

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 Klaczkiwicz (IT), Jack Tany (Board of Commissioners), Tony DePelsMaeker (Maintenance), Kelly Suppes (Purchasing/Risk), Koren 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 Cou), 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 Koren.

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 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.