

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 Klaczkiwicz (IT), Tony DePelsMaeker (Maintenance), Kelly Suppes (Purchasing/Risk), Koren 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.