



Date: Monday, May 4, 2026 // **Time:** 6:00 PM*
**Prior to the Regularly Scheduled City Council Meeting at 7PM*

Location: Council Chambers, 257 W Monroe St Bangor, MI 49013

Mayor: Lynne Farmer **Mayor Pro-Tem:** Pati Martinez-Serratos **City Manager:** Justin Weber
Council Members: Amber Garcia, Darla McCrumb, Heléne Rivers, Jeremy Uplinger, Renee Doroh

City Council meetings are conducted in accordance with Michigan’s Open Meeting Act (OMA), 1976 PA 267, MCL 15.261 et seq. and Roberts Rules of Order Newly Revised.

COMMITTEE OF THE WHOLE COUNCIL MEETING AGENDA

1. **Call Meeting to Order**
2. **Roll Call by City Clerk and Determination of Quorum** Four (4)
3. **Approval of Committee of the Whole Council Agenda for 05/04/26**
4. **Items for Council Discussion**
 - a. **Bella Point Development**
 - i) Introduction and Project BackgroundSpencer Hodgman
 1. Location and Size of the Parcel
 2. Number and Type of Housing Units
 3. Target Market
 4. Next steps
 - a. Bella Point Development Priorities
 - b. Council Priorities
 - c. Phasing and Estimated Build-Out Timeline

5. **Comments/Concerns from the Audience/Public***

This is an opportunity for the public to address the Council and to make any appropriate comments. Persons addressing City Council are to wait until they are recognized by the Mayor/Chair. **Please limit your comments to three (3) minutes per speaker.**

6. **Adjournment**



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

CITY COUNCIL

AGENDA FACT SHEET

To: Mayor Farmer, Pro Tem Martinez-Serratos, Councilmember Rivers, McCrumb, Garcia, Doroh, and Uplinger

CC: Justin Weber, City Manager

From: Shelly Umbanhowar, MiPMC, City Clerk

CC: Stephenie Cagle, MiCPT, Treasurer

Subject: Bella Point Development – Committee of the Whole Meeting

Date: 04/30/26

Summary:

This memo is to inform you that the City Council agreed at the 04/20/26 to the request of a meeting with Spencer Hodgman to specifically discuss Bella Point Development. This meeting will be a **Committee of the Whole** meeting on **Monday, May 4th at 6:00 PM, prior to the regularly scheduled City Council meeting at 7:00 PM.**

Spencer Hodgman will be present for the discussion, with a **representative from MarketOne.**

A few reminders: The Committee of the Whole is an informational working session of the legislative body. It is intended to allow for extended discussion on topics that may come before the City Council for future action. **No formal action will be taken** during this meeting.

Please note that a **separate agenda is prepared specifically for Committee of the Whole meeting.**

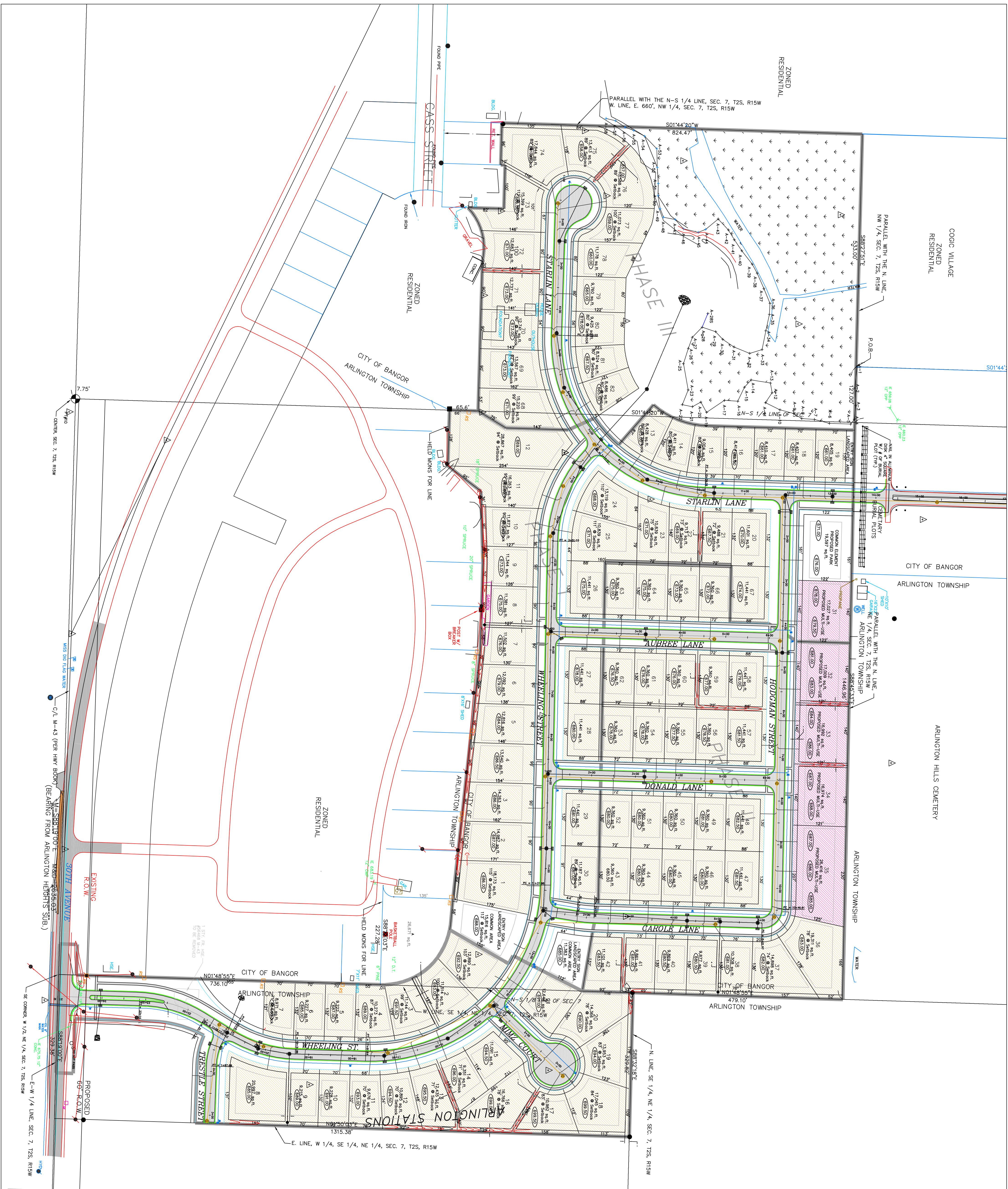
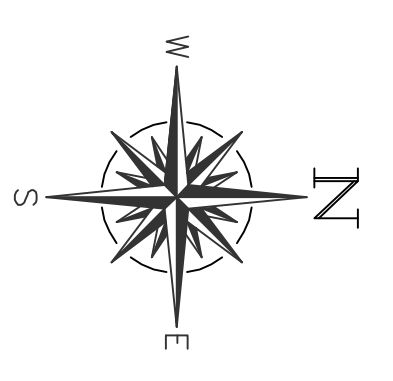
Committee of the Whole meetings are typically used for:

- Items of discussion requested by the Councilmembers
- Preliminary policy and strategy discussions
- Presentations by outside groups and agencies
- Citizen questions and concerns
- Review of policy matters for future Council meetings
- Staff reports and recommendations
- Departmental updates

This session will give Council the opportunity to review project details, ask questions, and discuss considerations related to Bella Point Development before any formal action is scheduled at a future regular meeting.

Action:

Arrive at City Hall for the 6PM meeting with the Spencer Hodgman on Monday 05/04/26.



		BELLA POINT DEVELOPMENT	
MERRITT MIDWEST INC. 1300 78TH STREET FARGO, ND 58103 P: 701-785-4377 F: 701-785-4377		SITE PLAN	
SHEET 1 OF 1	PROJECT NO. 26-020	DATE 4/2026	REVISIONS