

SAGINAW COUNTY BUILDING AUTHORITY

REGULAR MEETING MINUTES

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| Date and Time: | Thursday, May 1, 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, |
| Council Members Absent: | Tim Novak, Ann Marie Batkoski-Sullivan |
| 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) |

- I. **CALL TO ORDER:**
Chair Hannah called the meeting to order at 10:36AM.
- II. **PUBLIC COMMENT:** N/A
- III. **APPROVAL OF MEETING MINUTES:**
Member Turnwald made a motion to approve the meeting minutes from April 3, 2025. Member Smith supported. Motion passed (3-0).
- IV. **OPEN ISSUES:**
 1. **THE DOW EVENT CENTER – PHASE 3 THEATER RENOVATIONS PROJECT – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**
 - a. **Project Update** – Meeting with Spence and DEC took place and they found that the bathrooms were left off the Phase 3 design cost. The new proposed number is inclusive of the bathroom design. Chair Hannah stated that the previously approved amount was \$160,000. The budget will need to be amended to include an additional \$20,000 for bathroom design services.
Member Turnwald made a motion to amend the budget from \$160,000 to \$180,000. Member Smith supported. Motion passed (3-0).
 - b. **Other**
 2. **THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER**
 - a. Past Event Recap – Frankenmuth Bible Church, CMU Research, Swan Valley Prom, and Pretty Woman, were all successful events.
 - b. Upcoming event Preview – Chris Janson, Cinco De Mayo, Multiple Banquets, Alice Cooper, Leanne Morgan are selling out for the theater. The Chamber of Commerce has been holding their percolator events at the Dow as they have been priced out at their previous venue.
 - c. Operational Updates – Spirit season is over, and the ice is out. Working on cleaning and resetting. The Jehovah's witness' are coming in. The Spirit won't be back until September.
 - d. New Bookings – Gabby Barrett, Bee Gees, Brad Williams, Pride all scheduled.
 - e. Trophy Case – Looked at multiple options and settled on one that will be in atrium and can hold many awards. There is a TV in the proposed location that can play whatever we would like. There is not really an area where we can construct an inset case. This will cost \$3,500. Chair Hannah asked if the

Authority was comfortable allowing her and Kevin to work on this project on their own. The consensus was yes.

- f. Parking – Member Smith asked if there has been any movement on the parking agreement with the old Huntington Bank. Kevin stated only preliminary discussions.
- g. Proposed Basketball Team – Kevin stated that he had been in talks with the owner and thus far has not come to an agreement. Their season runs during the hockey season and the Spirit will have priority as a 20-year resident of the DEC. Chair Hannah stated that she has also had conversations with the owner and is concerned about the lack of operating capital and their ability to afford the DEC. Jack Tany stated that this is part of the Basketball Super League with 12 teams who mostly play in high schools.

3. ELEANOR FRANK SENIOR CENTER-RENOVATIONS, TERRY GREGORY, PROJECT MANAGER, R.C. HENDRICK & SON

- a. Project Updates
 - i. Eleanor Frank - Received architectural drawings after a week's delay with Case. Schedule is open to bid, May 8-9. Walkthrough on May 14. Bids due May 22. Mid-June construction starts. There will be 3 main project areas. Chair Hannah asked if there are any concerns with the planning process. Terry stated, no, Tony and Jessica were very helpful. All three projects will be presented together as one and separate, to account for possible savings.
 - ii. Marie Davis – Finishing up and equipment is ordered. Looking for a July or early August open house.

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

- a. Project Update HVAC – Crane is gone but will come back when needed. Working on replacing piping and looking forward to enhanced filtration. Weekly safety meetings are being held. Waiting on Tane to give is a design. New equipment will be automated. Abatement is done in the penthouse; air monitoring was done throughout the project. Currently working on how to manage air when we must shut down section by section. We will most likely use a temporary air handler to provide heating/cooling to affected areas. The lighting in the penthouse is upgraded. Judges lot to remain closed. Basement areas are ready for lighting and ductwork.
- b. Other
 - i. Elevator phones – Chair Hannah asked for an update on the phones being inoperable. Tony stated that they need to do the cabling. Three weeks to a month is the current downtime expected.
- c. Grounds Camera – Tony stated that the long-range camera in the NE corner of building is performing great.

V. NEW ISSUES

1. Other

VI. NEXT MEETING

- 1. Next meeting will be held Thursday, June 5, 2025 at 10:30AM.

VII. ADJOURNMENT

- 1. The meeting was adjourned at 11:36AM.