at 10:30AM.

**VII. ADJOURNMENT**

- 1. Member Novak made a motion to adjourn. Member Turnwald supported. The meeting ended at 11:22AM.

# SAGINAW COUNTY BUILDING AUTHORITY

## REGULAR MEETING MINUTES

Date and Time:	Thursday, March 6, 2025 * 10:30AM
Location:	Saginaw County Governmental Center 111 S. Michigan Avenue, Saginaw, MI 48602 Board Room 200
Council Members Present:	Mary Catherine Hannah, Bill Smith, AnnMarie Batkoski, Leon Turnwald,
Council Members Absent:	Tim Novak
Others in Attendance:	Jaime Ceja (Administrator's Office), Jake Golden (Spence Brothers), Kevin Murphy (Dow Event Center), Andrew Klaczkiewicz (IT), Jack Tany (Board of Commissioners), Tony DePelsMaeker, (Maintenance), Kelly Suppes, (Purchasing/Risk), Karen Thirston (Finance Director)

### I. CALL TO ORDER:

Chair Hannah called the meeting to order at 10:33AM.

### II. PUBLIC COMMENT: N/A

### III. APPROVAL OF MEETING MINUTES:

Member Batkoski made a motion to approve the meeting minutes from February 6, 2025. Member Turnwald supported. Motion passed (4-0).

### IV. OPEN ISSUES:

#### 1. THE DOW EVENT CENTER – PHASE 3 THEATER RENOVATIONS PROJECT – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS

a. **Project Priority List** – Spence met with Kevin and Ethan from the Dow and then took the priority list to Kibbe and asked them to design all projects as 1 design. This will make it easier to split projects when the final priority list is approved. In March a final list with firm budget numbers will be presented.

##### i. **Project Priority List**

1. Kibbe gave a cost to design everything on the priority list that was supplied by Kevin and Spence. Storage Pole Bard – The cost is only construction admin because the design was already complete. The sound system is lower in cost because it was determined that the system first proposed was to much for the existing infrastructure. Preconstruction costs would add \$20,000 and would need to be added to the project total. Chair Hannah asked if the project was looked at in phases, possible two to three years. Kevin stated that it makes sense to look at it again and determine what projects are in direct correlation with each other. Member Smith asked if it was Spence hiring Kibbe and asked about contingency. Jake stated yes, they would be hiring Kibbe and there is a contingency built in, to account for inflation and any extra costs. Jake will ask Kibbe if they have theater experience, they would be working with vendors who are experts in their field, like Simone. Kevin stated the projects with the most priority are Fly Rail, Audio, Lighting and Bathrooms would be number one for customer facing projects. If the budget is approved today, we can design a timeline and based on lead times it may push us into 2026, making this a multiyear project.

Member Smith made a motion to approve \$160,000 for design and preconstruction costs. Member Batkoski supported. Motion passed by vote (4-0).

**2. THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER**

- a. Past Event Recap – 3 on 3 basketball tournament was held, and they want to come back, looking at a yearly commitment. Rock Orchestra did very well, sold out and feedback was great. Red Room lighting updates helped the Dow Job Fair. The floor is not a concern. Clint Black concert did very well as did monster trucks. Member Smith asked about food quality and Kevin stated he hadn't had any complaints. Member Batkoski commented that the Evolv security system is wonderful.
- b. New Bookings – Announcing a theater production on Monday as well as a country concert.

**V. NEW ISSUES- N/A**

**1. Other**

- a. Member Smith announced that he heard from Tim Novak and his surgery went well.
- b. Chair Hannah announced that the Surgical Center at Animal Control will be having a Grand Opening on April 30<sup>th</sup>. Chair Hannah confirmed that the process for a project to come to the Building Authority would be to go through the Board of Commissioners. Member Smith stated that in the past, the Administrator would go to the BOC with the project, and they would assign the project to the Building Authority. Chair Hannah stated that it would be helpful for our Department Heads if this was still the case. Looking at the Commission on Aging project and how the Authority would be helpful for Jessica to have as a reporting committee.
- c. FOIA Requests – Kelly stated that there is a FOIA request that is asking for design specs for the Animal Control building. Civil Counsel has stated that we would have to provide anything that was presented at a public meeting, including building plans. The bid specs would have come from Granger to be presented. Chair Hannah asked what was presented at a Building Authority meeting. Assuming that the plans would have to come before the authority, there should be record of it. Kelly will work with civil counsel on determining what needs to be included.

**VI. NEXT MEETING**

- 1. Next meeting will be held Thursday, April 3, 2025 at 10:30AM.

**VII. ADJOURNMENT**

- 1. Member Smith made a motion to adjourn. Member Batkoski supported. The meeting ended at 11:16AM.

# SAGINAW COUNTY BUILDING AUTHORITY

## REGULAR MEETING MINUTES

Date and Time:	Thursday, April 3, 2025 * 10:30AM
Location:	Saginaw County Governmental Center 111 S. Michigan Avenue, Saginaw, MI 48602 Board Room 200
Council Members Present:	Mary Catherine Hannah, Bill Smith, AnnMarie Batkoski, Leon Turnwald,
Council Members Absent:	Tim Novak
Others in Attendance:	Jaime Ceja (Administrator's Office), Jake Golden (Spence Brothers), Kevin Murphy (Dow Event Center), Andrew Klaczkiewicz (IT), Jack Tany (Board of Commissioners), Tony DePelsMaeker, (Maintenance), Kelly Suppes, (Purchasing/Risk), Karen Thurston (Finance Director), Jessica Sargent (Commission on Aging)

### I. CALL TO ORDER:

Chair Hannah called the meeting to order at 10:30AM.

### II. PUBLIC COMMENT: N/A

### III. APPROVAL OF MEETING MINUTES:

Member Turnwald made a motion to approve the meeting minutes from March 6, 2025. Member Batkoski supported. Motion passed (4-0).

### IV. OPEN ISSUES:

#### 1. THE DOW EVENT CENTER – PHASE 3 THEATER RENOVATIONS PROJECT – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS

- a. **Project Priority List** – No movement at this time. There is a meeting scheduled for next week with Kevin to discuss project priority, considering a 3-year project.
- b. **Other**
  - i. **Warranty Issues on Phase 2** – There have been a few roof leaks, addressed. The damage seems to be punctures, but have been repaired.
  - ii. **Construction Association of Michigan (CAM)** – Chair Hannah presented Kevin with a plaque to hang at the Dow. The plaque was received by Spence and Kibbe in recognition of their work on the Dow Event Center as one of the top 10 projects in 2024. Member Turnwald gave his praise stating that those projects they were up against were mostly all union jobs, very well-done Spence.

#### 2. THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER

- a. Past Event Recap – The regular Spirit Season is done, and we are in the playoffs, they play this Saturday. Positive Results Downtown held their annual meeting in the Red Room.
- b. Upcoming event Preview – Spirit playoff games, Pretty Woman, Chris Jansen, Cinco de Mayo festival.
- c. Operational Updates – Kristin Squires, new Director of Marketing, has been doing amazing, joined International Entertainment Buyers Association (IEBA).
- d. New Bookings – Announcing Great Gatsby, Killers of Kill Tony, Russell Dickerson and a Country concert not yet announced.

- e. Jolt Event Park – Member Batkoski asked if the naming rights were up for renewal. Kevin stated this year.
- f. Parking – Member Smith asked if there has been any movement on the parking agreement with the old Huntington Bank. Kevin stated only preliminary discussions.

### **3. ELEANOR FRANK SENIOR CENTER-RENOVATIONS, JESSICA SARGENT, DIRECTOR, COA**

- a. Other – Chair Hannah welcomed Jessica and asked for an update on the Eleanor Frank and Marie Davis Senior Centers
- b. Eleanor Frank Senior Center - Scope of work is three different areas. Working with Hendrick & Son and only working on cost estimates at this time. Bid documents are prepared and will hopefully go out at the end of this week for 2-3 weeks.
  - i. Project A - Walk in freezer and refrigerators. A small freezer unit in the shed needs to be removed and turned into storage.
  - ii. Project B - Restrooms will mostly be cosmetic but also ADA and plumbing.
  - iii. Project C - Expanding multipurpose room, installing canopy covers. Issues are flooding in the basement, and ice in the winter. Looking at fixed structure for employee entrance.
- c. Cost – Currently under contract with Hendrick for cost estimates. Possible ARPA funds remaining and money from COA budget is funding the projects. Looking at Grant funding and the possible loss of grant funding. Member Smith asked if we are committed to spending the presented amounts. Jessica stated no, only cost is the cost to give estimates. Chair Hannah stated that while this is programmatic it's also about the cost and care of county assets. Are IT upgrades needed, if yes, we also need to loop in IT. Have we looked at a generator plan, and how does that look. Looking at the ice storms up north right now and the number of people who cannot get gas to run their generator's is something we need to look at. Tony stated that the freezers will get tied into generator backup. We are on a normal fill schedule, when the generators run, the diesel gets replaced immediately. Jail has full generator; are there other County locations we may need to include?

## **V. NEW ISSUES-**

### **1. Other**

- a. Tony – HVAC project will be on the agenda going forward. Currently looking for ways to run piping. Old external pipes will be removed and internal pipes installed. Crane will be onsite tonight in preparation of removing the old boiler and making room for 4 new hot water boilers. Contacted City of Saginaw and let them know Adams street will be closed temporarily while the heavy equipment is maneuvered into place and old equipment is removed. Maintenance will issue notice to evacuate when we lift over those respective areas to alleviate any possible falling debris. We have two years to get this done and the schedule is aggressive.
- b. Surgical Center Grand opening, Invites going out on Monday.
- c. Jack Tany stated that the parking lot adjacent to the Dow is for sale, this is the old McDonalds. Does the Dow ever get complaints about this lot? Kevin stated, no complaints about the lot. Chair Hannah stated that if the lot was no longer there, could the parking deck support the additional number of cars? Kevin stated, yes, with the exception of a true sold-out show. Chair

Hannah stated that if the County were to look at purchasing the lot, there would need to be a strong business case and cost analysis.

**VI. NEXT MEETING**

1. Next meeting will be held Thursday, May 1, 2025 at 10:30AM.

**VII. ADJOURNMENT**

1. The meeting was adjourned at 11:05AM.

# SAGINAW COUNTY BUILDING AUTHORITY

## REGULAR MEETING MINUTES

Date and Time:	Thursday, May 1, 2025 * 10:30AM
Location:	Saginaw County Governmental Center 111 S. Michigan Avenue, Saginaw, MI 48602 Board Room 200
Council Members Present:	Mary Catherine Hannah, Bill Smith, Leon Turnwald,
Council Members Absent:	Tim Novak, Ann Marie Batkoski-Sullivan
Others in Attendance:	Jaime Ceja (Administrator's Office), Jake Golden (Spence Brothers), Kevin Murphy (Dow Event Center), Andrew Klaczkiewicz (IT), Jack Tany (Board of Commissioners), Tony DePelsMaeker, (Maintenance), Kelly Suppes, (Purchasing/Risk), Karen Thurston (Finance Director), Jessica Sargent (Commission on Aging), Terry Gregory (R.C. Hendrick & Sons)

### I. CALL TO ORDER:

Chair Hannah called the meeting to order at 10:36AM.

### II. PUBLIC COMMENT: N/A

### III. APPROVAL OF MEETING MINUTES:

Member Turnwald made a motion to approve the meeting minutes from April 3, 2025. Member Smith supported. Motion passed (3-0).

### IV. OPEN ISSUES:

#### 1. THE DOW EVENT CENTER – PHASE 3 THEATER RENOVATIONS PROJECT – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS

- a. **Project Update** – Meeting with Spence and DEC took place and they found that the bathrooms were left off the Phase 3 design cost. The new proposed number is inclusive of the bathroom design. Chair Hannah stated that the previously approved amount was \$160,000. The budget will need to be amended to include an additional \$20,000 for bathroom design services.

Member Turnwald made a motion to amend the budget from \$160,000 to \$180,000. Member Smith supported. Motion passed (3-0).

- b. **Other**

#### 2. THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER

- a. Past Event Recap – Frankenmuth Bible Church, CMU Research, Swan Valley Prom, and Pretty Woman, were all successful events.
- b. Upcoming event Preview – Chris Janson, Cinco De Mayo, Multiple Banquets, Alice Cooper, Leanne Morgan are selling out for the theater. The Chamber of Commerce has been holding their percolator events at the Dow as they have been priced out at their previous venue.
- c. Operational Updates – Spirit season is over, and the ice is out. Working on cleaning and resetting. The Jehovah's witness' are coming in. The Spirit won't be back until September.
- d. New Bookings – Gabby Barrett, Bee Gees, Brad Williams, Pride all scheduled.
- e. Trophy Case – Looked at multiple options and settled on one that will be in atrium and can hold many awards. There is a TV in the proposed location that can play whatever we would like. There is not really an area where we can construct an inset case. This will cost \$3,500. Chair Hannah asked if the

Authority was comfortable allowing her and Kevin to work on this project on their own. The consensus was yes.

- f. Parking – Member Smith asked if there has been any movement on the parking agreement with the old Huntington Bank. Kevin stated only preliminary discussions.
- g. Proposed Basketball Team – Kevin stated that he had been in talks with the owner and thus far has not come to an agreement. Their season runs during the hockey season and the Spirit will have priority as a 20-year resident of the DEC. Chair Hannah stated that she has also had conversations with the owner and is concerned about the lack of operating capital and their ability to afford the DEC. Jack Tany stated that this is part of the Basketball Super League with 12 teams who mostly play in high schools.

### **3. ELEANOR FRANK SENIOR CENTER-RENOVATIONS, TERRY GREGORY, PROJECT MANAGER, R.C. HENDRICK & SON**

- a. Project Updates
  - i. Eleanor Frank - Received architectural drawings after a week's delay with Case. Schedule is open to bid, May 8-9. Walkthrough on May 14. Bids due May 22. Mid-June construction starts. There will be 3 main project areas. Chair Hannah asked if there are any concerns with the planning process. Terry stated, no, Tony and Jessica were very helpful. All three projects will be presented together as one and separate, to account for possible savings.
  - ii. Marie Davis – Finishing up and equipment is ordered. Looking for a July or early August open house.

### **4. COURTHOUSE – HVAC PROJECT – TONY DEPELSMAEKER, MAINTENANCE DEPARTMENT**

- a. Project Update HVAC – Crane is gone but will come back when needed. Working on replacing piping and looking forward to enhanced filtration. Weekly safety meetings are being held. Waiting on Tane to give is a design. New equipment will be automated. Abatement is done in the penthouse; air monitoring was done throughout the project. Currently working on how to manage air when we must shut down section by section. We will most likely use a temporary air handler to provide heating/cooling to affected areas. The lighting in the penthouse is upgraded. Judges lot to remain closed. Basement areas are ready for lighting and ductwork.
- b. Other
  - i. Elevator phones – Chair Hannah asked for an update on the phones being inoperable. Tony stated that they need to do the cabling. Three weeks to a month is the current downtime expected.
  - c. Grounds Camera – Tony stated that the long-range camera in the NE corner of building is performing great.

## **V. NEW ISSUES**

### **1. Other**

## **VI. NEXT MEETING**

- 1. Next meeting will be held Thursday, June 5, 2025 at 10:30AM.

## **VII. ADJOURNMENT**

- 1. The meeting was adjourned at 11:36AM.

# SAGINAW COUNTY BUILDING AUTHORITY

## REGULAR MEETING MINUTES

Date and Time:	Thursday, June 5, 2025 * 10:30AM
Location:	Saginaw County Governmental Center 111 S. Michigan Avenue, Saginaw, MI 48602 Board Room 200
Council Members Present:	Mary Catherine Hannah, Bill Smith, Leon Turnwald, AnnMarie Batkoski-Sullivan
Council Members Absent:	Tim Novak
Others in Attendance:	Jaime Ceja (Administrator's Office), Jake Golden (Spence Brothers), Kevin Murphy (Dow Event Center), Andrew Klaczkiewicz (IT), Jack Tany (Board of Commissioners), Tony DePelsMaeker (Maintenance), Kelly Suppes (Purchasing/Risk), Karen Thurston (Finance Director), Jessica Sargent (Commission on Aging), Terry Gregory (R.C. Hendrick & Sons), Kelly Garety (Saginaw Soul), Devonte Reynolds (Saginaw Soul), Joseph Garety (Saginaw Coul), Alesha Martin (Kakes the Great Popcorn Co.)

### I. CALL TO ORDER:

Chair Hannah called the meeting to order at 10:30AM.

### II. PUBLIC COMMENT:

- a. Kelly Garety – Owner, Saginaw Soul – Ms. Garety was allowed 5 minutes of public comment by Chair Hannah. Ms. Garety stated she lives in Midland and handed out a packet. Packet contained copies of emails with various DEC staff and DEC estimates. Ms. Garety stated that everyone wants them to play at the Dow but agree that the estimate of \$22,000 a game is extremely high, and people are shocked and speechless at the cost. She has learned though other owners that the cost is 3 times what other teams pay to play at OHL arenas. She finds it hard to believe that the Spirit pay this much. She has toured other facilities, such as Delta College, but it would remove them from Saginaw County. The Saginaw Soul has a community impact initiative and looks to partner with various agencies that would allow special needs patrons to enjoy games, and the suites would be a great draw for this type of initiative. Looking at the Spirit schedule there are 5-19-day gaps that would allow them to play without having to breakdown and set up multiple times. The Saginaw Soul is not asking for charity, but they want support.
- b. Alicia Martin – Kakes the Great Popcorn Company – As a business owner at SVRC and the City of Saginaw and the marketing director at SVRC this is a great opportunity for professional sports to bring revitalization to Saginaw. The Memorial Cup brought a lot of foot traffic, and it would be great to see that again. This would position Saginaw as a hub of growth.

### III. APPROVAL OF MEETING MINUTES:

Member Batkoski-Sullivan made a motion to approve the meeting minutes from May 1, 2025 with a last name change for herself to Batkoski-Sullivan. Member Turnwald supported. Motion passed (4-0).

### IV. OPEN ISSUES:

1. THE DOW EVENT CENTER – PHASE 3 THEATER RENOVATIONS PROJECT – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS
  - a. **Project Update Phase 3/Theater-** Lighting and sound vendor cost could be less than what is needed. Re-occurring meetings to start next week.

b. **Other**

- i. **Phase 2 Signage** – Sidewalk sign (Parking this Way/Arrow) that was damaged when someone hit the sign has been removed but has left an obstruction sticking up. One option is to replace the sign as it was. This would be again placing a vertical sign on the sidewalk, which may now require MDOT engagement. The second option would be to replace it with a sign bolted to the side of the building 15-20 feet high. This would allow us to ask the City of Saginaw to repair the sidewalk. Kelly Suppes stated that insurance has a \$25,000 deductible so if the sign is less than that we wouldn't go through insurance, she would use the risk management fund. Jake stated the cost could be between \$25,000-\$30,000. Chair Hannah asked if the sign location was referenced in the naming contract, is there a plus/minus to waiting? Member Turnwald stated that he is picturing a digital sign that can be changed, so even if the name changes it could be changed on the sign with minimal effort. Chair Hannah asked for an estimate to replace the sign as it was, this way Kelly can see if she should submit to insurance, also estimates on new signage. New signage options should include the Parking Logo with circle around it, Dow logo and County logo. Jake stated he can also speak to the city about the sidewalk repair. Member Smith asked if cameras caught the event? Kevin stated no, he would check with the Temple Theatre to see if their cameras caught anything. Jake confirmed he will get an estimate to replace and estimate for new signage.
- ii. **Phase 2 Elevator** – The County was awarded a grant for the elevator; however the grant only covers expenses after June 24, 2024 so the elevator will not be covered. The grant was written as "improvements to the Dow" so other items purchased after June 24, 2024 can be submitted for reimbursement. Kevin asked if the County required the John E. Green invoices to be resubmitted? Chair Hannah stated yes. Kelly Suppes will pull applicable invoices and get to Karen.

**2. THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER**

- a. Past Event Recap – Cinco de Mayo was a success. The Dow was the top selling venue on the Alice Cooper tour. Leanne Morgan had two shows sell out. There were multiple graduations and banquets as well.
- b. Upcoming Event Preview – The percolator breakfast was on the arena floor this morning, people loved it. We did this because it was the new member expo and it wouldn't fit in the Red Room. The Eddie Band is scheduled in the event park and the afterparty in the Red Room.
- c. Operational Updates – The new Zamboni is delayed until October due to parts and tariffs. We had locked in the price, so any additional costs are not applicable. Looked at selling back the old one, but the shipping costs are too high. Member Batkoski-Sullivan asked if Kevin would be interested in the old Zamboni going to Hoyt Park? Kevin said they can talk about it offline.
- d. New Bookings – Upchurch, Disney on Ice, Justin Moore at the Event Park and Teresa Caputo. Member Batkoski-Sullivan stated that the food has been outstanding, and she has heard nothing but great things about it.

### **3. ELEANOR FRANK SENIOR CENTER-RENOVATIONS, TERRY GREGORY, PROJECT MANAGER, R.C. HENDRICK & SON**

- a. Project Updates
  - i. Eleanor Frank – Had to issue addendum 1 & 2 for the bidding process, specific elements were left out by Case. Date has been extended to Thursday, June 12 at 2:00. Regarding prevailing wage, the County needs to submit. Kelly stated that she has in the past and it was returned unapproved as it's not a state project. Kelly will look to see if she can get County specific rates. Mr. Gregory will be absent at the next meeting date.
  - ii. Marie Davis – The final cleaners are in today. Upon walkthrough it was found that 4 doors were omitted for replacement. The doors are now ordered. Mechanical and plumbing inspections are complete, and the fire devices are being addressed. Door and fire alarm inspection should be next week with handoff at the end of June. The generator will still need to be tested. Chair Hannah asked if we could get a temporary certificate of occupancy without the generator test. Jake will check. Jessica advised that the grass is scheduled to be cut today, it was pointed out by a commissioner that it was very overgrown and unsightly.

### **4. COURTHOUSE – HVAC PROJECT – TONY DEPELSMAEKER, MAINTENANCE DEPARTMENT**

- a. Project Update HVAC – Air monitoring remains in place when working on the air handlers. Boiler piping is done in the penthouse as well as lighting upgrades. It is much safer. The crane will be back soon to remove chillers. Tony will continue to update and communicate with the Courts and Administration. Looks like we are two months ahead of schedule right now.

## **V. NEW ISSUES**

### **1. Other**

- a. **Saginaw Soul** – Chair Hannah wanted to follow up with a reminder that as part of our lease with ASM, they are responsible for doing all leases for the space. Currently the agreement goes through 2031. The Spirit, who have a lease requires a different pricing structure. Some of the owners who own BSL teams also own the OHL hockey teams where the teams play. The role of the Building Authority is to listen and offer input.
- b. **Naming Rights** – Member Smith stated that he believes discussions with Dow Chemical regarding naming rights are ongoing? Kevin confirmed they are.

## **VI. NEXT MEETING**

- 1. Next meeting will be held Thursday, July 3, 2025 at 10:30AM.
  - a. Confirmed that Building Authority members may be out of town for the Independence Day holiday. All members agreed to move the meeting to Wednesday, July 2, 2025 at 10:30AM.

## **VII. ADJOURNMENT**

- 1. The meeting was adjourned at 11:27AM.

# SAGINAW COUNTY BUILDING AUTHORITY

## REGULAR MEETING MINUTES

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Date and Time:	Thursday, July 2, 2025 * 10:30AM
Location:	Saginaw County Governmental Center 111 S. Michigan Avenue, Saginaw, MI 48602 Board Room 200
Council Members Present:	Mary Catherine Hannah, Bill Smith, Leon Turnwald, AnnMarie Batkoski-Sullivan, Tim Novak
Council Members Absent:	Jaime Ceja (Administrator's Office), Jake Golden (Spence Brothers), Kevin Murphy (Dow Event Center), Andrew Klaczkiewicz (IT), Jack Tany (Board of Commissioners), Tony DePelsMaeker (Maintenance), Kelly Suppes (Purchasing/Risk), Karen Thurston (Finance Director), Jessica Sargent (Commission on Aging).
Others in Attendance:	

### I. CALL TO ORDER:

Chair Hannah called the meeting to order at 10:30AM.

### II. PUBLIC COMMENT:

- Saginaw Soul – Jack Tany – Addressed the Building Authority to let Kevin, Dow Event Center Manager know that the Board of Commissioners and County Administration stand behind any decision made by ASM/SMG.

### III. APPROVAL OF MEETING MINUTES:

Member Smith made a motion to approve the meeting minutes from June 5, 2025 Member Turnwald supported. Motion passed (5-0).

### IV. OPEN ISSUES:

#### 1. THE DOW EVENT CENTER – PHASE 2/3 RENOVATIONS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS

- Project Update Phase 3 Theater-** There are meetings and plans in place. The current plan is that work would start June 1 – August 14, 2026. The focus now is on the lighting bid and procurement. Nelson Electric believes if we can get started now on the process we can start in June with no delay. Sound vendor Simone has been dealing directly with the Dow Event Center and the County. If the money is available, we could start now. Member Smith asked what the point to delaying the start of work is. Chair Hannah stated that we would need to shut down the theater so if we need get through one more season as is, then we could do that. Jake stated that he can get the information and forward it ASAP before the next Building Authority meeting and a decision can be made.
- Project Update Phase 2 Signage –** Jake gave a budget proposal for the signage, \$23,575. Chair Hannah asked if there was a quote for new signage on the side of the building. Jake stated that he understood that the Building Authority wanted the quote to repair to see if insurance would need to be used and did not bring any additional quotes or check with what the City of Saginaw would require for new building signage. He will be heading to the City of Saginaw today to check in and will inquire. Member Smith asked if Kevin had checked with the Temple theater to see if their cameras caught any footage of the accident. Kevin stated no, their cameras did not. Chair Hannah asked about the completion of contract for the naming rights. Kevin stated that they are still looking to do a long-term contract.

- c. Other
- 2. ELEANOR FRANK SENIOR CENTER - RENOVATIONS PROJECT – JESSICA SARGENT, DIRECTOR, COMMISSION ON AGING
  - a. Project Update – Marie Davis
    - i. Final building inspection is still required. There are still about six punch list items being worked on, adding closers to bathroom doors, hand dryers have been ordered. The generator has been tested. Jessica stated that items have been moved back in, and they are currently waiting for some IT issues to be worked out. Jake stated while he is at the City of Saginaw today, he will stop in to check on the status of the final inspection. Jessica asked about the fascia. Jake stated he's working on it now. Jessica stated that reopening with safety and security systems in place needs to be complete before allowing patrons inside. IT issues outstanding are fiber, no camera and no security. The building has been closed since November and just getting it open is a priority.
    - ii. Project Update Eleanor Frank – Hendrick put the projects out for bid again because they didn't get enough the first time, because of the timeline, contractors were already busy this summer. The new bids would start work in fall/September. The bidding closes today and already there are more than last time, however all three projects are coming in over budget. Project A, the fridge and freezer replacement and area expansion shows appliances over budget with a 12-week lead time. There is no inclination that we wouldn't be able to use the remaining ARPA dollars on Eleanor Frank. Chair Hannah stated that the Building Authority would like to see the budget first and then we can see what the priorities are and cross things off the list as necessary. Jessica stated she should have the numbers back next week and will share them.
- 3. THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER
  - a. Past Event Recap – There have been dance schools, the Eddy Band, Great Lakes Pride, Sue Vulcano. The Pride after party was in the red room and they upped the attendance this year.
  - b. Upcoming Event Preview – Slower summer months start now but Eddy Band, Nate Bargatze scheduled. Killer of Kill Tony moved to October. Movies Under the Stars also start.
  - c. Operational Updates – Sent Ms. Garety with the Saginaw Soul an email with guidelines and financial assurances that need to be met before contracts are signed. Ms. Garety replied that she accepted but has not responded to the guidelines and financial assurances. There was no timeline given for response, but Kevin will reach out after the Independence Day holiday. There is a 48-hour policy that ASM has regarding same date booking and Kevin will adhere to that in this instance as he does with all other vendors. Member Smith stated that information should be forwarded now to alleviate any confusion or misunderstanding.
  - d. New Bookings – Jerry Seinfeld in November and then a Broadway Series with the Riverdance, Clue and Dolly Parton.
- 4. COURTHOUSE – HVAC PROJECT – TONY DEPELSMAEKER, MAINTENANCE DEPARTMENT
  - a. Project Update HVAC - The air handlers have been arriving, staged at Remer and being installed here on site. Air quality testing will start again when the air handlers are being replaced. During pressure testing, a leak was found in the Factory Pump Seal and repaired. The signage for redirection in the

Courthouse will go up again starting July 14. The clerk's office will move upstairs. Electric shutdown will be necessary. After the holiday work will start over Judge Gafkay's court room, Maintenance is communicating with Michael Yelsik to limit disruption as much as possible. Member Smith asked if the floor tiles in the basement were being destroyed by construction. Tony stated no, they have been that way for a while. Chair Hanna stated that they will look at cosmetic issues when the project is done.

- b. **Penthouse Tour** – Chair Hannah asked if Tony would give the Building Authority a tour of the penthouse immediately following the meeting.
- c. **Treasurer's Office** – Member Novak said thank you to Tony for all the work on their new flooring. Very appreciated.
- d. **Register of Deed's** – Chair Hannah said thank you to Tony for finishing the electrical work in the ROD's office as well.

## V. NEW ISSUES

### 1. Other

- a. **Medical Examiner Office** – Chair Hannah stated that the Board of Commissioners would likely be assigning the Medical Examiners new office project to the Building Authority. Currently the County is working with John Kaczor on a business model and trying to secure a location. First location fell through and now looking at new construction. Andrew asked for an address to look at fiber in the area. Jack stated it's near Michigan and Tittabawassee.
- b. **Health Department** – Building packages will likely go to the Board of Commissioners in August for discussion.
- c. **Bagley Street Building** – Kelly asked for an update. Tony stated that abatement is ongoing now.

## VI. NEXT MEETING

- 1. Next meeting will be held Thursday, August 7, 2025 at 10:30AM.

## VII. ADJOURNMENT

- 1. The meeting was adjourned at 11:05AM.

# SAGINAW COUNTY BUILDING AUTHORITY

## REGULAR MEETING MINUTES

Date and Time:	Thursday, August 7, 2025 * 10:30AM
Location:	Saginaw County Governmental Center 111 S. Michigan Avenue, Saginaw, MI 48602 Board Room 200
Council Members Present:	Mary Catherine Hannah, Bill Smith, Leon Turnwald, AnnMarie Batkoski-Sullivan
Council Members Absent:	Tim Novak
Others in Attendance:	Jaime Ceja (Administrator's Office), Kevin Murphy (Dow Event Center), Andrew Klaczkiewicz (IT), Tony DePelsMaeker (Maintenance), Kelly Suppes (Purchasing/Risk), Karen Thurston (Finance Director), Jessica Sargent (Commission on Aging)

### I. CALL TO ORDER:

Chair Hannah called the meeting to order at 10:30AM.

### II. PUBLIC COMMENT: N/A

### III. APPROVAL OF MEETING MINUTES:

Member Smith made a motion to approve the meeting minutes from July 2, 2025  
Member Turnwald supported. Motion passed (4-0).

### IV. OPEN ISSUES:

1. **THE DOW EVENT CENTER – PHASE 2 CAPITAL IMPROVEMENTS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS (VIA EMAIL COMMUNICATION)**
  - a. **Project Update Phase 2 Signage** – No update at this time.
  - b. **Other**
2. **THE DOW EVENT CENTER – PHASE 3 CAPITAL IMPROVEMENTS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS (VIA EMAIL COMMUNICATION)**
  - a. **Update** – Working on finalizing lighting to install next summer, confirmed with Kevin. Also forwarded in the email was the proposal for the Phase 3 renovations. Chair Hannah stated she will sign and send back to Jake.
  - b. **Other**
3. **MARIE DAVIS SENIOR CENTER - RENOVATIONS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS (VIA EMAIL COMMUNICATION)**
  - a. **Update** – Outstanding issues are fascia, door and operators for bathrooms are on order, doors have been adjusted, ceiling tile dropped, hand dryers in the bathrooms installed. Would like a separate meeting to discuss the wiring issues brought up by Andrew. Does not believe that Nelson did anything to cut corners but believes there was a miscommunication. Jessica stated that she would like to schedule a walkthrough with all involved so that she can point out some items and they can all make sure everything is reported and addressed. Chair Hannah advised her to schedule a walkthrough with Jake, Tony, and Andrew if necessary. Tentative opening date is August 18th, there is no COO but there is an email Jessica received which gives the go ahead for occupancy.
4. **ELEANOR FRANK SENIOR CENTER - RENOVATIONS PROJECT – JESSICA SARGENT, DIRECTOR, COMMISSION ON AGING**
  - a. **Project Update** – Bids have been received, and total came in at \$774K, there is not enough money in the current budget. Project "A" has been confirmed,

and appliances are on order with a 12-week lead time. Went through project "B" and "C" and pulled out cosmetic items, keeping the ventilation project, doors and operators, electrical and lighting in bathrooms. After removing cosmetic items, the budget is \$489K with 38K in contingency. There is no final number on returned funds from the Marie Davis project, but those monies could go to Eleanor Frank. Can the monies be pulled from the public improvement fund? Chair Hannah stated that she would have to go in front of the BOC and they would have to decide if the money would be a budget adjustment in 2025 or wait until 2026. Preference is to have it be adjusted on the 2025 budget, so we don't have to wait and possibly have costs go up again. Traditionally public improvement funds have been used for departments that are not millage supported, however the uncertainty with federal money cuts leaves the COA vulnerable and they may need their millage funds to continue programming. Member Turnwald stated that this will be a public perception issue as well. If we were there now, why would we wait, just get it all done at one time.

Member Smith made a motion to support the request of the Commission on Aging for the revised project proposal for projects A, B, & C (\$488,690.45). Member Turnwald supported. Motion passed (4-0).

## **5. THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER**

- a. **Past Event Recap** – Per Jake's email kudos to Kevin on the Nate Bargatze show, everything was amazing. Kevin stated that there were some parking issues, and they are being addressed with staff communication. Kristen worked with old town businesses to let them know they may see increases in traffic and they reported that they did. Member Batkoski-Sullivan stated that Pride in Saginaw is now looking at the Tittabawassee corridor and working with them when there are large events scheduled. Kevin stated that they were able to utilize the Loge area for this show as well.
- b. **Upcoming Event Preview** – Working with STARS on bussing to the Tittabawassee area and working with Tony at the Temple Theatre. Member Batkoski-Sullivan asked if Kevin could open the parking garage for Friday Night Live. Kevin stated that he could.
- c. **New Bookings** – Nitty Gritty Dirt Band, Chris Young Christmas, Return of Broadway, Danny Gokey, Mac Powell and Colton Dixon.
- d. **Parking Garage** – Chair Hannah asked what the thought of members were on a new parking garage to accommodate the Medical Diamond traffic. Initial thought was no but hearing that Huntington Bank and Berringer Building may be possible users, maybe a new ramp isn't a bad idea. Member Smith asked about the property across the street. Kevin stated that it is quietly on the market, but the cost is quite high.
- e. **Saginaw Soul** – Kevin announced that they have found a home at the Buena Vista High School.

## **6. COURTHOUSE – HVAC PROJECT – TONY DEPELSMAEKER, MAINTENANCE DEPARTMENT**

- a. **Project Update HVAC** – Air monitoring is on hold until duct work starts again. Trying to get the basement done and put it back together, hopefully by end of next week.
- b. **Air Handlers** – Looking at delivery plan. This will include partial closure of the Cass Street lot and the Judges access door on the South side of the building. Closure to last for at least 4 days. Metal fencing will be placed around the

boom truck to deter walking through the work zone. The overall project is ahead of schedule.

**V. NEW ISSUES**

1. **Other**

**VI. NEXT MEETING**

1. Next meeting will be held Thursday, September 4, 2025 at 10:30AM.

**VII. ADJOURNMENT**

1. The meeting was adjourned at 11:35AM.

# SAGINAW COUNTY BUILDING AUTHORITY

## REGULAR MEETING MINUTES

Date and Time:	Thursday, September 4, 2025 * 10:30AM
Location:	Saginaw County Governmental Center 111 S. Michigan Avenue, Saginaw, MI 48602 Board Room 200
Council Members Present:	Mary Catherine Hannah, Bill Smith, Tim Novak
Council Members Absent:	AnnMarie Batkoski-Sullivan, Leon Turnwald
Others in Attendance:	Jaime Ceja (Administrator's Office), Kevin Murphy (Dow Event Center), Andrew Klaczkiewicz (IT), Tony DePelsMaeker (Maintenance), Kelly Suppes (Purchasing/Risk), Karen Thurston (Finance Director), Jessica Sargent (Commission on Aging), Jake Golden (Spence Brothers), Jack Tany (BOC), Terry Gregory (R.C. Hendrick & Son), Sheldon Matthews (BOC)

### I. CALL TO ORDER:

Chair Hannah called the meeting to order at 10:32AM.

### II. PUBLIC COMMENT: N/A

### III. APPROVAL OF MEETING MINUTES:

Member Novak made a motion to approve the meeting minutes from August 7, 2025 with a spelling correction to section 5.e. Member Smith supported. Motion passed (3-0).

### IV. OPEN ISSUES:

#### 1. THE DOW EVENT CENTER – PHASE 2 CAPITAL IMPROVEMENTS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS

a. **Project Update Phase 2 Signage** – Proposed budget from Higher Image is \$18,150.00. This is for a new sign that will be 12-15 feet off the ground for better visibility. This will most likely have to be permitted and approved by the City of Saginaw. Sign panels are replaceable, and the sign can say whatever the County chooses. The proposal does not include sidewalk repair and if this is the route we go, Jake will speak to the City of Saginaw about who is responsible for repairing the sidewalk. Chair Hannah stated that it should state “parking” or have the universally known “P” for parking. Member Smith asked about getting a digital programmable sign. Jake stated that the cost of a digital programmable sign would depend on functionality and whether its LED lights, approximate cost is \$50,000.00 for a 2-foot by 5-foot sign, 4G modem, programmable sign. Kevin stated that what they currently have tends to go out about every 3 years. There is a new panel and switch access that would handle the load of new signage. Andrew stated that programming may be a challenge. Chair Hannah asked Kevin to look at both signs and determine if the cost of the programmable sign is worth it. Mr. Tany asked if putting the County logo on the sign was a thought. Chair Hannah stated that she would have to look at the naming rights and see if it would be allowed.

b. **Other**

i. **Naming Rights** – Kevin stated that the Dow is looking at a 5-year agreement vs. the 10 they have done in the past.

**2. THE DOW EVENT CENTER – PHASE 3 CAPITAL IMPROVEMENTS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**

- a. **Update** – Meeting with Dow, Kibbe, and Spence. Kibbe will be presenting Spence a package that includes everything but the sound system. The Dow is working directly with Simone on the sound system. Mary Catherine stated she needs a contract for Simone and questioned what the useful life of the system is as this will be needed for the capital plan. Kevin will check with Simone.
- b. **Millage** – Chair Hannah had Koren look back at the millage. Property tax has gone up over the years, in 2000 millage revenue was 1.1 million and in 2025 it was 2.8 million. However, expenses have also increased and because we are still paying on the scoreboard (2031) and the ribbon ( 2034) we have debt service of \$164,000 off the top. We also have escalators in the ASM contract. We pay them a base price then +/- incentives. We do have a fund balance but when the millage is up for a vote there is no guarantee it will pass again. 2023 was not in deficit, 2024 was and 2025 is looking good right now but we have not paid the incentives yet.

**3. MARIE DAVIS SENIOR CENTER - RENOVATIONS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**

- a. **Outstanding Issues Update** - The Punch list is going well, finished 6-7 items, the fascia is still on the list. Will need the architect to look at a few things before determining what to do about the fascia. Furniture has been picked out and there are about 25 people (patrons) a day. Jake will set up meeting regarding the electrical work. Mr. Matthews stated that he was there and the feedback from citizens has been really great. It's beautiful, updated and people like it.
- b. **Other**

**4. ELEANOR FRANK SENIOR CENTER - RENOVATIONS PROJECT – TERRY GREGORY, PROJECT MANAGER, R.C. HENDRICK & SON**

- a. **Project Update** – Terry revised the budget, and the project is moving along. Contracts are being finalized this week and working on a final schedule. The starting date will be September 22 or 29. Jessica stated that they should be able to operate while work is going on. They have looked at a refrigerated truck so food can be kept cold while the kitchen work is happening.

**5. THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER**

- a. **Past Event Recap** – Movies under the stars in August had a good turnout. Russel Dickerson was almost rained out by thunderstorms, but they held off. Ice was built and the Spirit started training camp.
- b. **Upcoming Event Preview** – Disney on Ice starts soon and the Spirit season starts September 20.
- c. **Operational Updates** – ASM has merged with Legends Hospitality. New name will be Legends Global. This is a great asset to have, they have a hand in merchandising and specialize in services outside the venue. Member Smith asked for a list of services they provide.
- d. **New Bookings** – Toby Mack's only Michigan stop is coming up and a sell out is expected.

**6. COURTHOUSE – HVAC PROJECT – TONY DEPELSMAEKER, MAINTENANCE DEPARTMENT**

- a. **Project Update HVAC** – There was a three-week delay with air handlers but they are now at Remer. The boilers are vented and operational. The basement has been put back together, the lower ceilings make it feel a bit

different. Chillers have been pushed back until November. The crane will be back when the air handlers are on site, this will affect the Cass Street parking lot and South side access door. Noise will start up again soon and Tony will continue to communicate with the Courts about specific times.

## **V. NEW ISSUES**

### **1. Other**

- a. **Parking** – Member Smith asked if anyone knew if the City of Saginaw plans to install blinking lights or some other means of signifying pedestrian walkway at the Court Street lot crossing. The traffic on Court Street is horrible and sometimes people stop and sometimes they do not. Chair Hannah stated that this will be a part of the Wayfinding Committee discussions.
- b. **Bagley Street Property** –Treasurer Novak stated that he received a call from George Wilson regarding the Bagley Street property. Kelly stated that she received his information and had reached out. He is interested in purchasing but we need a valuation on the property. Kelly is working with Denise Joseph in Equalization.

## **VI. NEXT MEETING**

1. Next meeting will be held Thursday, October 9, 2025 at 10:30AM.

## **VII. ADJOURNMENT**

1. The meeting was adjourned at 11:21AM.

# SAGINAW COUNTY BUILDING AUTHORITY

## REGULAR MEETING MINUTES

Date and Time:	Thursday, October 9, 2025 * 10:30AM
Location:	Saginaw County Governmental Center 111 S. Michigan Avenue, Saginaw, MI 48602 Board Room 200
Council Members Present:	Mary Catherine Hannah (arrived at 10:48), Bill Smith, Leon Turnwald
Council Members Absent:	AnnMarie Batkoski-Sullivan, Tim Novak
Others in Attendance:	Jaime Ceja (Administrator's Office), Kevin Murphy (Dow Event Center), Andrew Klaczkiewicz (IT), Tony DePelsMaeker (Maintenance), Kelly Suppes (Purchasing/Risk), Karen Thurston (Finance Director), Jessica Sargent (Commission on Aging), Jake Golden (Spence Brothers), Jack Tany (BOC), Terry Gregory (R.C. Hendrick & Son),

### I. CALL TO ORDER:

Secretary L. William Smith called the meeting to order at 10:39AM.

### II. PUBLIC COMMENT: N/A

### III. APPROVAL OF MEETING MINUTES:

10:55 AM - Member Turnwald made a motion to approve the meeting minutes from September 4, 2025. Member Smith supported. Motion passed (3-0).

### IV. OPEN ISSUES:

#### 1. THE DOW EVENT CENTER – PHASE 2 CAPITAL IMPROVEMENTS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS

a. **Project Update Phase 2 Signage** – Jake stated that he is currently working with Kevin and the sign company to create a plan for signage. Once they have a plan Jake will go to the City of Saginaw to find out if permitting is necessary.

b. **Other**

#### 2. THE DOW EVENT CENTER – PHASE 3 CAPITAL IMPROVEMENTS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS

a. **Project Update** – Kibbe will have full bid documents ready by December 5<sup>th</sup> and contracts completed in February 2026. Job should be completed by Fall 2026.

b. **Simoni Contract** – No contract yet, Kevin is still working on it.

c. **Mezzanine** – Spence is doing work in the mezzanine for the Spirit.

d. **Ice** – Kevin stated the ice has been good. Mr. Goslin is still pursuing the filtration system. Experts from the CHL were brought in to look at the ice and made some recommendations. Member Smith asked if there have been complaints from referees or equipment managers. Kevin stated none that he was aware of. The reoccurring comment was that they want fast ice which would require thinner ice. Kevin is looking at adding insulation to the dasher boards which will help alleviate melting. Chair Hannah stated that during the Memorial Cup humidity was an issue and we brought in dehumidifiers, is there an option to do that again on a permanent basis. Kelly stated that the new Zamboni should be delivered in November and that may also help with the ice. Kevin stated that clearer ice will result in the logo's showing clearer which Mr. Goslin is concerned about. Member Turnwald stated that a reverse

osmosis system is an on-demand system, you need a large storage tank and a lot of salt. This equals a lot of space.

### **3. MARIE DAVIS SENIOR CENTER - RENOVATIONS – JAKE GOLDEN, PROJECT MANAGER. SPENCE BROTHERS**

- a. **Punch List Update** – The punch list is down to a handful of items (fascia/gutters/generator fencing) that should be on site this week. Spence will also be onsite to remove items left behind. Punch list items should be completed by next week.
- b. **Fascia** – Jake stated that he needs Bob from Case Architecture to come out and look at it. Jessica stated that it was blowing off the building. Jake stated he is holding payment at this time to help motivate Case. Chair Hannah directed Kelly to call Case and ask them to work directly with Spence.
- c. **Budget** – Jake will send charge back order so the remainder can be used on the Eleanor Frank project. Andrew asked if the refund included the cabling IT did. Jake and Andrew agreed to speak offline.
- d. **Other**

### **4. ELEANOR FRANK SENIOR CENTER - RENOVATIONS PROJECT – TERRY GREGORY, PROJECT MANAGER, R.C. HENDRICK & SON**

- a. **Project Update** – Subs are contracted, permits are secure, and the schedule is done. Fire suppression needed some revisions, which should cost about \$11,500. Looking at October start date and complete by Thanksgiving.
- b. **Refrigerated Truck** – Truck will cost \$350 a day, unavoidable. Member Smith asked if the Federal shutdown would affect the COA. Jessica stated yes, most likely it would but to what extent is it unknown at this time.

### **5. THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER**

- a. **Legends & ASM Informational** – Legends brings expertise in project development, global sales, partnerships, hospitality, and merchandise. Edge Sports has a focus on youth and amateur teams. The contract with the Spirit and ASM is up this season, and the agreement is somewhat ambiguous in some areas and very clear in others. Now that Legends is on board with ASM the contract needs to be looked at a bit closer and negotiated in some areas.
- b. **Suites** – Only one suite was sold for off season events as well as the Spirit season. This is for Local 85 but that contract is with the Spirit and not ASM which had its own complexities, the suite was sold without final approval from the Fire Marshall and changes had to be made to the suite.
- c. **Elevator** – Member Smith asked if there was any opportunity for a second elevator to the theater side of the DEC. Chair Hannah stated that currently there is no return on investment for an elevator. If we decide later to renovate structurally then it may be an option.
- d. **Past Event Recap** – Disney on Ice, Memorial Service, Spirit opener in September, Great Gatsby and Thorn.
- e. **Upcoming Event Preview** – Spirit games, Starship and Foghat, Larry Fleet, Nitty Gritty Band, Killers of Kill Tony, Bee Gees, Colton Dixon, Theresa Caputo and Dustin Lynch.
- f. **Operational Updates** –
  - i. **Naming Rights Update** – The Joly CU will be sponsoring the red room and will now be called The Jolt Celebration Room. There will be a ribbon cutting on October 22<sup>nd</sup>. Dow is looking for a five (5) year term giving up the theater and the red room to cut costs. Chair Hannah stated that we need to clean up the language in the agreements,

currently the Spirit has the ability to approve naming rights. It would have been nice to be included in the discussion. Promises have been made to Team One CU for the event park. Member Smith asked to look at the contracts.

- ii. Arena Football Team – Currently working on a contract with an arena football team, Michigan Arsenal. They have six (6) games during the summer and the team is owned by George Bradford, former google executive. There will be a press release on October 15<sup>th</sup>.
- iii. Event Park – Season was average.

- g. **New Bookings** – Harlem Globetrotters, bull riding, The Rock Orchestra, Cinderella Ballet, Bert Kreischer.

## **6. COURTHOUSE – HVAC PROJECT – TONY DEPELSMAEKER, MAINTENANCE DEPARTMENT**

- a. **Project Update HVAC** – Two of the boilers are up and running. Communicating with courts regarding noise. The Parks Department ceiling will be done this winter and is on schedule. The Judges lot exit gate has been replaced.
- b. **Other** – N/A

## **V. NEW ISSUES**

### **1. Other**

- a. **Animal Control** – Jack asked Mary Catherine to have Rachel supply a list of issues and how much was spent to rectify the issues.

## **VI. NEXT MEETING**

- 1. Next meeting will be held Thursday, November 6, 2025 at 10:30AM.

## **VII. ADJOURNMENT**

- 1. The meeting was adjourned at 11:50AM.

# SAGINAW COUNTY BUILDING AUTHORITY

## REGULAR MEETING MINUTES

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Date and Time:	Thursday, November 6, 2025 * 10:30AM
Location:	Saginaw County Governmental Center 111 S. Michigan Avenue, Saginaw, MI 48602 Board Room 200
Council Members Present:	Mary Catherine Hannah, Bill Smith, Leon Turnwald, Tim Novak, AnnMarie Batkoski-Sullivan
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Council Members Absent:	Jaime Ceja (Administrator's Office), Kevin Murphy (Dow Event Center), Andrew Klaczkiewicz (IT), Tony DePelsMaeker (Maintenance), Kelly Suppes (Purchasing/Risk), Karen Thurston (Finance Director), Jessica Sargent (Commission on Aging), Jack Tany (BOC), Terry Gregory (R.C. Hendrick & Son),
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- I. CALL TO ORDER:**  
Chair Hannah called the meeting to order at 10:30AM.
- II. PUBLIC COMMENT:** N/A
- III. APPROVAL OF MEETING MINUTES:**  
Member Turnwald made a motion to approve the meeting minutes from October 9, 2025. Member Batkoski-Sullivan supported. Motion passed (5-0).
- IV. OPEN ISSUES:**
  - 1. THE DOW EVENT CENTER – PHASE 2 CAPITAL IMPROVEMENTS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS (VIA EMAIL COMMUNICATION)**
    - a. Project Update Phase 2 Signage** – Kevin and Jackie spoke to Shad from Higher Image and will be receiving an updated quote. Jake has left multiple messages for Travis Hare, City of Saginaw with no return call as of yet.
    - b. Other**
      - i. Ice Quality/Dasher Boards** – Original quote (2021) did not include installation, and the project was separate from the Spence project. Kelly spoke to previous manager Jon Block, and he stated that there was a panel on each side that was optional to purchase and it was decided at that time not to purchase it. It was not insulation. Chair Hannah stated that she has seen the reports, and it appears that installing insulation will not help the issue of condensation at the bottom of the boards. The temperature has been lowered in the arena to help remove humidity and that seems to be helping. Kevin stated that feedback from referees has been favorable, while the ice is a bit thicker it is not outside of regulation. Member Turnwald stated that insulation will start wicking and become a mess. Kelly stated that in 2021 the OHL mandated that we change the boards as they had reached the end of life. Member Turnwald asked when the contract with the Spirit is up. Kevin stated soon, but a more pressing topic is the water filtration system. More than visiting team feedback, it is feedback from Mr. Goslin. Chair Hannah stated that another foreseeable issue with the water filtration is clearer ice, making the logos crisper and more visible. At this time, we will monitor the situation.

2. **THE DOW EVENT CENTER – PHASE 3 CAPITAL IMPROVEMENTS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS (VIA EMAIL COMMUNICATION)**
  - a. **Project Update** – On track for bid documents for the first part of December. Next meeting on December 25<sup>th</sup>.
  - b. **Simoni Contract** – Kevin presented quote from Simoni, within budget at \$468,278.75.

Member Turnwald made a motion to approve the Simoni work to begin at a cost of \$468,278.75. Member Smith supports. Motion passed (5-0).

  - c. **Other**
    - i. **Lighting in the Bathrooms** – Kevin met this week and will be meeting next month as well to continue discussions and look at compliance.
3. **MARIE DAVIS SENIOR CENTER - RENOVATIONS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS (VIA EMAIL COMMUNICATION)**
  - a. **Punch List Update** – Jessica stated that some small items have still not been addressed but she is handling it herself as she is anxious to get them done.
  - b. **Fascia** – Jessica met with Jake who met with Case and a new design plan is being worked on and will be proposed later.
  - c. **IT Cabling** – Unsure at this time what was invested by the County in general cost and labor costs. Spence was given documents that never made it to the vendor. Andrew will work on a cost estimate and get it to Jessica.
  - d. **Budget** – Money remaining in the project (about \$70,000) should go back to the project. It should not be allocated to another place to keep it clean.
  - e. **Generator** – The generator is not per plans; it will be getting moved. The manufacturer sent a larger generator than what the drawings showed.
  - f. **Other**
4. **ELEANOR FRANK SENIOR CENTER - RENOVATIONS PROJECT – TERRY GREGORY, PROJECT MANAGER, R.C. HENDRICK & SON**
  - a. **Project Updates**
    - i. **Project A** - Space should be ready the week of November 10<sup>th</sup>.
    - ii. **Project B** - Restroom fans installed, waiting for electrician to hook up, new roof vent for janitor closet installed, Change orders in for added painting.
    - iii. **Project C** – Awnings installed, roof extension installed and near completion.
5. **THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER**
  - a. **Past Event Recap** – Spirit games going well, they are in 8<sup>th</sup> place right now. Theresa Caputo was sold out.
  - b. **Upcoming Event Preview** – 2 Spirit games this month, Jerry Seinfeld and Dustin Lynch.
  - c. **Operational Updates** –
    - i. Zamboni – New Zamboni will be onsite November 14<sup>th</sup>.
    - ii. Meeting with Morely about new trophy case, it will be less Spirit branded and more general branding.
    - iii. Signage – Shad from Higher Image is helping with interior signage and wayfinding. Chair Hannah stated that she spoke to Walker and they said that interior would be more of an architect job. Discussed if Kevin can work with Legends and Higher Image to rectify incorrect signage and refresh some aging signage vs. needing an architect. Member Turnwald proposed that Kevin just work with Spence.
  - d. **New Bookings** – Ali Siddiq on February 2<sup>nd</sup>.

- e. **Naming Rights** – There has been some contention around naming rights. The current contracts are vague and open to interpretation. It has been suggested that while this contract is up for negotiation in 2026, Legends use it to make needed changes, make things clearer. Chair Hannah stated that she is still waiting for a document from Mr. Goslin stating that the Dow has signed off on their naming rights. Member Turnwald stated that removing the name Heritage from the Theater is unadvisable. Can it be named The Heritage Theater brought to you by Applied Innovations? Member Smith stated that Legends has in the past been receptive to the County's input and attentive to the needs of the County. Member Novak stated that it seems like every time he reads something about the Dow the perception is that the Spirit is spearheading every project. The County got little mention when it came to the Memorial Cup and just recently there was a press conference and nobody from the County was even invited. Member Smith asked Kevin what the BA can do to show support for Kevin and Legends, the Building Authority owns the DEC and as such we hired Legends. Kevin stated that Legends is very aware of the dynamics of the DEC, the County and the Spirit. Chair Hannah stated that the County will stand firm on the naming of the arena itself, it will remain Wendler Arena.

Member Novak made a motion to tentatively agree to approve the naming rights of the theater but require the "Heritage Theater" to remain in the name. (The Heritage Theater brought to you by Applied Innovations). Member Smith supported. Motion passed (5-0).

- f. Arena Football – April will start the first season.

## **6. COURTHOUSE – HVAC PROJECT – TONY DEPELSMAEKER, MAINTENANCE DEPARTMENT**

- a. **Project Update HVAC** – Project overall is going well; maintenance continues air quality checks. Chair Hannah stated we did clear the 4<sup>th</sup> floor corner while the heavy lifts are going on for safety. Currently we are meeting with the Parks Department as they will need to relocate in December, temporarily.
- b. **Other** – N/A

## **V. NEW ISSUES**

### **1. Other**

## **VI. NEXT MEETING**

- 1. Next meeting will be held Thursday, December 4, 2025 at 10:30AM.

## **VII. ADJOURNMENT**

- 1. The meeting was adjourned at 11:30AM.

# SAGINAW COUNTY BUILDING AUTHORITY

## REGULAR MEETING MINUTES

Date and Time:	Thursday, December 4, 2025 * 10:30AM
Location:	Saginaw County Governmental Center 111 S. Michigan Avenue, Saginaw, MI 48602 Board Room 200
Council Members Present:	Mary Catherine Hannah (Arrival at 10:50AM), Bill Smith, Leon Turnwald, Tim Novak:
Council Members Absent:	AnnMarie Batkoski-Sullivan
Others in Attendance:	Jaime Ceja (Administrator's Office), Kevin Murphy (Dow Event Center), Andrew Klaczkiewicz (IT), Tony DePelsMaeker (Maintenance), Kelly Suppes (Purchasing/Risk), Jessica Sargent (Commission on Aging), Jack Tany (BOC), Terry Gregory (R.C. Hendrick & Son), Jake Golden (Spence), Jeremy Huntoon (Spence)

### I. CALL TO ORDER:

Member Smith called the meeting to order at 10:31AM.

### II. PUBLIC COMMENT: N/A

### III. APPROVAL OF MEETING MINUTES:

Member Turnwald made a motion to approve the meeting minutes from November 6, 2025. Member Novak supported. Motion passed (3-0).

### IV. OPEN ISSUES:

#### 1. THE DOW EVENT CENTER – PHASE 2 CAPITAL IMPROVEMENTS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS (VIA EMAIL COMMUNICATION)

a. **Project Update Phase 2 Signage** – Jake made contact with Travis Hare at the City of Saginaw who told him to speak to Don Hunley with MDOT in Bay City. Jake has reached out multiple times with no return call. Spence will fix the sidewalk, but they need MDOT approval. Kevin worked with Higher Image and the cost for a 2ftx5ft LED sign 15ft off the ground will be \$24,892.00. Kevin will get a rendering and present in January. Member Smith asked about changing the sign. Kevin stated that the panels are interchangeable, and the LED message can be changed remotely with an app.

b. **Other**

#### 2. THE DOW EVENT CENTER – PHASE 3 CAPITAL IMPROVEMENTS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS (VIA EMAIL COMMUNICATION)

a. **Project Update** – Introduction to Jeremy Huntoon who is a PM with Spence for the past 4 years. Handing Phase 3 to Jeremy. Bid documents will be out next week.

b. **Other**

#### 3. MARIE DAVIS SENIOR CENTER - RENOVATIONS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS (VIA EMAIL COMMUNICATION)

a. **Punch List Update** – Close out documents were given to Jessica today. This item will be removed from the agenda going forward.

i. **Fascia** – Will be addressed in the spring, payment is being held until repairs are made.

ii. **IT Cabling** – Nelson will be issuing a check to the County in the amount of \$969.40 for labor and materials.

iii. **Generator** – The generator work will be coordinated with Jessica as it will need to be shut down.

**b. Other**

4. ELEANOR FRANK SENIOR CENTER - RENOVATIONS PROJECT – TERRY GREGORY,  
PROJECT MANAGER, R.C. HENDRICK & SON

### a. Project Updates

- i. **Project A** – Closet and office space are done.
- ii. **Project B** - Janitor closet is being worked on and the doors for the restrooms.
- iii. **Project C** – Gutter needs to be attached. Next week the diamond plating will be removed from the exterior freezer, it's a safety hazard with light reflecting off it. Jessica has asked for bollards to protect the unit. This item can be removed from the agenda after January.

## 5. THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER

- a. **Past Event Recap** – Seinfeld was great, Scotty McCreary, ad Chris Young.
- b. **Upcoming Event Preview** – Smokey Mountain Christmas and Spirit is on the back end of their season.
- c. **Operational Updates** –
  - i. Zamboni – New Zamboni is at Higher Image being wrapped and expected at the DEC by December 13<sup>th</sup>. No ice complaints lately.
  - ii. Assessment – Regional Operations team will be onsite doing an assessment on the entire venue and operations. Member Smith asked if Spence should be involved. Jake stated he will get with Kevin for schedule and is happy to be involved. Brandon Barry is the new regional director for legends and Chair Hannah has had a call with him already. Among discussion was the contract with the Spirit, Brandon is aware of the complexities.
  - iii. Signage – The Morley display case is \$35,000.00 and will be placed near where will call is now. It is 8ft tall with about 2 feet of counter space. Chair Hannah stated that the Spirit has not been asked to contribute to the cost, this is a County investment and is meant to highlight the County's achievements. The quote will be given to Kelly. Member Leon made a motion to approve the display case cost and design based on Chair Hannah's recommendation. Member Novak supported. Motion passed (4-0).
- d. **New Bookings** – Weird Al Yankovic, circus, monster trucks and rodeo.

## 6. COURTHOUSE - HVAC PROJECT - TONY DEPELSMAEKER MAINTENANCE DEPARTMENT

- a. **Project Update HVAC** – Project overall is going well; maintenance continues air quality checks. Piping is done 70%, we are ahead of schedule. Working on putting the IT breakroom back together. Parks Department has been relocated to the EOC room for now.

b. **Other** – N/A

**GLEY STREET PROPERTY – KELLY SUPPES, PURCHASING/RISK MANAGER**

- a. **Offer** – Member Turnwald noted that he will abstain from the vote as he knows those making the offer. Kelly presented an offer for \$10,000. The property was not officially appraised and the amount of \$40,000 came from equalization and the City of Saginaw. The building has been removed and that is the vacant land value. Member Smith noted that if we want this to be on the 2026 tax rolls we need to act quickly before the end of December. Member Novak stated that because the BA is selling less than market value, we need a vote. We will determine what to do with the proceeds at the January meeting.

Member Smith made a motion to accept the purchase price of \$10,000. Member Novak supports. Member Turnwald abstained. Motion passed (3-0).

**V. NEW ISSUES**

1. Proposed 2026 Meeting Schedule was presented.

**VI. NEXT MEETING**

1. Next meeting will be held Thursday, January 8, 2025 at 11:00AM.

**VII. ADJOURNMENT**

1. The meeting was adjourned at 11:39AM.