



## **CALL TO ORDER & CERTIFICATION OF QUORUM**

Meeting was called to order by the Board Chairman, William Bell Jr., at 4:30 pm.

### **PRESENT**

William Bell Jr, Chairman  
Bryan Prochnow  
Craig Hlavinka  
Edward "Bubba" Cook  
Samantha Denbow  
William Bell Jr, Chariman  
William Cornman

### **ABSENT**

Julie Estlinbaum, Vice Chair  
DC Dunham  
Kent Pollard

## **APPROVAL OF AGENDA**

Motion made by Craig Hlavinka to approve the agenda, Seconded by Bubba Cook. Voting Yea: Bryan Prochnow, Craig Hlavinka, Bubba Cook, Samantha Denbow, William Bell Jr, William Cornman. Motion carried.

## **PUBLIC COMMENTS**

There were no public comments.

## **APPROVAL OF MINUTES SUMMARY**

### **1. Accept minutes summary from the July 15, 2021 TIRZ #2 Board Meeting.**

Motion made by Bubba Cook to approve the minutes of July 15, 2021, Seconded by William Cornman. Voting Yea: Bryan Prochnow, Craig Hlavinka, Bubba Cook, Samantha Denbow, William Bell Jr, William Cornman. Motion carried.

**REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:****2. Discuss, consider, and/or approve appointment of Vice Chair.**

Motion made by William Cornman to nominate Julie Estlinbaum as Vice Chair of the Board, Seconded by Craig Hlavinka. Voting Yea: Bryan Prochnow, Craig Hlavinka, Samantha Denbow, William Bell Jr, William Cornman, Bubba Cook. Motion carried.

**3. Proposal ~ Discuss development proposal from Bold Fox Development**

Mitch Thames, Chamber of Commerce, spoke at the request of Bold Fox Development. Mr. Thames stated that Bold Fox had hoped to have numbers ready by now but they are almost done. Mr. Thames added that there will be four proposals, but mainly housing by Bold Fox, and drainage by Mr. Milberger. Bold Fox is waiting for clarification of who will be the fiduciary to look at all finances and expenses. The next step will be the developer agreement and Mr. Thames stated that Bay City Community Development should be paid off first but that is a discussion still to be had.

Chairman Bell stated that we are waiting to see what Bold Fox is proposes. Bill Cornman proposed that the Board meet with Bold Fox on September 9th at 4:00 pm and the board agreed.

Mr. Thames suggested that Bold Fox should make a presentation to the taxing units of the TIRZ and the board agreed. The board discussed use of bonds for the development.

Mr. Cornman stated that he would like David Pettit to talk to the board to discuss the project and what to expect. Board agreed to hold a meeting on September 9th to hear Bold Fox and David Pettit.

**ITEMS / COMMENTS FROM BOARD MEMBERS**

There were no items.

**ADJOURNMENT**

Motion made by William Cornman to adjourn, Seconded by Bryan Prochnow. Voting Yea: Bryan Prochnow, Craig Hlavinka, Bubba Cook, Samantha Denbow, William Bell Jr, William Cornman. Motion carried and the board adjourned at 5:10 pm.



Minutes

TIRZ Board 2 Regular Meeting

August 12, 2021

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**PASSED AND APPROVED**, this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
WILLIAM BELL, JR.; BOARD CHAIRMAN

TIRZ BOARD #2

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JEANNA THOMPSON

CITY SECRETARY