

Meeting Minutes
Saginaw County Building Authority
Thursday November 7, 2024
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: Mary Catherine Hannah, Leon Turnwald, Tim Novak, Bill Smith, AnnMarie Batkoski

Absent:

Others: Kevin Murphy (The Dow Event Center), Jaime Ceja (Administrator's Office), Tony DePelsMaeker (Maintenance), Koren Thurston (Finance)

- I. **CALL TO ORDER:** Chair Hannah called the meeting to order at 10:34AM
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MEETING MINUTES OF OCTOBER 3, 2024:** Member Turnwald made a motion to approve the meeting minutes of October 3, 2024. Member Batkoski supported. Motion passed (5-0).
- IV. **OPEN ISSUES:**
- V. **THE DOW EVENT CENTER – PHASE 4 RENOVATIONS – SAM STRUBEL, PROJECT MANAGER, SPENCE BROTHERS**
 1. **Other:**
 - a. **Finance** – Koren stated that the original project is not closed out yet, she is waiting on final billing from Spence.
 - b. **Mobile Locker Room** – There was some confusion, but it should all be settled now. Payment has been sent.
- VI. **THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER**
 1. **Past Event Recap** – Mercy Me was a sold-out show. There were 4 Spirit games that had a decent turnout as well. Disney on Ice had a great run. Jo Koy, comedian, first time at the Dow and was practically sold out. Afterwards Jo Koy's promoter took a tour of the facility, and we are working with him to get Gabriel Iglesias. There were a few graduations in the red room as well.
 2. **Upcoming Event Preview** – Looking forward to 8 Spirit games. Tonight's game is at about 2500 in attendance. Nitro Circus is on Tuesday and REO Speedwagon is on Wednesday.
 3. **Operational Updates** – Waing on updated quote for capital projects/theater. Would love to have this started by January. Upcoming is bull riding, circus and Globetrotters.
 4. **Other:**
 - a. **Premium Level Suite** – Plumbers and pipefitters union bought out the suites and then gave away seats to local groups. Received such great feedback that they are looking for more ways to partner with the Dow. Working with the Fire Marshall to allow us to use suites at all events. Issues are Pyro (smoke rising and no exhaust) and fire sprinklers.
 - b. **Accordion Doors** – Chair Hannah asked if they were down. Kevin stated he will check.
 - c. **Temporary Enclosure** – Tony sent Maintenance to look at the enclosure and his team does not have the bandwidth to dismantle the enclosure right now. Kevin stated he meets with the Fire Marchall today and will discuss specifically what needs to be done because it all relates to fire code. Member Turnwald suggested that rather than try and attach this project to the original project we bid it out and then close it. Kevin will check with Sam, Spence Brothers and see what he thinks the cost estimate would be. Member Batkoski stated that if it's a smaller project, it may not have to even be bid out.

d. **Evolve Demo** – Went very well, staff enjoyed using them, one out of thirty people were flagged for secondary search. The machines themselves open the space and are far more resilient and even waterproof. Waiting on quote.

I. NEW ISSUES/CONCERNS:

1. **SCACCRC Closeout** – There has been issues raised by Commissioner Piotrowski, the loud pipe banging, water pressure, flooring and grounds. He is of the opinion that the County should go back to Granger and try to collect. Chair Hannah stated that no matter what project you do when you build a new building there will be a break in period, a time to figure out how everything works. You will find things that don't work as they were intended to work. The project is 100% closed out, is it the Building Authority's opinion that we should go back to the builder? Member Batkoski stated that on every project, the builder say's it's the architect's fault and vice versa. We are over a year out (August 2023) from move in. Any warranties that were existing are out. To go back now will cost far more than the fixes we may have to make. Chair Hannah stated that fixes now become operational budget.
2. **SCACCRC Lawn** – Tony stated that Murin did come back out and look at the lawn, their stance was that they did what was contractually required. Tru-Green came out and gave a quote for \$3,000.00 to fix it. He gave Rachel that information. They did replace the shrubs that died within a year under the contract. Member Turnwald stated that people who were on this project from the beginning, previous director and controller are no longer here and that will be the vendors fall back, we advised in one direction and they went in another. Chair Hannah stated that this will be an operation budget item, perhaps there are some community members who can donate or assist with funding.

VII. NEXT MEETING: Thursday, December 5, 2024 at 10:30 a.m.

VIII. ADJOURNMENT: Member Turnwald made a motion to adjourn the meeting. Member Smith supported. The meeting was adjourned at 11:11AM.