

# SAGINAW COUNTY BUILDING AUTHORITY

## REGULAR MEETING MINUTES

Date and Time:	Thursday, July 2, 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, Tim Novak
Council Members Absent:	
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:

- a. Saginaw Soul – Jack Tany – Addressed the Building Authority to let Kevin, Dow Event Center Manager know that the Board of Commissions and County Administration stand behind any decision made by ASM/SMG.

### III. APPROVAL OF MEETING MINUTES:

Member Smith made a motion to approve the meeting minutes from June 5, 2025  
Member Turnwald supported. Motion passed (5-0).

### IV. OPEN ISSUES:

#### 1. THE DOW EVENT CENTER – PHASE 2/3 RENOVATIONS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS

- a. **Project Update Phase 3 Theater**– There are meetings and plans in place. The current plan is that work would start June 1 – August 14, 2026. The focus now is on the lighting bid and procurement. Nelson Electric believes if we can get started now on the process we can start in June with no delay. Sound vendor Simone has been dealing directly with the Dow Event Center and the County. If the money is available, we could start now. Member Smith asked what the point to delaying the start of work is. Chair Hannah stated that we would need to shut down the theater so if we need get through one more season as is, then we could do that. Jake stated that he can get the information and forward it ASAP before the next Building Authority meeting and a decision can be made.
- b. **Project Update Phase 2 Signage** – Jake gave a budget proposal for the signage, \$23,575. Chair Hannah asked if there was a quote for new signage on the side of the building. Jake stated that he understood that the Building Authority wanted the quote to repair to see if insurance would need to be used and did not bring any additional quotes or check with what the City of Saginaw would require for new building signage. He will be heading to the City of Saginaw today to check in and will inquire. Member Smith asked if Kevin had checked with the Temple theater to see if their cameras caught any footage of the accident. Kevin stated no, their cameras did not. Chair Hannah asked about the completion of contract for the naming rights. Kevin stated that they are still looking to do a long-term contract.

c. **Other**

2. **ELEANOR FRANK SENIOR CENTER - RENOVATIONS PROJECT – JESSICA SARGENT, DIRECTOR, COMMISSION ON AGING**

a. **Project Update – Marie Davis**

- i. Final building inspection is still required. There are still about six punch list items being worked on, adding closers to bathroom doors, hand dryers have been ordered. The generator has been tested. Jessica stated that items have been moved back in, and they are currently waiting for some IT issues to be worked out. Jake stated while he is at the City of Saginaw today, he will stop in to check on the status of the final inspection. Jessica asked about the fascia. Jake stated he's working on it now. Jessica stated that reopening with safety and security systems in place needs to be complete before allowing patrons inside. IT issues outstanding are fiber, no camera and no security. The building has been closed since November and just getting it open is a priority.
- ii. **Project Update Eleanor Frank** – Hendrick put the projects out for bid again because they didn't get enough the first time, because of the timeline, contractors were already busy this summer. The new bids would start work in fall/September. The bidding closes today and already there are more than last time, however all three projects are coming in over budget. Project A, the fridge and freezer replacement and area expansion shows appliances over budget with a 12-week lead time. There is no inclination that we wouldn't be able to use the remaining ARPA dollars on Eleanor Frank. Chair Hannah stated that the Building Authority would like to see the budget first and then we can see what the priorities are and cross things off the list as necessary. Jessica stated she should have the numbers back next week and will share them.

3. **THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER**

- a. **Past Event Recap** – There have been dance schools, the Eddy Band, Great Lakes Pride, Sue Vulcano. The Pride after party was in the red room and they upped the attendance this year.
- b. **Upcoming Event Preview** – Slower summer months start now but Eddy Band, Nate Bargatze scheduled. Killer of Kill Tony moved to October. Movies Under the Stars also start.
- c. **Operational Updates** – Sent Ms. Garety with the Saginaw Soul an email with guidelines and financial assurances that need to be met before contracts are signed. Ms. Garety replied that she accepted but has not responded to the guidelines and financial assurances. There was no timeline given for response, but Kevin will reach out after the Independence Day holiday. There is a 48-hour policy that ASM has regarding same date booking and Kevin will adhere to that in this instance as he does with all other vendors. Member Smith stated that information should be forwarded now to alleviate any confusion or misunderstanding.
- d. **New Bookings** – Jerry Seinfeld in November and then a Broadway Series with the Riverdance, Clue and Dolly Parton.

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

- a. **Project Update HVAC** - The air handlers have been arriving, staged at Remer and being installed here on site. Air quality testing will start again when the air handlers are being replaced. During pressure testing, a leak was found in the Factory Pump Seal and repaired. The signage for redirection in the

Courthouse will go up again starting July 14. The clerk's office will move upstairs. Electric shutdown will be necessary. After the holiday work will start over Judge Gafkay's court room, Maintenance is communicating with Michael Yelsik to limit disruption as much as possible. Member Smith asked if the floor tiles in the basement were being destroyed by construction. Tony stated no, they have been that way for a while. Chair Hanna stated that they will look at cosmetic issues when the project is done.

- b. **Penthouse Tour** – Chair Hannah asked if Tony would give the Building Authority a tour of the penthouse immediately following the meeting.
- c. **Treasurer's Office** – Member Novak said thank you to Tony for all the work on their new flooring. Very appreciated.
- d. **Register of Deed's** – Chair Hannah said thank you to Tony for finishing the electrical work in the ROD's office as well.

## **V. NEW ISSUES**

### **1. Other**

- a. **Medical Examiner Office** – Chair Hannah stated that the Board of Commissioners would likely be assigning the Medical Examiners new office project to the Building Authority. Currently the County is working with John Kaczor on a business model and trying to secure a location. First location fell through and now looking at new construction. Andrew asked for an address to look at fiber in the area. Jack stated it's near Michigan and Tittabawassee.
- b. **Health Department** – Building packages will likely go to the Board of Commissioners in August for discussion.
- c. **Bagley Street Building**– Kelly asked for an update. Tony stated that abatement is ongoing now.

## **VI. NEXT MEETING**

- 1. Next meeting will be held Thursday, August 7, 2025 at 10:30AM.

## **VII. ADJOURNMENT**

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