

**CALL TO ORDER & CERTIFICATION OF QUORUM**

The Board Meeting for TIRZ #1 & #2 was called to order by Chairperson Julie Estlinbaum at 4:30pm.

Quorum present:

PRESENT

Julie Estlinbaum

DC Dunham

William Cornman

Samantha Denbow

Craig Hlavinka

Kent Pollard

Bryan Prochnow

Jim Folse

ABSENT

Edward "Bubba" Cook

**APPROVAL OF AGENDA**

Motion made by Craig Hlavinka to approve the agenda, Seconded by Bryan Prochnow. Voting Yea: Julie Estlinbaum, DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow. Motion carried.

**PUBLIC COMMENTS**

There were no public comments.

**APPROVAL OF MINUTES SUMMARY OF TIRZ #1 & #2**

- 1. Accept minute summary from the December 21, 2021 TIRZ #1 & #2 Board Meeting.**

Motion made by William Cornman to approve the minutes summary of December 21, 2021 TIRZ #1 & #2 Board Meeting, Seconded by DC Dunham. Voting Yea: Julie Estlinbaum, DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow, Jim Folse. Motion carried.

**REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:**

2. **Review and take any necessary action on an amendment under the terms of the approved development agreement for Phase II between Reinvestment Zone Number One (TIRZ #1), City of Bay City, and Sal Holdings, LLC.**

DC Dunham, SAL Holdings, reviewed the amendment and past meeting discussions. Ms. Dunham stated that EHRA will be contracted by Sal Holdings for Architectural services and Tina Israel, Main Street Manager, will be sending a survey to downtown merchants and residents for their input.

Motion made by Jim Folse to approve Exhibit C of re-allocation of funds. Seconded by Craig Hlavinka. Voting Yea: Julie Estlinbaum, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow, Jim Folse. DC Dunham abstained. Motion carried.

3. **Discuss, consider, and/or recommend approval of expanding the TIRZ #1 territory.** DC Dunham, Sal Holdings

DC Dunham, SAL Holdings,, presented the proposed expansion to TIRZ #1 that would include Valor Park development. There were discussions and concerns regarding parking availability for the ball fields. Mr. Cornman asked about the maintenance of ponds and Ms. Dunham replied that the HOA will maintain the ponds and drainage.

Motion made by William Cornman to approve and recommend the expansion of TIRZ #1 territory Seconded by Jim Folse. Voting Yea: Julie Estlinbaum, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow, Jim Folse. DC Dunham abstained. Motion carried.

4. **Discuss, consider, and/or ratify a Professional Service Agreement with David Pettit, DPED.**

Professional Services agreement to assist with the TIRZ #1 expansion.

Motion made by William Cornman to approve and ratify the Professional Service Agreement with David Pettit, DPED. Seconded by Samantha Denbow. Voting Yea: Julie Estlinbaum, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow, Jim Folse. DC Dunham abstained. Motion carried.

**ITEMS / COMMENTS FROM BOARD MEMBERS**

DC Dunham stated that Stuart appreciated the City accommodating them. Mr. Cornman stated that he is concerned about the time frame and getting it completed. Mr. Pollard emphasized the ball field parking issues. TIRZ #1 & #2 Board will meet again on Thursday, February 10th at 4:30 pm.

**ADJOURNMENT**

Motion made by DC Dunham to adjourn both the TIRZ #1 and the TIRZ #2 meeting, Seconded by Kent Pollard. Voting Yea: Julie Estlinbaum, DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow, Jim Folsie. Motion carried and the meeting adjourned at 5:15pm.

**PASSED AND APPROVED**, this \_\_\_\_ day of \_\_\_\_\_, 2022.

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JULIE ESTLINBAUM.; BOARD CHAIRMAN  
TIRZ BOARD #1 & #2

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JEANNA THOMPSON  
CITY SECRETARY