

SAGINAW COUNTY BUILDING AUTHORITY

REGULAR MEETING MINUTES

Date and Time:	Thursday, April 3, 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, AnnMarie Batkoski, Leon Turnwald,
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)

- 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 Turnwald made a motion to approve the meeting minutes from March 6, 2025. Member Batkoski 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 Priority List** – No movement at this time. There is a meeting scheduled for next week with Kevin to discuss project priority, considering a 3-year project.
 - b. **Other**
 - i. **Warranty Issues on Phase 2** – There have been a few roof leaks, addressed. The damage seems to be punctures, but have been repaired.
 - ii. **Construction Association of Michigan (CAM)** – Chair Hannah presented Kevin with a plaque to hang at the Dow. The plaque was received by Spence and Kibbe in recognition of their work on the Dow Event Center as one of the top 10 projects in 2024. Member Turnwald gave his praise stating that those projects they were up against were mostly all union jobs, very well-done Spence.
 2. **THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER**
 - a. Past Event Recap – The regular Spirit Season is done, and we are in the playoffs, they play this Saturday. Positive Results Downtown held their annual meeting in the Red Room.
 - b. Upcoming event Preview – Spirit playoff games, Pretty Woman, Chris Jansen, Cinco de Mayo festival.
 - c. Operational Updates – Kristin Squires, new Director of Marketing, has been doing amazing, joined International Entertainment Buyers Association (IEBA).
 - d. New Bookings – Announcing Great Gatsby, Killers of Kill Tony, Russell Dickerson and a Country concert not yet announced.

- e. Jolt Event Park – Member Batkoski asked if the naming rights were up for renewal. Kevin stated this year.
- 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.

3. ELEANOR FRANK SENIOR CENTER-RENOVATIONS, JESSICA SARGENT, DIRECTOR, COA

- a. Other – Chair Hannah welcomed Jessica and asked for an update on the Eleanor Frank and Marie Davis Senior Centers
- b. Eleanor Frank Senior Center - Scope of work is three different areas. Working with Hendrick & Son and only working on cost estimates at this time. Bid documents are prepared and will hopefully go out at the end of this week for 2-3 weeks.
 - i. Project A - Walk in freezer and refrigerators. A small freezer unit in the shed needs to be removed and turned into storage.
 - ii. Project B - Restrooms will mostly be cosmetic but also ADA and plumbing.
 - iii. Project C - Expanding multipurpose room, installing canopy covers. Issues are flooding in the basement, and ice in the winter. Looking at fixed structure for employee entrance.
- c. Cost – Currently under contract with Hendrick for cost estimates. Possible ARPA funds remaining and money from COA budget is funding the projects. Looking at Grant funding and the possible loss of grant funding. Member Smith asked if we are committed to spending the presented amounts. Jessica stated no, only cost is the cost to give estimates. Chair Hannah stated that while this is programmatic it's also about the cost and care of county assets. Are IT upgrades needed, if yes, we also need to loop in IT. Have we looked at a generator plan, and how does that look. Looking at the ice storms up north right now and the number of people who cannot get gas to run their generator's is something we need to look at. Tony stated that the freezers will get tied into generator backup. We are on a normal fill schedule, when the generators run, the diesel gets replaced immediately. Jail has full generator; are there other County locations we may need to include?

V. NEW ISSUES-

1. Other

- a. Tony – HVAC project will be on the agenda going forward. Currently looking for ways to run piping. Old external pipes will be removed and internal pipes installed. Crane will be onsite tonight in preparation of removing the old boiler and making room for 4 new hot water boilers. Contacted City of Saginaw and let them know Adams street will be closed temporarily while the heavy equipment is maneuvered into place and old equipment is removed. Maintenance will issue notice to evacuate when we lift over those respective areas to alleviate any possible falling debris. We have two years to get this done and the schedule is aggressive.
- b. Surgical Center Grand opening, Invites going out on Monday.
- c. Jack Tany stated that the parking lot adjacent to the Dow is for sale, this is the old McDonalds. Does the Dow ever get complaints about this lot? Kevin stated, no complaints about the lot. Chair Hannah stated that if the lot was no longer there, could the parking deck support the additional number of cars? Kevin stated, yes, with the exception of a true sold-out show. Chair

Hannah stated that if the County were to look at purchasing the lot, there would need to be a strong business case and cost analysis.

VI. NEXT MEETING

1. Next meeting will be held Thursday, May 1, 2025 at 10:30AM.

VII. ADJOURNMENT

1. The meeting was adjourned at 11:05AM.