

SAGINAW COUNTY BUILDING AUTHORITY

REGULAR MEETING MINUTES

Date and Time:	Thursday, February 5, 2026 * 11:00AM
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
Council Members Absent:	
Others in Attendance:	Jaime Ceja (Administrator's Office), Kevin Murphy (Dow Event Center), Tony DePelsMaeker (Maintenance), Kelly Suppes (Purchasing/Risk), Jessica Sargent (Commission on Aging), Jack Tany (BOC), Terry Gregory (R.C. Hendrick & Son), Jake Golden (Spence), Sheldon Matthews (BOC)

- 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 January 8, 2026. 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**
 - a. **Project Update Phase 2 Signage** – Quotes were requested from Barrett and Sign Image and none were received.
 - b. **Other** – N/A
 2. **THE DOW EVENT CENTER – PHASE 3 CAPITAL IMPROVEMENTS – JAKE GOLDEN, PROJET MANAGER, SPENCE BROTHERS**
 - a. **Project Update** – Bids are due on February 12th. On the drawings there is theatre plaster repair and paint. The proper way to do this would be to remove the seats, install scaffolding and make the repairs. This is cost-prohibitive at this time and therefore should be removed from the scope of work for this phase. Spence will leave a \$15,000 to \$20,000 allowance in case there is an area that we absolutely have to address. The seats are old and are no longer in production, parts may be hard to find, we can look at the cost to restore vs. replace. Chair Hannah stated that we will hold on seats until the next phase.
 - b. **Sound System** – Delivered and will be installed in June-August 2026.
 - c. **Other** – N/A
 3. **ELEANOR FRANK SENIOR CENTER - RENOVATIONS PROJECT – TERRY GREGORY, PROJECT MANAGER, R.C. HENDRICK & SON**
 - a. **Project Updates-**
 - i. **Project A/B** – Checking on punch list items this afternoon, project close by end of the week. Parking will be a future discussion; Jessica needs additional staff parking and spoke to Brian Lechel who is open to having a conversation about space at Haithco park.
 - b. **Other**

4. THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER

- a. **Past Event Recap** – Spirit games going well. Wedding expo, bull riding, MLK Luncheon and circus.
- b. **Upcoming Event Preview** – State of the County/City, Brad Williams, Ali Siddiq.
- c. **Operational Updates** – Press release has been pushed back, no new date yet. No updates on the outdoor event space naming rights.
- d. **New Bookings** – MI High School hockey game is Feb 20th and Blackhawks/Red Wings alumni game.
- e. **Other** – N/A

5. COURTHOUSE – HVAC PROJECT – TONY DEPELSMAEKER, MAINTENANCE DEPARTMENT

- a. **Project Update HVAC** – Air monitoring is good. Boilers working well. First floor air handlers will be demo'd next. Chair Hannah thanked Tony for his communication around noise with the affected floors. IT breakroom is put back together. Looking to replace 120 feet of piping in the basement. Pricing the replacement of an exhaust fan while the cranes are still on site. Found fittings that may need to be abated and working on that.
- b. **Other** – N/A

V. NEW ISSUES

1. BUILDING AUTHORITY PROJECTS – Mary Catherine Hannah

- a. What project's should come to the Building Authority (BA) and how are they assigned? There is no process right now and it is unclear what and how projects get to the BA. Member Turnwald stated that it used to be that the BA had to be involved if there was a bond. Chair Hannah hated that used to be the case but is no longer and that many counties have disbanded their BA's. We need to look at what the BA owns and if it makes sense to transfer to the County. Member Novak will look into the properties. Properties the BA might be looking at managing now:
 - i. Health Department – The MOU with Covenant to relocate is executed. Options will be to lease, long term lease or own. If covenant is going to build and we lease there will not be much the BA needs to do. If we build, then the BA should be involved.
 - ii. Medical Examiner – Working with sunrise development, current question is do they build and we lease or do we build. Construction cost is \$5.5 Million and about \$75K in equipment.
 - iii. Courthouse – We had WTA come in and do a space study at the Courthouse. Looked at mainly the 1st floor and basement. The only way to get more space for the Clerk's office is to start moving departments. The front desk security also needs new space and will end up taking space from the admin office.
 - iv. Public Works, Sheriff and Maintenance all need space for equipment. Currently using the barn on hospital road and maintenance yard but not enough room and not secure.
 - v. Mosquito Land – There is land at mosquito that can be developed. Terry Gregory stated that it is ready, utilities exist already.
- b. Legends – Clarity of Place – Division of Legends, they are doing a study around a sports/event center in downtown Saginaw and what the economic impact might be. DEC would be the anchor.
- c. Bagley Street Property – Working on closing now.

VI. NEXT MEETING

1. Next meeting will be held Thursday, March 5, 2026 at 10:30AM.

VII. ADJOURNMENT

1. The meeting was adjourned at 11:32AM.