

SAGINAW COUNTY BUILDING AUTHORITY

REGULAR MEETING MINUTES

Date and Time:	Thursday, February 6, 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, 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)

- I. **CALL TO ORDER:**
Chair Hannah called the meeting to order at 10:31AM.
- II. **PUBLIC COMMENT:** N/A
- III. **APPROVAL OF MEETING MINUTES:**
Member Turnwald made a motion to approve the meeting minutes from January 2, 2025. Member Batkoski supported. Motion passed (5-0).
- IV. **OPEN ISSUES:**
 1. **THE DOW EVENT CENTER – PHASE 3 THEATER RENOVATIONS PROJECT – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**
 - a. **Project Priority List** – Spence met with Kevin and Ethan from the Dow and then took the priority list to Kibbe and asked them to design all projects as 1 design. This will make it easier to split projects when the final priority list is approved. In March a final list with firm budget numbers will be presented.
 - i. **Immediate Priorities**
 1. **Theater Audio Upgrades** – Last number received was for \$645K, that number represents the top of the line system. It has been determined that the existing hardware cannot support that. So this number is being revised. Chair Hannah asked to make sure that the quotes all include any infrastructure that will need to be changed to accommodate a new system.
 2. **Theater Lighting** – This included LED stage lighting as well as production lighting. Kibbe noted that there is plenty of power to make changes to LED/upgraded lights and the control panel. Chair Hannah stated that she wants to be sure that in addition to the fixtures we are looking at panels as well. Kevin and Jake confirmed that is the case.
 3. **Restroom Renovations** -This will address the 1970's feel of the bathrooms impacting guest and performer experience.
 4. **Lobby Modernization** – Includes paint, lighting and will impact first impressions for guests, performers and organizers.
 5. **Elevator** – Without renovating the entire building an elevator would not make financial sense. Even if we can get people to the 2nd floor they still have steps once they are in the actual theater seating areas.

6. **Security and Safety** – Includes parking garage stairwell paint and cameras.

II. Secondary Priorities:

1. **Red Room Lighting** – Received vendor quote from Nuechterlein for \$12,342 to retrofit existing fixtures and replace lights. This will allow the possibility to host more conferences. Kevin pointed out that Dow will be hosting hiring events at the Dow, for multiple days at the end of February. They are paying for F&B, and multiple spaces throughout the arena. Member Smith asked what the lighting retrofit timeline is. Kevin stated that it could be done in a week. Member Novak stated that this was reasonably priced and the return on investment high. Member Turnwald stated that if they have to change switches the quote will increase quite a bit. Jake stated that the vendor came out and looked at the lighting and do not believe switches will be an issue. Member Batkoski asked if we had to get more than 3 quotes. Chair Hannah stated that we would utilize preferred vendor. Tony stated that Kevin will want to check with Consumers to see if there is a rebate available. Kevin acknowledged this.

Member Novak made a motion to approve up to \$20,000.00 for Nuechterlein to retrofit existing red room lighting fixtures and replace with LED lighting. Member Smith asked to amend the motion to also require the quote. Member Novak agreed to the amendment. Member Smith supported the motion with amendment. Motion passed (5-0).

2. **Paint** – Kevin stated that we notice the paint because we look at it whenever we enter the facility, but it may not be what the public notices. This may not be the best use of funds. Member Turnwald asked if red room partitions were still being considered. Kevin stated he would love to get more conference/break out space. Jake stated that if you do the partitions you will need to do the ceiling. Chair Hannah asked how the room could be divided and stated that this may be a 5-yr project that should better plan for with the mindset that we want to become a convention center. Kevin stated that there is a spot that did have an airwall, but it looks like it was removed, possibly for the bar. Chair Hannah stated that the carpet is not necessarily worn, but it is dated. Member Smith stated that the enhanced lighting would show the carpet much more. Chair Hannah asked if there were plans to replace theater seating. Kevin stated that the theater seating was in far better condition than the arena seating.

b. Other

- i. Member Turnwald stated that he was in Denver recently and in their downtown parking garages, they rent out space to food trucks and sell advertising. This may be an idea for Saginaw. Chair Hannah stated that the medical diamond may create a demand for parking, and we may not have the spaces to rent out.

2. THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER

- a. Past Event Recap – Spirit games are ongoing, they are currently in 4th place. Attendance has picked up. Bull riding was in Saginaw for the 1st time in 10 years, they sold out the first show and added a second, and will be returning next year. Bridal expo was in the in red room at the same time and went smooth. Circus – attendance was 90% higher than the previous year. Circus helped with marketing this year and the free ticket promo was worded better. For the Globetrotters the floor logo was swapped. Chamber breakfast was this morning and went very smoothly.
- b. Upcoming Event Preview – Abba tribute, basketball tournament, Spirit hockey games, rock orchestra, Dow hiring event, Clint Black, and monster trucks.
- c. Operational Updates – Evolv security systems were in use for the circus and the Globetrotters. Small learning curve, with getting people in. New marketing director started today, Kristen Swires.
- d. New Bookings – Arena announcing Monday, classic rock. July comedy theater.

V. NEW ISSUES- N/A

1. RE-APPOINTMENT OF AUTHORITY MEMBERS

- a. Bill Smith/Leon Turnwald - Effective August 1, 2024

VI. NEXT MEETING

1. Next meeting will be held Thursday, March 6, 2025 at 10:30AM.

VII. ADJOURNMENT

1. Member Novak made a motion to adjourn. Member Turnwald supported. The meeting ended at 11:22AM.