

Meeting Minutes
Saginaw County Building Authority
Thursday May 2, 2024
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: Mary Catherine Hannah, Tim Novak, Leon Turnwald, AnnMarie Batkoski, Bill Smith
Absent:
Others: Jake Golden (Spence), San Struble (Spence), Cherie Armstrong (Granger), Greg Bator (WKA), Dave Saldanha (The Dow Event Center), Jaime Ceja (Administrator's Office), Kelly Suppes (Purchasing/Risk Management), Koren Thurston (Finance Director), Rachel Horton, (Animal Control), Tony DePelsMaeker (Maintenance)

- I. **CALL TO ORDER:** Chair Hannah called the meeting to order at 10:34 a.m.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MEETING MINUTES OF APRIL 4, 2024:** Member Batkoski made a motion to approve the meeting minutes of April 4, 2024. Member Turnwald supported. Motion passed (5-0).
- IV. **OPEN ISSUES:**
 1. **PROJECT DONATION – ANNETTE RUMMEL – GREAT LAKES BAY REGIONAL CVB:** Bill Smith is still in process of creating and routing the agreement. When he is complete, he will forward to Jaime to secure signatures. Chair Hannah stated that some of the concrete pad was cracked and sunk, the City of Saginaw thought it could have been a leak under ground so at their expense they removed the damaged concrete and repaired.
- V. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS:**
 1. **Parking Deck Signage** – Jake asked what was approved last time, as the original quote was \$50,000 and he neglected to account for door frame repairs in the parking deck. Chair Hannah stated to take whatever is left and use it for the signage and zero the project. Koren asked that 2 invoices be created, 1 in the amount of money that is left in the project and the 2nd one the balance. Member Batkoski asked if Jake ever got another quote. Jake stated that he never got a return call from Barrett, he will immediately start this project.
- VI. **MEMORIAL CUP 2024: SAM STRUBLE, PROJECT MANAGER, SPENCE BROTHERS:**
 1. **Theater Renovations** – It was determined that there are three main areas that need attention, electrical, lighting and PA System. Simone is submitting a quote for a Meyer sound system. Sam stated that due to having to rent a sound system they did lose an act to the Temple.
 2. **General Manager** – Dave Saldanha introduced himself. He stated that he realizes that the theater is not booking out and we need to look at marketing. His recommendation is the electrical system upgrades, the system is old and parts are not readily available. Member Smith asked for quotes and options.
 3. **Paint Repairs Theater** – There is plaster and paint that could also be done. Member Novak stated that the glazing looks great but down low it looks unfinished. Sam stated he would go look at it. Chair Hannah stated that the theater lobby needs to be painted and a statement piece added. Looking at the total cost of the original project, we are not far off base. The County has sold a property and could direct those monies into the Memorial Cup if the Commissioners choose to.
 4. **Portable Locker Room** – Sam stated this is almost done with a final clean on Tuesday.

5. **Project Schedule** – The exterior door project is down to one crew with 5 doors remaining. We are also still waiting on the dividing wall in the locker room.
6. **Ice Quality** – Member Smith asked if there have been any questions about ice. Chair Hannah stated that the Dow is attempting to make sure that all the controls are where they need to be.
7. **Reverse Osmosis** – It was determined this is not necessary.

VII. OTHER:

1. **Parking Garage** – Member Novak stated that while walking the stairs he noted that the railing paint looks horrible, there is rust and it's not very attractive. Jake stated that we could power wash and paint, best estimate would be \$20,000-\$40,000, he will get a quote.

Member Smith made a motion to approve up to \$30,000 for repair and repainting of stairwell. Member Novak supported. Motion passed (5-0).

2. **Courtyard** – the trees were removed but left tripping hazards, is there a plan to remove those hazards? Dave stated that the Spirit are leading that project and they will install a temporary flooring that will be removed when the Cup is over.
3. **Parking Rates** – Chair Hannah noted that rates were more expensive last game. Dave stated that they were, his intention is to keep them at the new rates. They have not been raised in quite some time.
4. **Liquor License** – Kelly asked Dave if he could assist with a new outdoor map, the license was not granted because a clearer drawing was needed. Dave will work with Kelly.
5. **Trash Collection** – Member Novak asked about trash and cleanup during and after the Cup. Dave stated that it is all in place and there is an Operations meeting next week to discuss the Jolt.

VIII. SCACCRC: CHERIE ARMSTRONG, SENIOR PROJECT MANAGER, GRANGER CONSTRUCTION:

1. **Project Close Out** – Cherie stated that the last piece to finish is the data center diffusers. There should be an email from Ecker Mechanical next week on when they will be installed. Invoicing is closed out.
2. **Other**
 1. Rachel stated that she received an initial quote to turn the cooler into a freezer. They need to keep it below 25 degrees and the compressor burned out. It will be \$11,000 to replace the compressor with something that will handle the temperature.
 2. Rachel stated that she met with Brandon Rossi, Knochville Fire Inspector regarding the Oxygen and either way there will need to be a build out of a room. Cherie stated she will send plans to Rachel from Kibbe.

IX. THE DOW EVENT CENTER: STEVE ST. JOHN, GENERAL MANAGER, THE DOW EVENT CENTER

1. **Ice Plant Cooling Tower Repairs** – Dave stated that he is unsure what the actual issue is, he is working with vendors to determine what's needed. Whatever it is, we will do the repairs after the Memorial Cup.
2. **Evolve Weapon Detectors** – Dave stated that he supports the purchase of this system but not until after the Memorial Cup. There will be no time for training, and we do not want to test a system during the Cup. Chair Hannah stated that there is an initial startup fee of \$38,000-\$40,000 and it should be something that is budgeted for.
3. **Event Bookings** – Chair Hannah asked if we are impacted by blackout dates. Dave stated that overall no, we do need to make coming here more appetizing with the venue though. Chair Hannah asked what the likelihood of getting a WHL game would be. Dave stated that it would be great, he will reach out.

4. **Capital Requests/2025 Budget** – Chair Hannah stated that looking ahead to the Dow, SCACCRC are there other capital items that need to be included in the 2025 budget? There is no capital plan for the Dow Event Center but there has been a list from the Dow. Member Turnwald stated that the list has been in sync with the millage.

I. **OTHER ISSUES/CONCERNS:**

- X. **NEXT MEETING:** June 6, 2024 at 10:30 a.m.
- XI. **ADJOURNMENT:** The meeting was adjourned at 11:28 a.m.